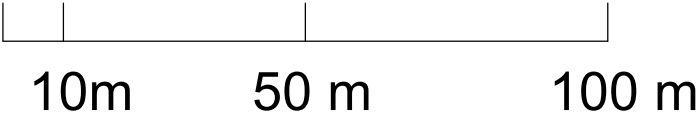




1 Location Plan
1 : 1250



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1	Planning Issue	BC	02/10/2026

Project Name
34 Boston Avenue, Reading RG1 6JU

Clients Name
Anand Saminathan

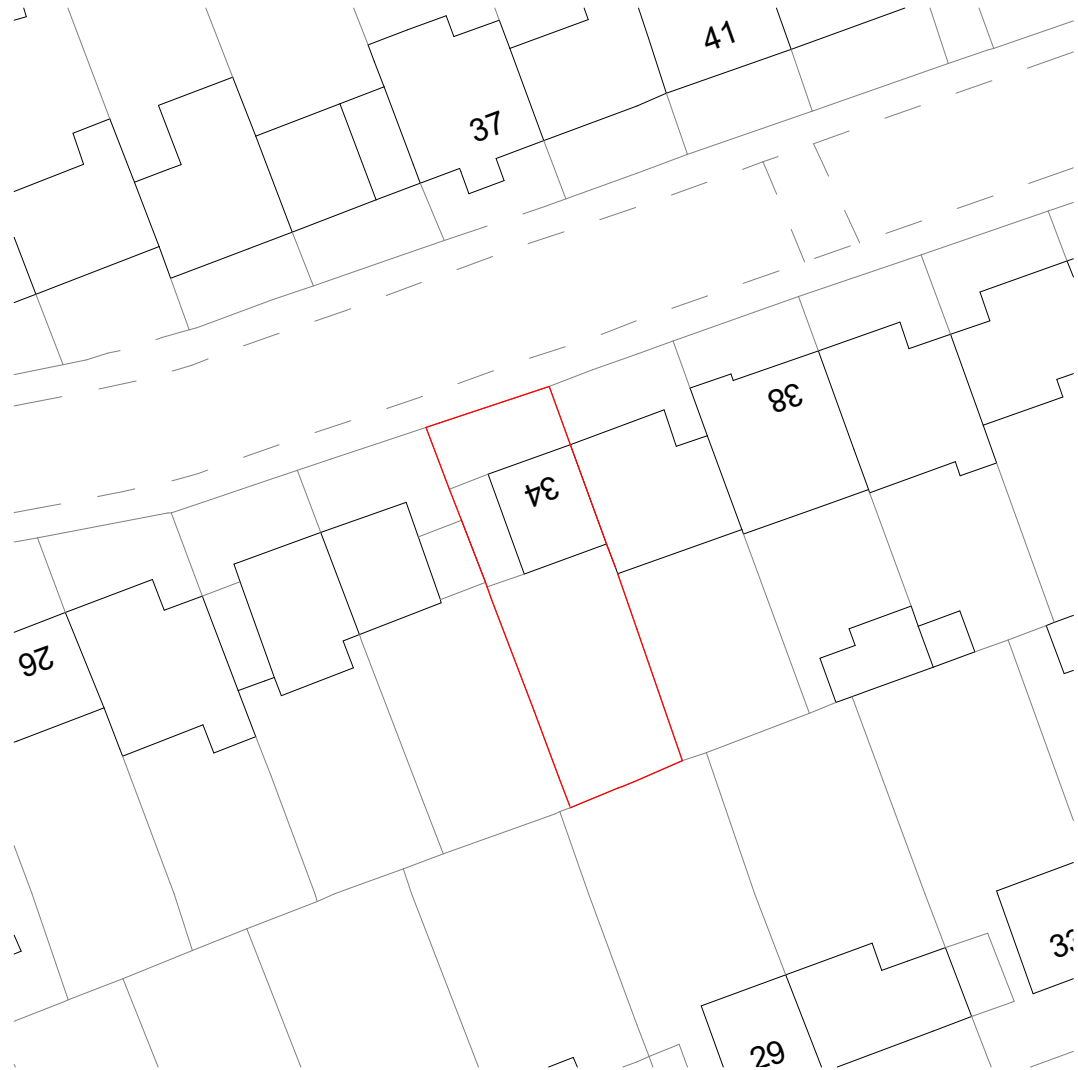
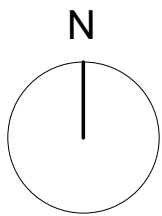
Drawing Title
Location Plan

Description
Loft & Porch

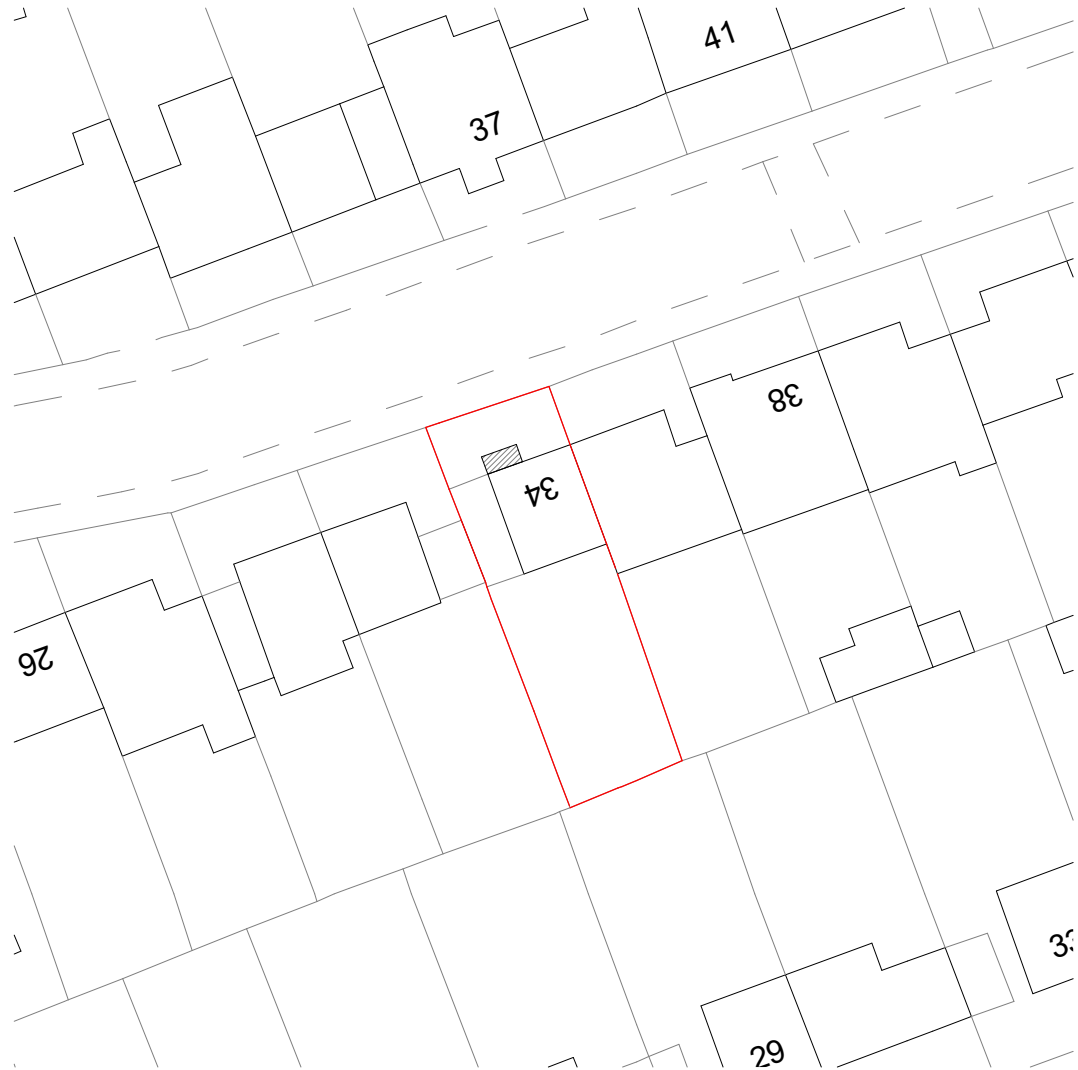
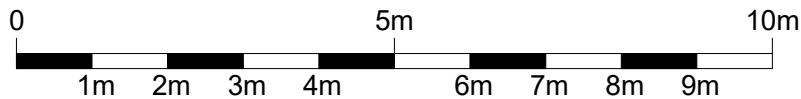
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Drawing Number
250080-PL-D 0013

