PLANNING ISSUE

Revision	Drawn By	Checked By
-	-	MM

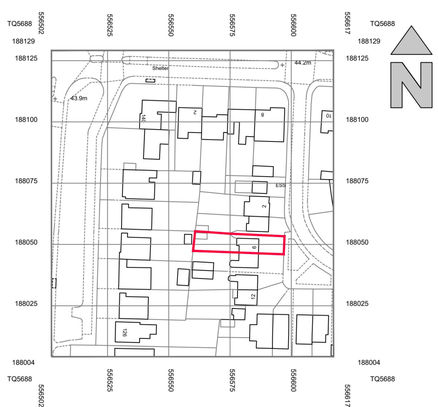
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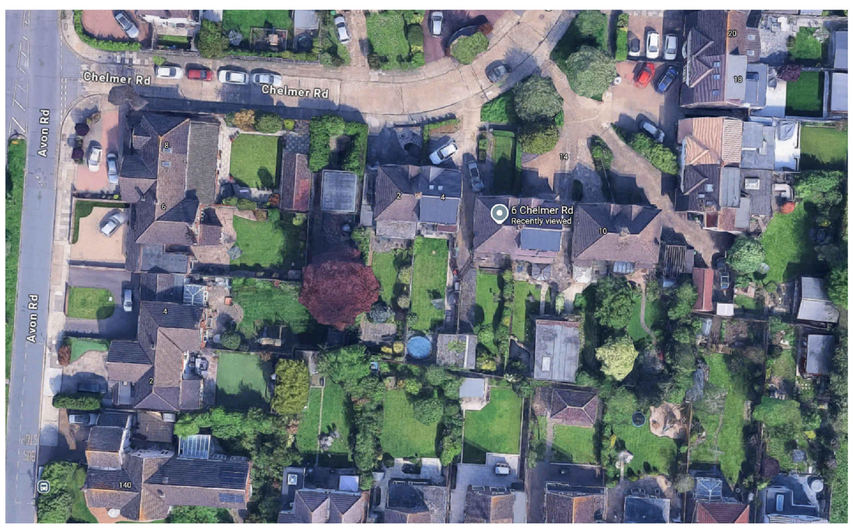
Project -	**6 Chelmer Road, Upminster, RM14 1QT**
Drawing Title -	**Block Plan, Site Location Plan & Aerial views**
Scale -	1:100 & 1:1250 @ A1
Status-	For Information ■ Planning Issue ☐ Revision ☐
Date Issued	Drawing No
September 2026	452.02-01



