Planning and Design Notes

1. Description of development
Erection of a single-storey enclosed front porch incorporating a WC. The porch is flush with the left gable/end wall and encloses the existing entrance.

2. Principal dimensions
External width **3,150 mm**; projection **2,000 mm**; footprint **6.30 m2**; front/eaves height **2,565 mm**; ridge/high point **3,378 mm**; porch to front boundary approximately **9,650 mm**; gable to Suffolk Way-side boundary approximately **5,230 mm**.

3. Internal arrangement
WC compartment on the left/gable side with a small front window. Entrance lobby on the right with a new front door and the existing entrance retained into the dwelling. Internal partition, sanitary fitting and drainage set-out are indicative.

4. Existing opening retained
The existing right-hand ground-floor window remains. The measured gable-to-window distance is approximately 3,290 mm, leaving approximately 140 mm clearance to the proposed porch.

5. Design and appearance
A pitched gable roof and matching materials are intended to complement the dwelling and nearby porch additions. The porch remains subordinate to the house.

6. Materials
Facing brickwork and roof tiles will match or closely complement the dwelling. Fascia, guttering, rainwater goods, entrance door and window frames will be compatible with the existing house.

7. Access and parking
Existing vehicular access, front hardstanding and parking provision are retained. No change to vehicular access or parking provision is proposed.

8. Boundary and highway relationship
The porch projects 2,000 mm towards Richmond Close. Based on homeowner tape measurements, the porch remains approximately 9,650 mm from the front application-site boundary and does not project towards Suffolk Way.

9. Drawing status
These are planning drawings, not structural, construction or Building Regulations drawings. Dimensions, levels, drainage, foundations, glazing and final set-out must be verified before construction.

10. Application drawings
OS Location Plan 1:1250; Existing and Proposed Site/Block Plans 1:200; Existing and Proposed Floor Plans 1:50; Existing and Proposed Elevations 1:50; these Planning and Design Notes.

All dimensions are in millimetres unless stated. Do not scale from drawings; use written dimensions and verify on site.

Planning and Design Notes

Project: Proposed front porch with WC

Address: 1 Richmond Close, Desford, LE9 9HU

Drawing PN-01

Scale: N/A

Planning issue - not for construction