Issue Date 02/10/2026	Checked PN	Revision 1
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1 Block Plan Existing
1 : 500



2 Block Plan Proposed
1 : 500

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Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
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Clients Name
Anand Saminathan

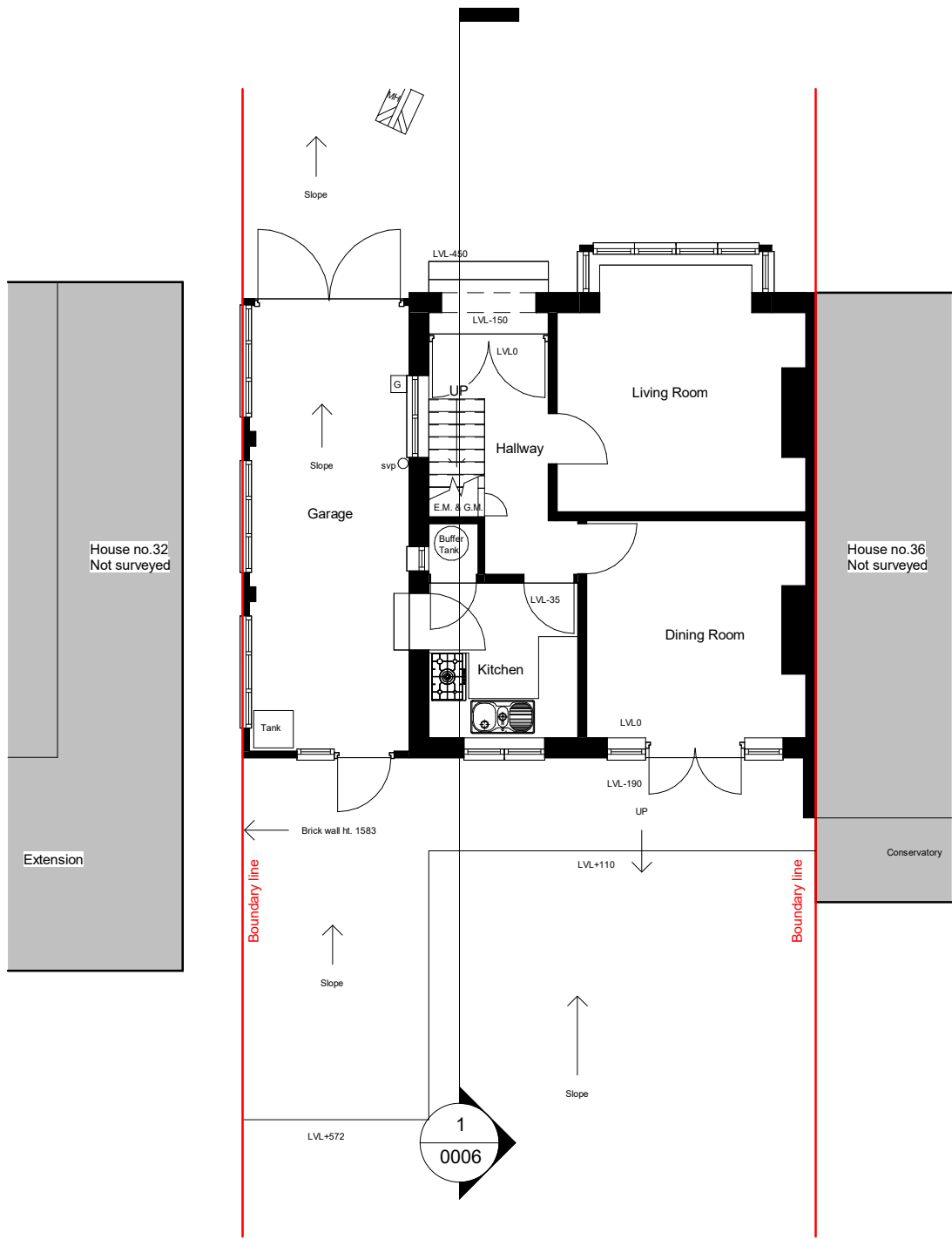
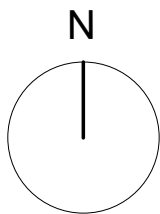
Drawing Title
Block Plan

Description
Loft & Porch

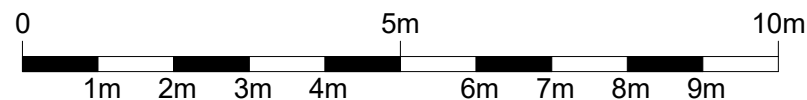
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Drawing Number
250080-PL-D 0001

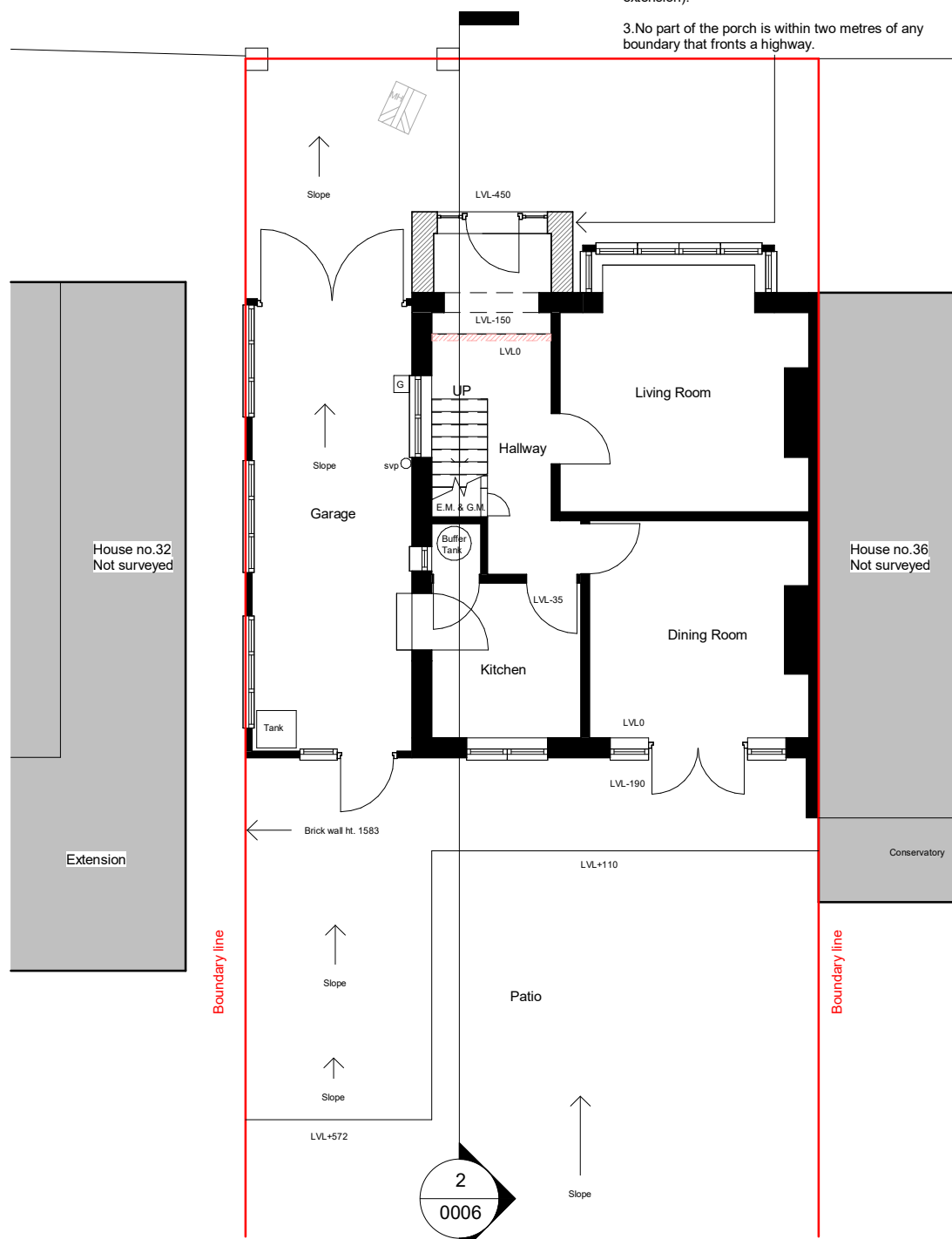
Issue Date 02/10/2026	Checked PN	Revision 1
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- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY
- INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)



