

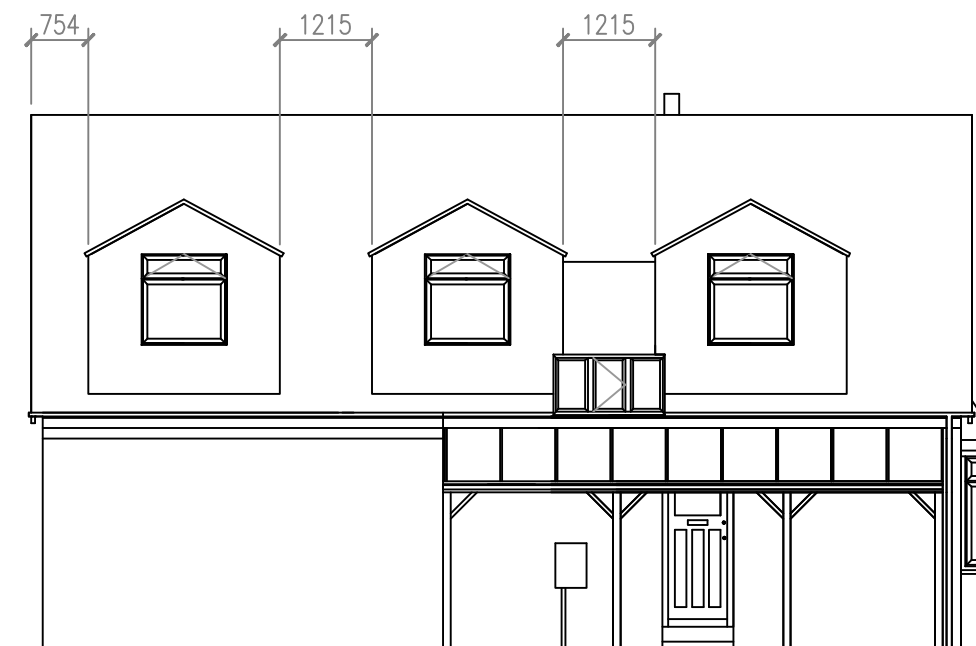
PROPOSED FRONT ELEVATION

Front street view elevation will match existing since the dormer will be of the same dimensions as the existing.

Single storey side extension previously not objected to by council under previous applications



PROPOSED PRIMARY SIDE ELEVATION



New dormer window sited to the rear of the primary side elevation. This proposed additional dormer is inkeeping with the design approved at 35 Northcourt Avenue which has three dormers. It will be of the same dimensions and volume as the existing dormers at the property, 33, which were previously approved under permitted development. Obscure-glazing with no opening less than 1.7m from floor level, to match existing dormer windows. Dormer will be clad in timber with UPVC soffit & fascia to match.

PROPOSED REAR ELEVATION

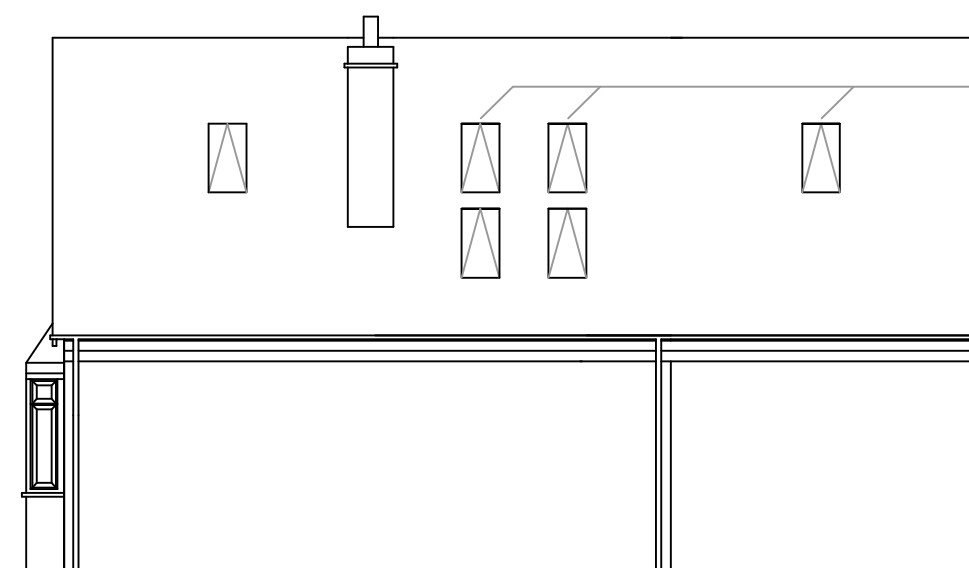
Windows to the rear elevation are to be in the same relative positions as they are now. These will be double-glazed UPVC. With the neighbouring property at 35 also now approved to extend out 4m across two storeys, there is no resultant additional overlooking.

Obscure glazing to rear window to match existing bathroom window



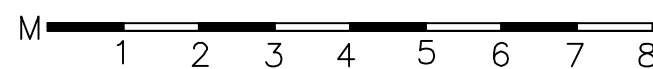
Single storey side extension previously not objected to by council under previous applications

PROPOSED SECONDARY SIDE ELEVATION



Obscure-glazing to new velux windows. Opening no less than 1.7m from floor level

No additional brick wall construction along the boundary line. The roof will slope away from boundary towards the existing ridge line.



Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by JP		Checked by JP	Approved by - date TBC	File name James Pardoe	Date Autumn 2014	Scale 1:100
33 Northcourt Avenue, RG2 7HE				PROPOSED ELEVATIONS		
				Drawing 4		Edition 1