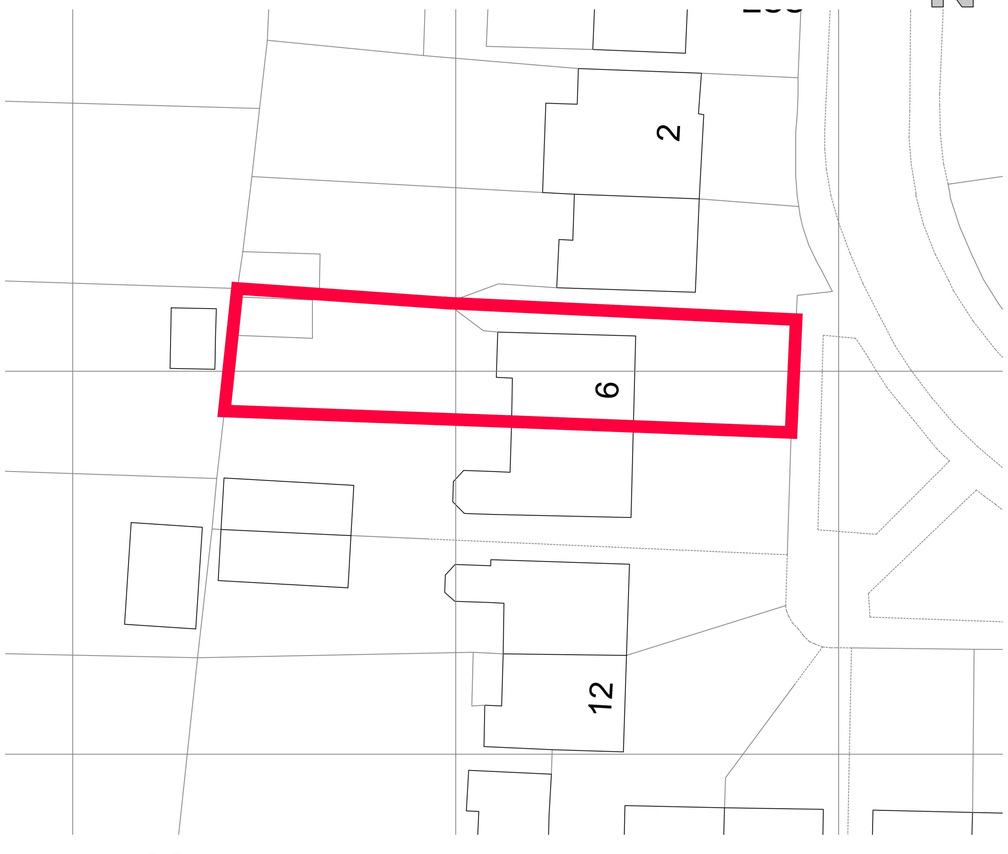
01 SITE LOCATION PLAN
1:1250@ A1



03 BLOCK PLAN
1:500@ A1



04 AERIAL PHOTOGRAPH
N.T.S.



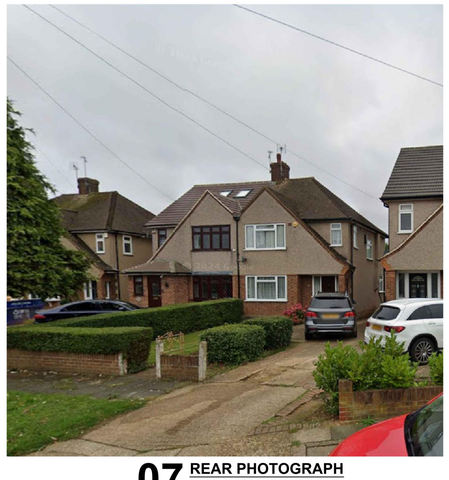
02 EXISTING BLOCK PLAN
1:200@ A1



05 AERIAL PHOTOGRAPH
N.T.S.



06 AERIAL PHOTOGRAPH
N.T.S.



07 REAR PHOTOGRAPH
N.T.S.



08 FRONT PHOTOGRAPH
N.T.S.

Scale Bar 1:200
0 10 20 28

Scale Bar 1:500
0 10 50 70

Scale Bar 1:1250
0 25 50 100 150 175

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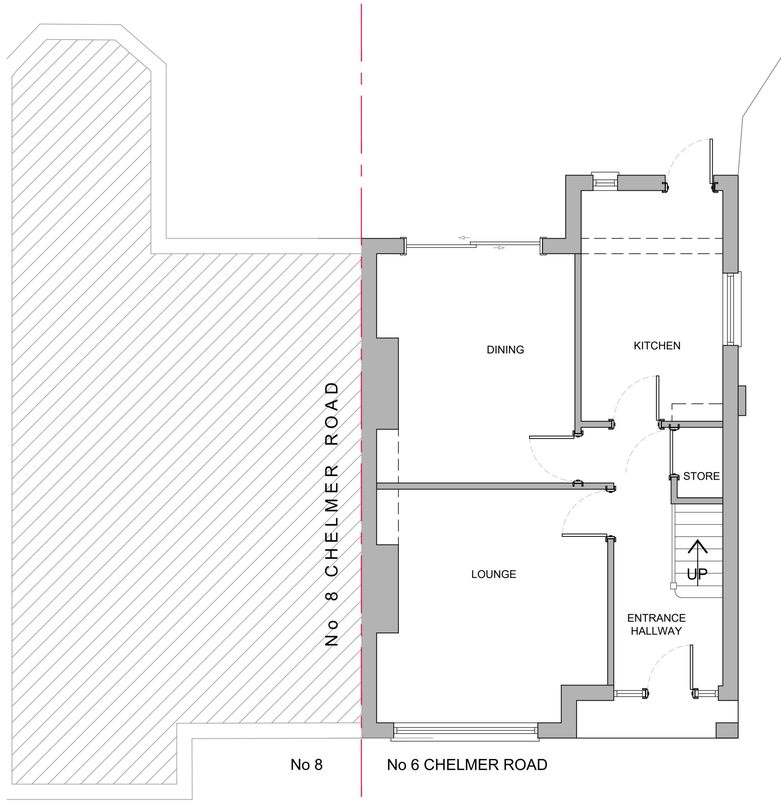
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Project -	**6 Chelmer Road, Upminster, RM14 1QT**
Drawing Title -	**Existing & Proposed Floor Plans- Sheet 01**
Scale -	1: 50 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	Drawing No
September 2026	452.02-02