1 00 G.F. Existing
1 : 100



2 00 G.F. Proposed
1 : 100

All dimensions are approximate only have been added for information purposes only.
Dimensions should be checked prior to construction or manufacture

The planning rules for porches are applicable to any external door to the dwellinghouse.

Adding a porch to any external door of your house is considered to be permitted development, not requiring an application for planning permission, provided:

- 1.The ground floor area (measured externally) would not exceed three square metres.
2. No part would be more than three metres above ground level (height needs to be measured in the same way as for a house extension).
- 3.No part of the porch is within two metres of any boundary that fronts a highway.

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Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
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Drawing Title
Ground Floor

Description
Loft & Porch

Scale
1:100@A3

Date
Sep. 2026

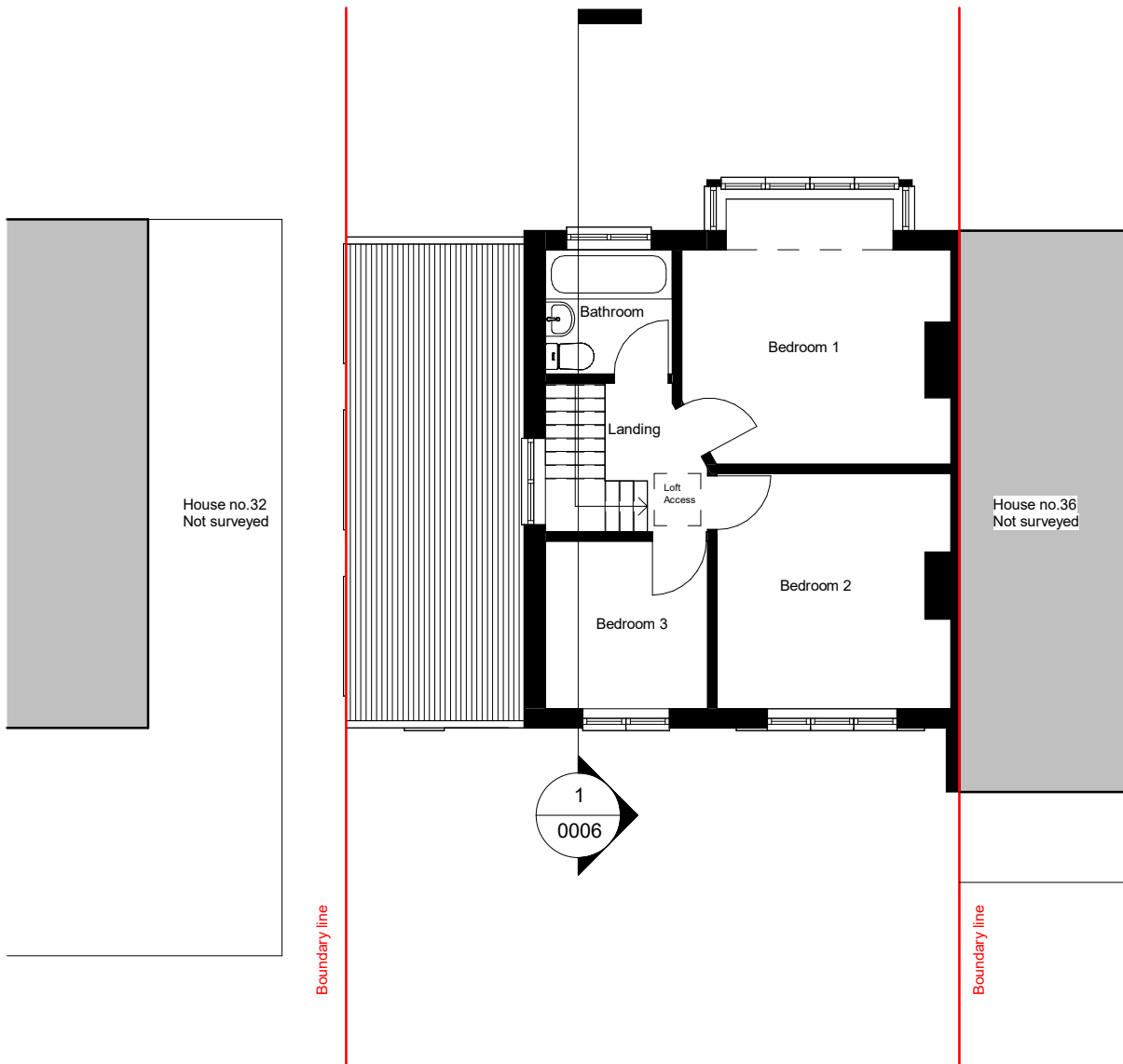
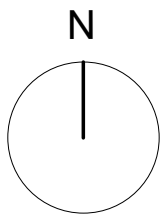
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BC

Drawing Number
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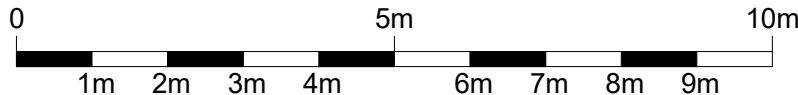
Issue Date
02/10/2026

Checked
PN

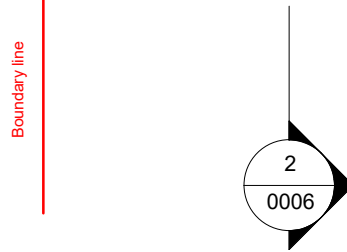
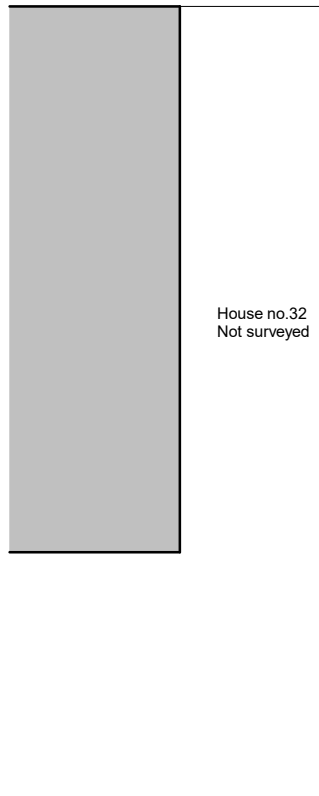
Revision
1



- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY
- INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)



1 01 F.F Existing
1 : 100



2 01 F.F Proposed
1 : 100

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1	Planning Issue	BC	02/10/2026

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Clients Name
Anand Saminathan

Drawing Title
First Floor

Description
Loft & Porch

Scale
1:100@A3

Date
Sep. 2026

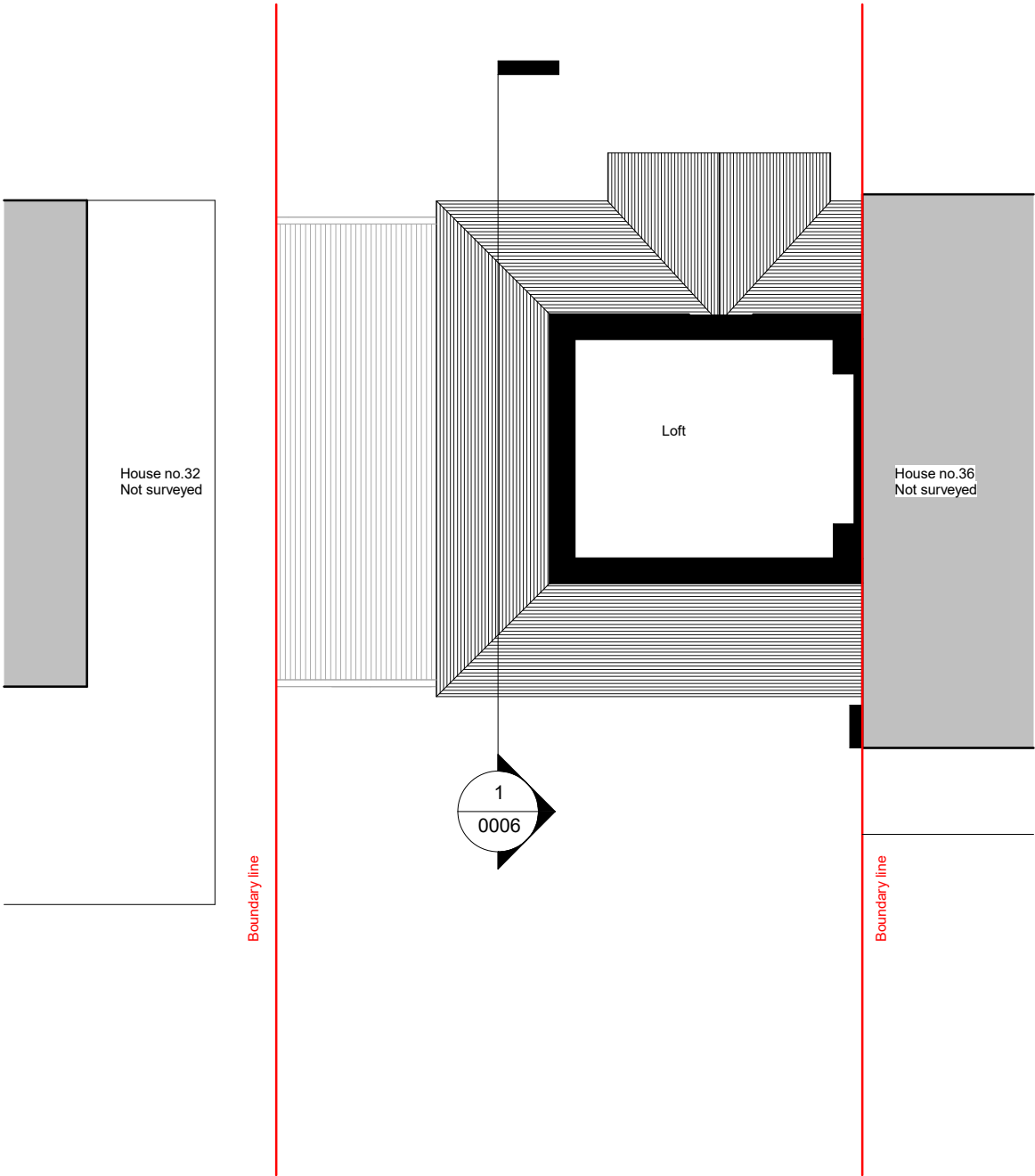
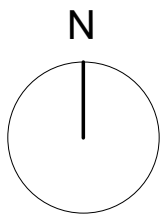
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Drawing Number
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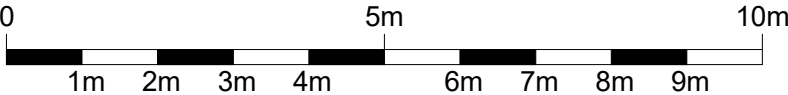
Issue Date
02/10/2026

Checked
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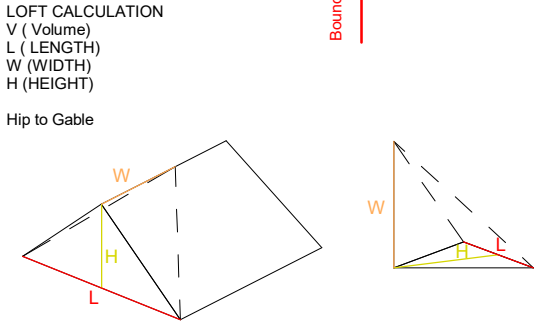
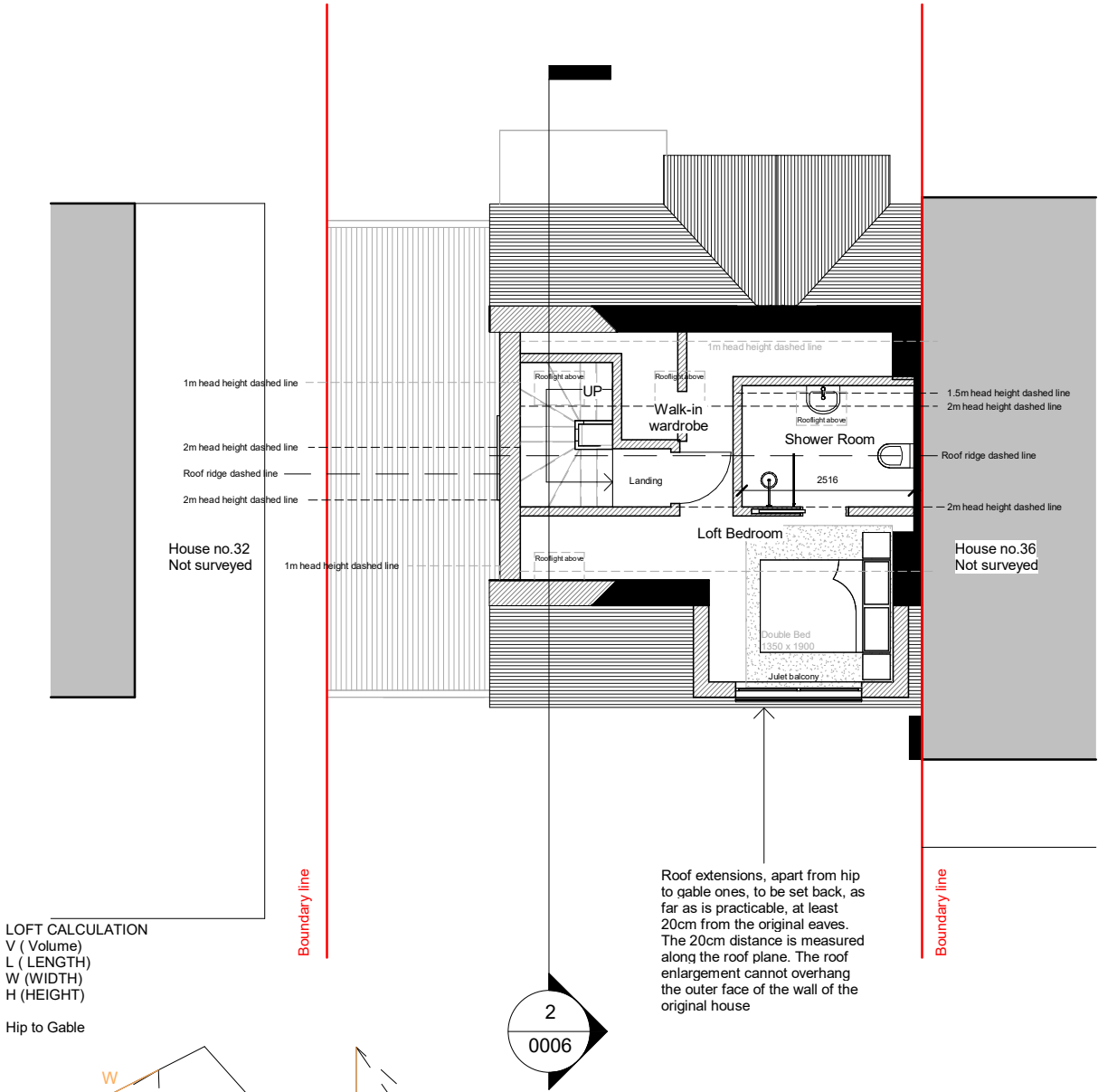
Revision
1



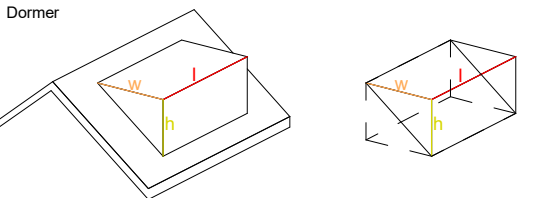
- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY
- INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)



1 02 Loft Existing
1 : 100



Volume of pyramid = 1/3 Base Area x height
 $V = 1/3 [(H \times L)/2] \times W = (L \times W \times H)/6 \text{ m}^3$
 $V = 7.4 \times 3.7 \times 3.9/6 = 17.8 \text{ m}^3$



Volume of cube = $l \times w \times h$
 $V = (l \times w \times h)/2$
 $V = 3.1 \times 2.6 \times 3.2/2 = 12.9 \text{ m}^3$

Total Volume = Hip to Gable + Dormer
 $V = 17.8 + 12.9$
 $V = 30.7 \text{ m}^3$

Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house

2 02 Loft Proposed
1 : 100

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Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
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Clients Name
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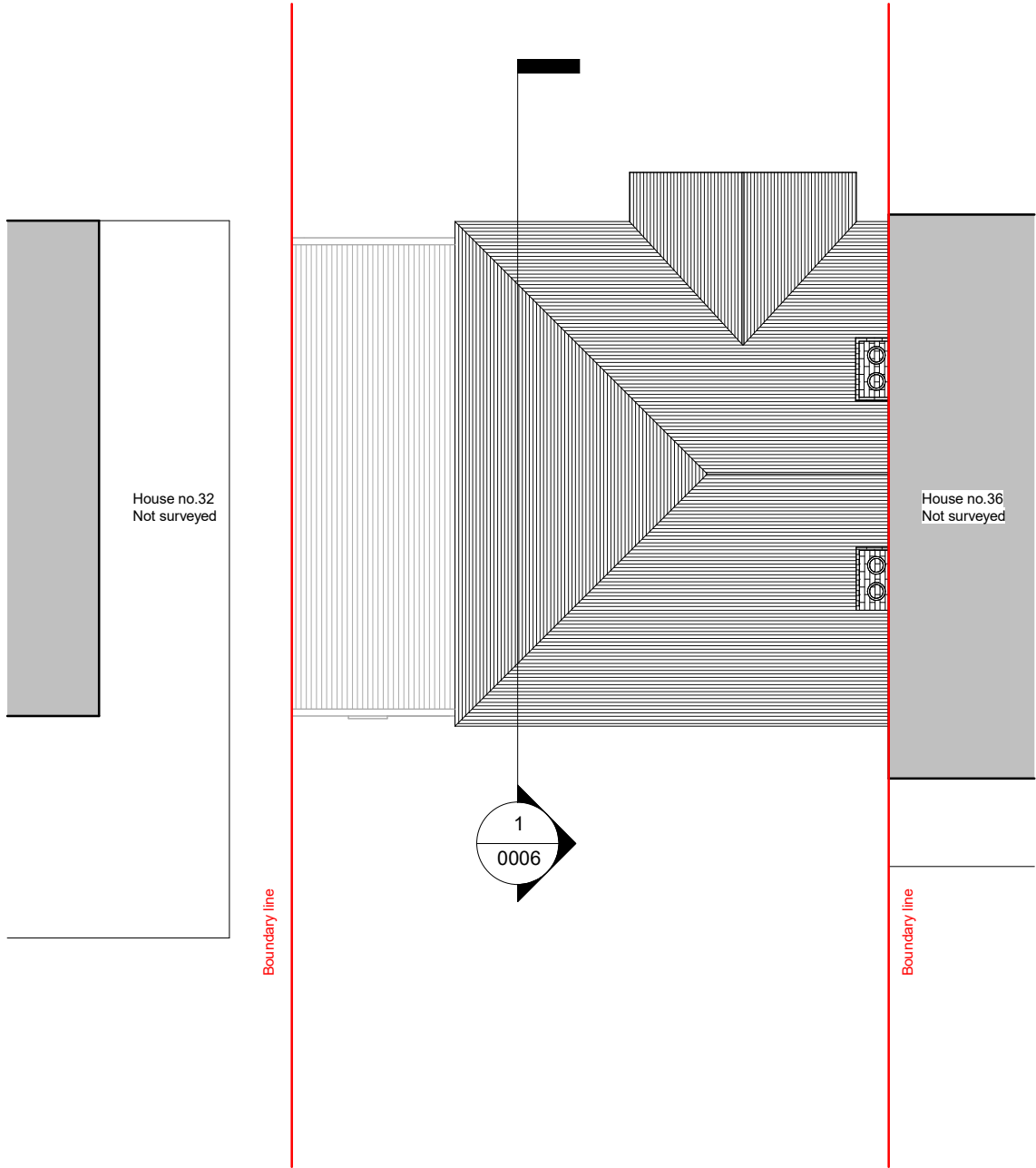
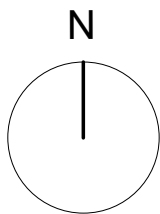
Drawing Title
Loft Plans

Description
Loft & Porch

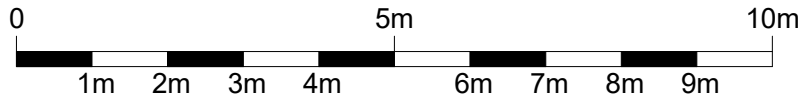
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Drawing Number
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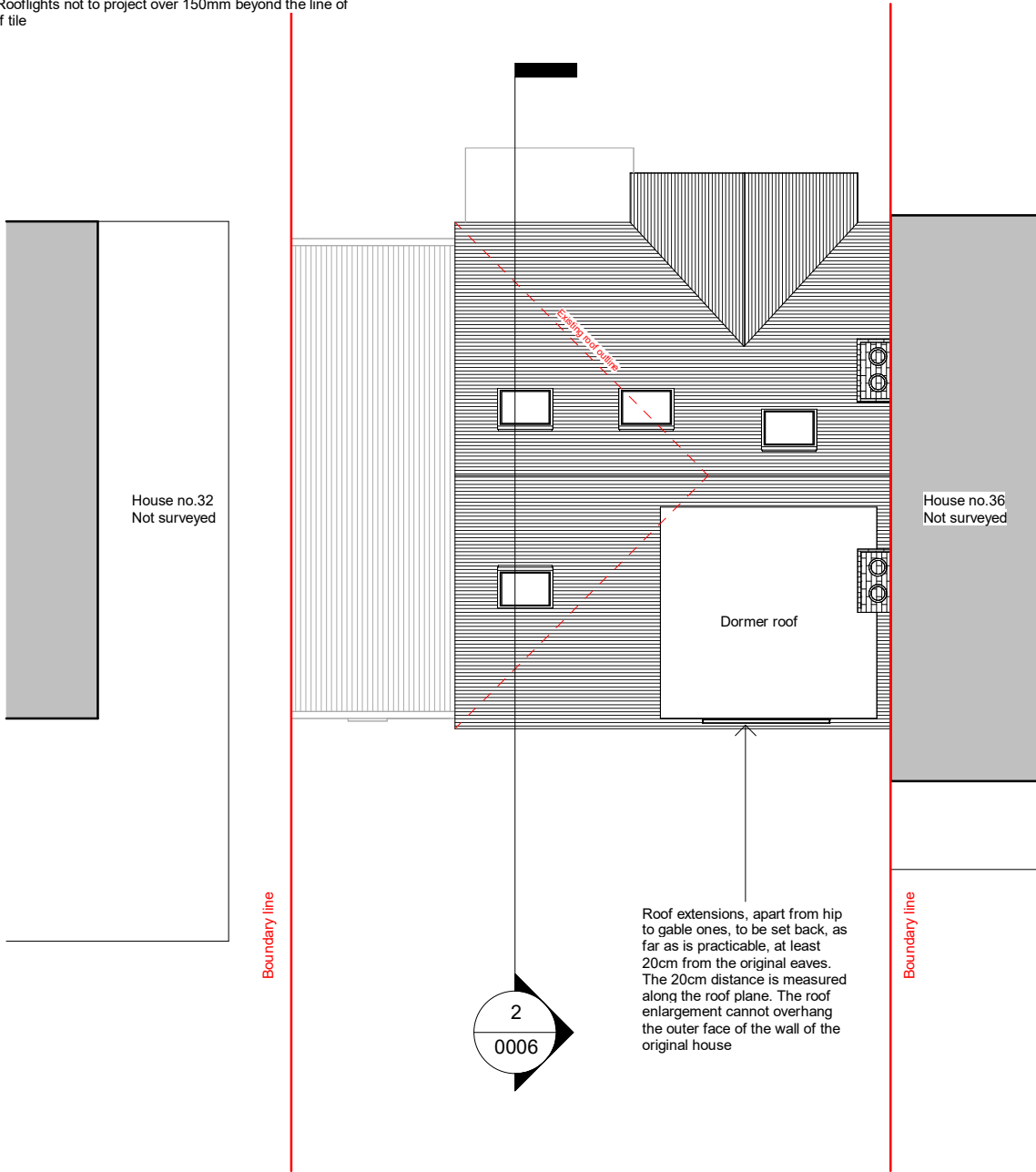


- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY
- INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)



1 03 Roof Existing
1 : 100

- Loft Conversion-
1. Roof space created must not exceed these volume allowance of 50 cubic metres for semi-detached houses.
 2. Materials to be similar in appearance to the existing house.
 3. No part of the extension is higher than the highest part of the existing roof.
 - 4.Side-Facing windows are obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
 5. Roof extensions apart from hip to gable ones to be set back as far as is practicable at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.
 6. Rooflights not to project over 150mm beyond the line of roof tile



2 03 Roof Proposed
1 : 100

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Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
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Clients Name
Anand Saminathan

Drawing Title
Roof Plans

Description
Loft & Porch

Scale 1:100@A3	Date Sep. 2026	Drawn By BC
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Drawing Number
250080-PL-D 0005

Issue Date 02/10/2026	Checked PN	Revision 1
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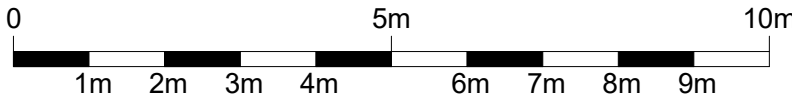


1

Section 1 - Existing

1 : 100

- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY
- INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)

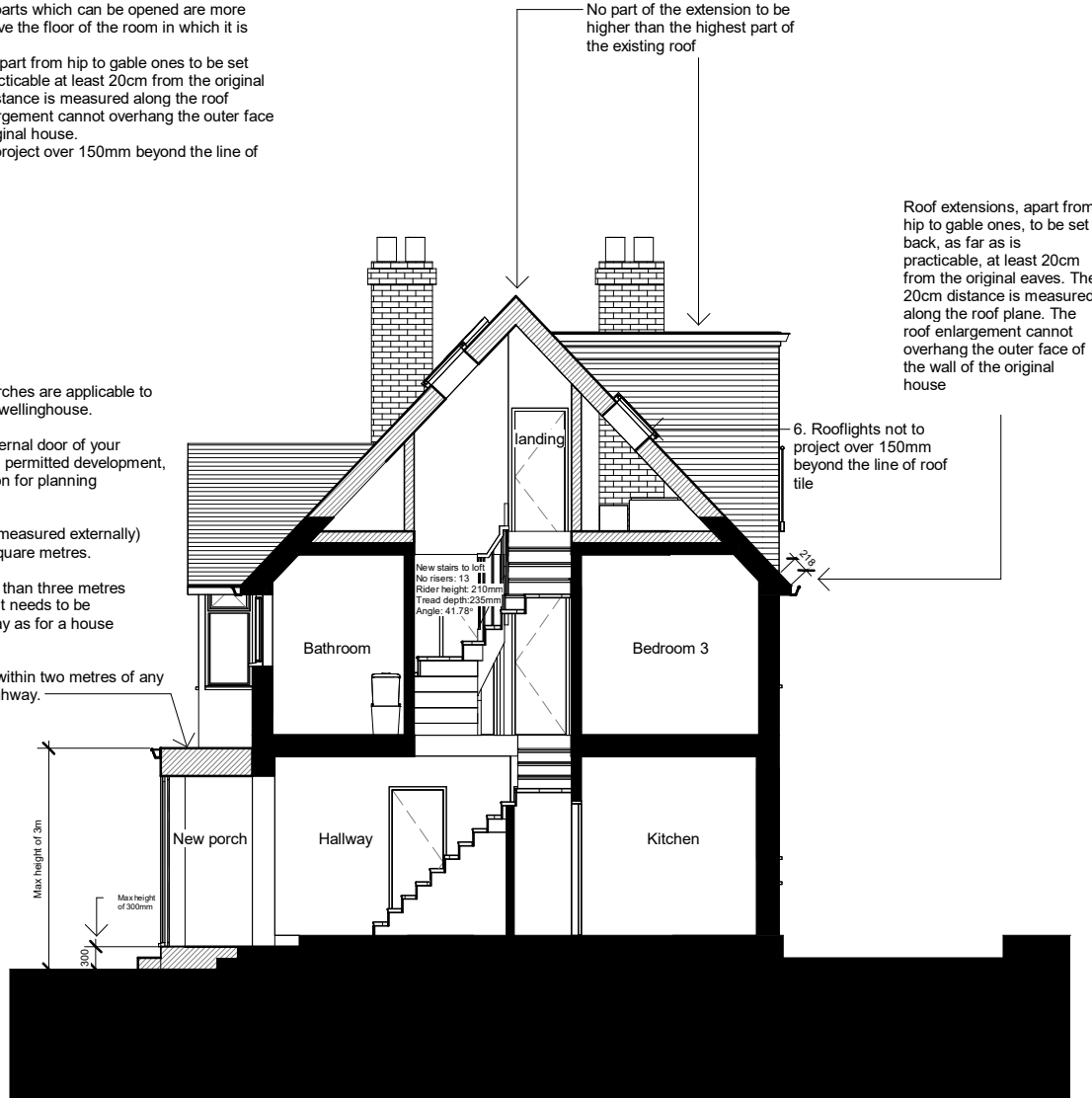


- Loft Conversion-
1. Roof space created must not exceed these volume allowance of 50 cubic metres for semi-detached houses.
 2. Materials to be similar in appearance to the existing house.
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1. The ground floor area (measured externally) would not exceed three square metres.
2. No part would be more than three metres above ground level (height needs to be measured in the same way as for a house extension).
3. No part of the porch is within two metres of any boundary that fronts a highway.



2

Section 1 - Proposed

1 : 100

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Project Name
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Clients Name
Anand Saminathan

Drawing Title
Section 1

Description
Loft & Porch

Scale
1:100@A3

Date
Sep. 2026

Drawn By
BC

Drawing Number
250080-PL-D 0006

Issue Date
02/10/2026

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Rev.	Description	by	Date
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Project Name
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Clients Name
Anand Saminathan

Drawing Title
Front Elevation

Description
Loft & Porch

Scale
1:100@A3

Date
Sep. 2026

Drawn By
BC

Drawing Number
250080-PL-D 0008

Issue Date
02/10/2026

Checked
PN

Revision
1

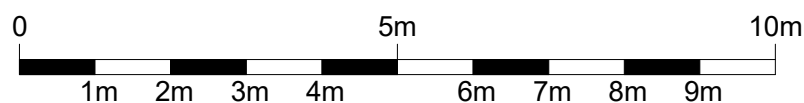


1

Front elevation - Existing

1 : 100

- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY
- INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)



2

Front elevation - Proposed

1 : 100

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3.No part of the porch is within two metres of any boundary that fronts a highway.

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Drawing Status:

PLANNING

Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
34 Boston Avenue, Reading RG1 6JU

Clients Name
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Drawing Title
Rear Elevation

Description
Loft & Porch

Scale 1:100@A3	Date Sep. 2026	Drawn By BC
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Drawing Number
250080-PL-D 0009

Issue Date 02/10/2026	Checked PN	Revision 1
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Loft Conversion-

1. Roof space created must not exceed these volume allowance of 50 cubic metres for semi-detached houses.
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6. Rooflights not to project over 150mm beyond the line of roof tile

Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house

6. Rooflights not to project over 150mm beyond the line of roof tile

Existing roof outline

Glass balustrade

1 Rear elevation- Existing

1 : 100

EXISTING
PROPOSED
DEMOLITION
SITE BOUNDARY
INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)

0 5m 10m
1m 2m 3m 4m 6m 7m 8m 9m

2 Rear elevation- Proposed

1 : 100

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Drawing Status:

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Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
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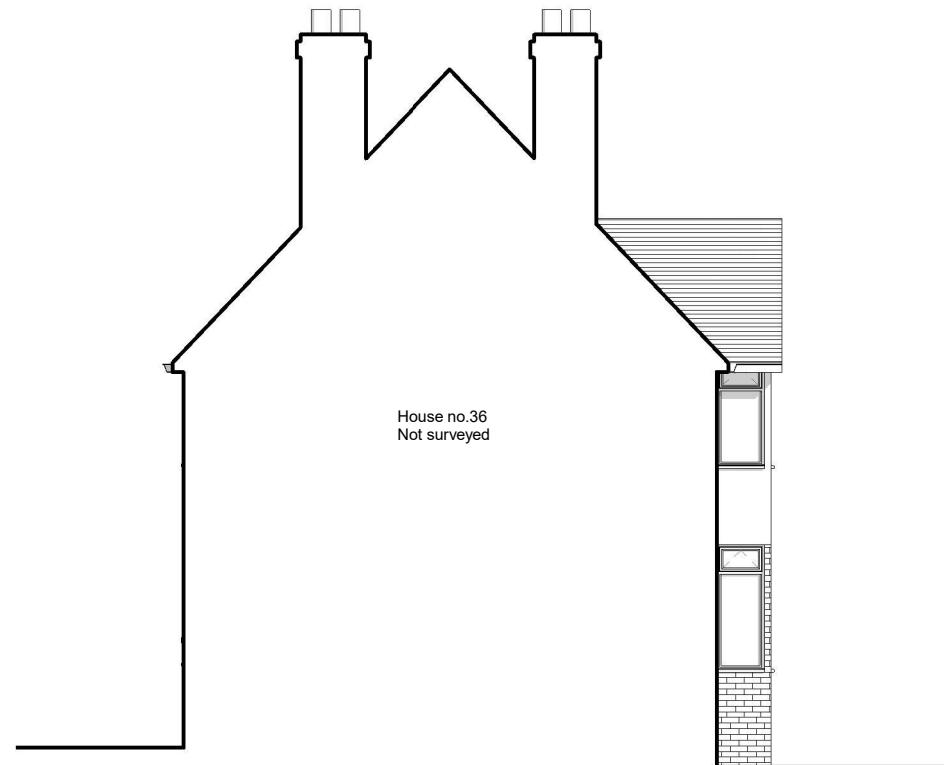
Drawing Title
Side Elevation 1

Description
Loft & Porch

Scale 1:100@A3	Date Sep. 2026	Drawn By BC
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Drawing Number
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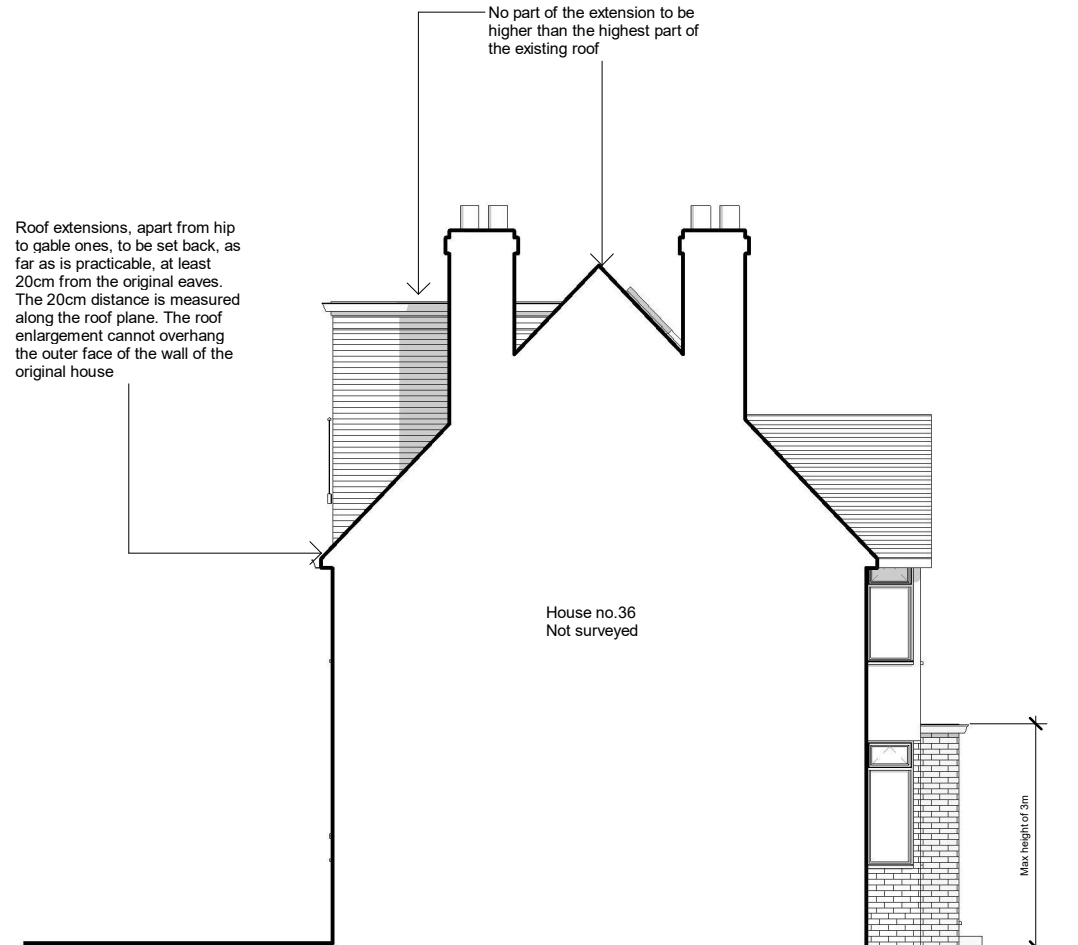
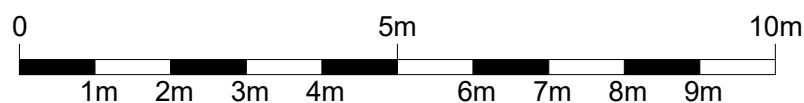
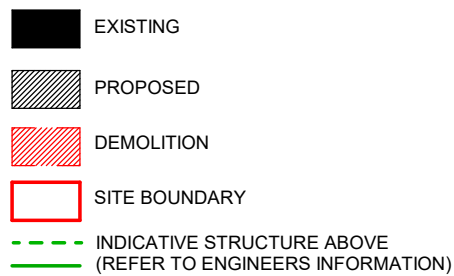
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1

Side elevation 1 - Existing

1 : 100



2

Side elevation 1 - Proposed

1 : 100

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Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
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Clients Name
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Drawing Title
Side Elevation 2

Description
Loft & Porch

Scale 1:100@A3	Date Sep. 2026	Drawn By BC
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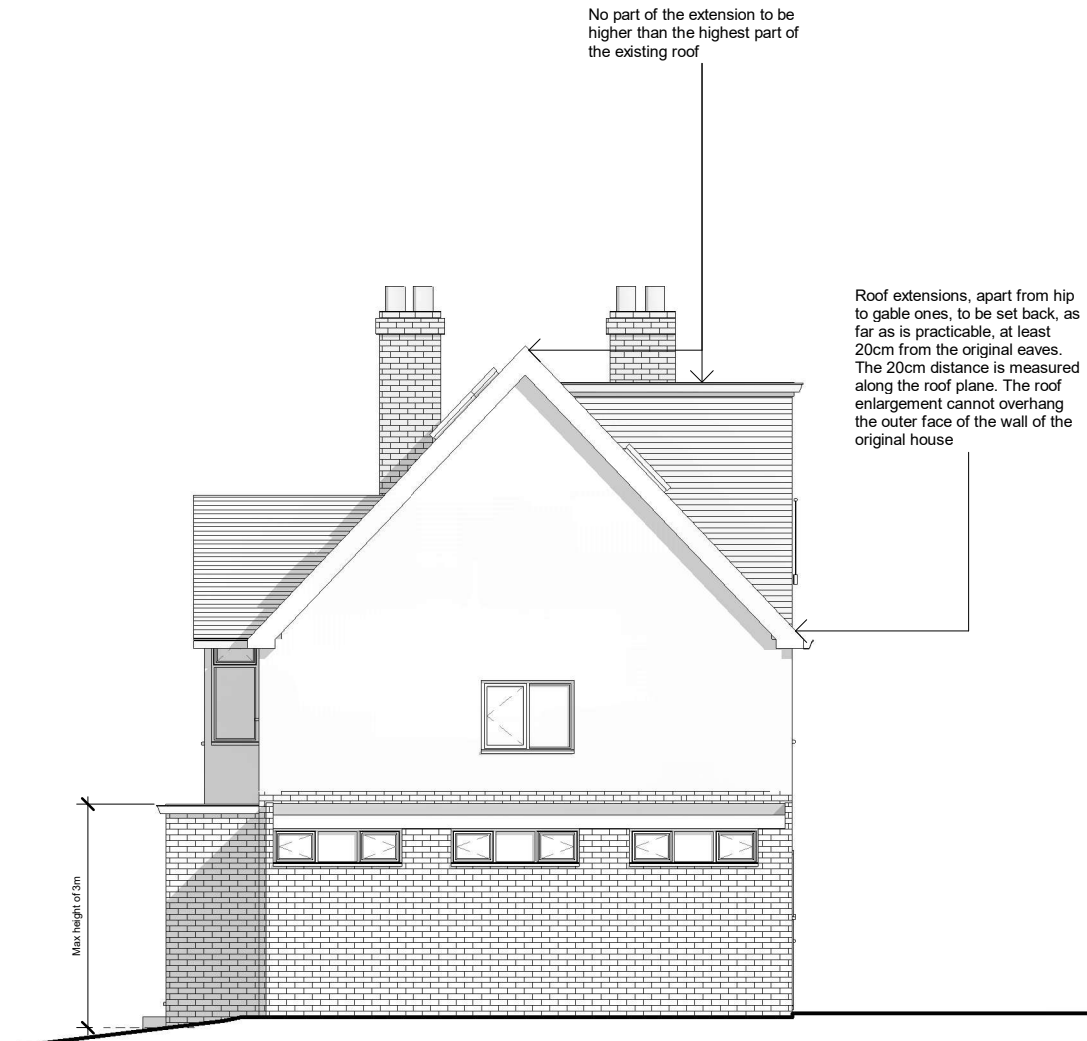
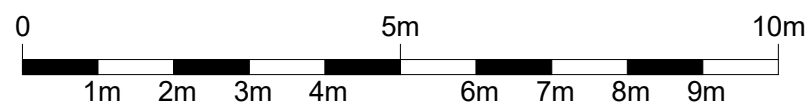
Drawing Number
250080-PL-D 0011

Issue Date 02/10/2026	Checked PN	Revision 1
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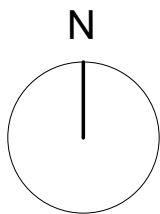
1 Side elevation 2 - Existing
1:100

- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY
- INDICATIVE STRUCTURE ABOVE
(REFER TO ENGINEERS INFORMATION)

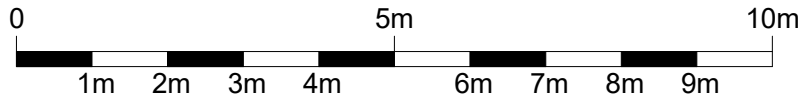


2 Side elevation 2 - Proposed
1:100

All dimensions are approximate only have been added for information purposes only.
Dimensions should be checked prior to construction or manufacture

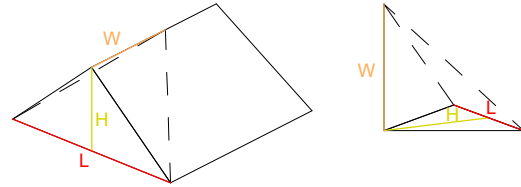


1 3D Existing



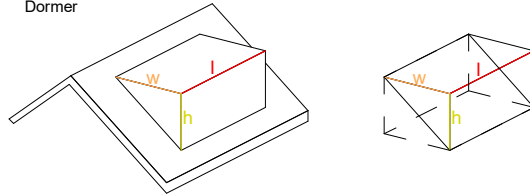
LOFT CALCULATION
V (Volume)
L (LENGTH)
W (WIDTH)
H (HEIGHT)

Hip to Gable



Volume of pyramid = 1/3 Base Area x height
 $V = 1/3 [(H \times L)/2] \times W = (L \times W \times H)/6 \text{ m}^3$
 $V = 7.4 \times 3.7 \times 3.9/6 = 17.8 \text{ m}^3$

Dormer



Volume of cube = $l \times w \times h$
 $V = (l \times w \times h)/2$
 $V = 3.1 \times 2.6 \times 3.2/2 = 12.9 \text{ m}^3$

Total Volume = Hip to Gable + Dormer
 $V = 17.8 + 12.9$
 $V = 30.7 \text{ m}^3$



2 3D Proposed

TMDB
DESIGN

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General Notes:

Copyright The Market Design & Build. No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information. All fixed furniture drawn is for guidance only. Refer to separate drawings and schedules.

Drawing Status:

PLANNING

Rev.	Description	by	Date
1	Planning Issue	BC	02/10/2026

Project Name
34 Boston Avenue, Reading RG1 6JU

Clients Name
Anand Saminathan

Drawing Title
3D view

Description
Loft & Porch

Scale
1:NA@A3

Date
Sep. 2026

Drawn By
BC

Drawing Number
250080-PL-D 0012

Issue Date
02/10/2026

Checked
PN

Revision
1