09 EXISTING GROUND FLOOR
1:50@ A1

KEY

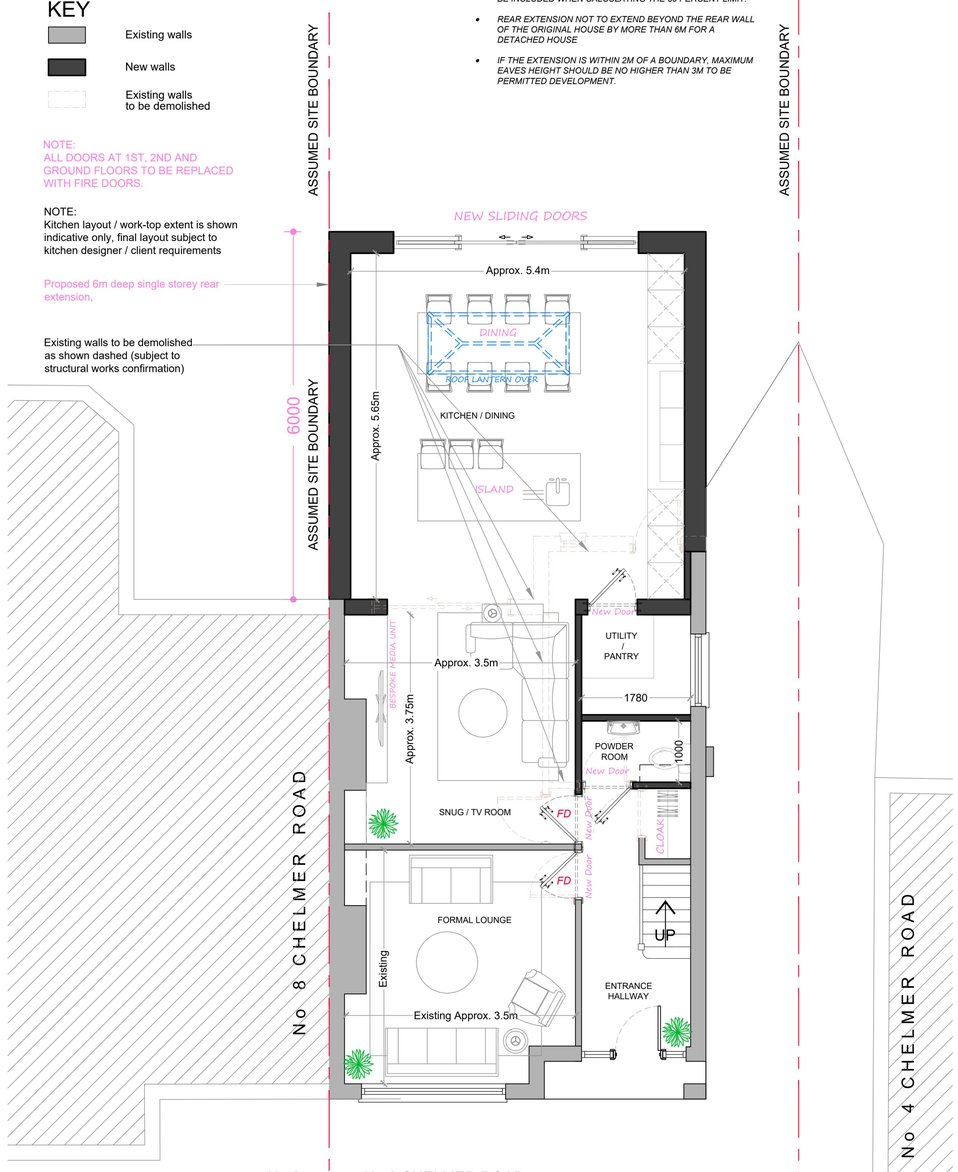
- Existing walls
- New walls
- Existing walls to be demolished

NOTE:
ALL DOORS AT 1ST, 2ND AND GROUND FLOORS TO BE REPLACED WITH FIRE DOORS.

NOTE:
Kitchen layout / work-top extent is shown indicative only, final layout subject to kitchen designer / client requirements

Proposed 6m deep single storey rear extension,

Existing walls to be demolished as shown dashed (subject to structural works confirmation)



10 PROPOSED GROUND FLOOR
1:50@ A1

NOTES:

- *MAXIMUM EAVES HEIGHT 3m EAVES HEIGHT IS MEASURED FROM EXTERNAL GROUND LEVEL AT THE BASE OF THE OUTSIDE WALL TO THE POINT WHERE THAT WALL WOULD MEET THE UPPER SURFACE OF THE FLAT ROOF*
- *MAXIMUM HEIGHT OF A SINGLE-STOREY REAR EXTENSION OF 4m.*
- *NO MORE THAN HALF THE AREA OF LAND AROUND THE "ORIGINAL HOUSE™ WOULD BE COVERED BY ADDITIONS OR OTHER BUILDINGS. SHEDS AND OTHER OUTBUILDINGS MUST BE INCLUDED WHEN CALCULATING THE 50 PERCENT LIMIT.*
- *REAR EXTENSION NOT TO EXTEND BEYOND THE REAR WALL OF THE ORIGINAL HOUSE BY MORE THAN 6M FOR A DETACHED HOUSE*
- *IF THE EXTENSION IS WITHIN 2M OF A BOUNDARY, MAXIMUM EAVES HEIGHT SHOULD BE NO HIGHER THAN 3M TO BE PERMITTED DEVELOPMENT.*

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4. *No extension forward of the principal elevation or side elevation fronting a highway.*
5. *Materials to be similar in appearance to the existing house.*
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8. *Maximum height of a single-storey rear extension of 4m. Maximum eaves and ridge height of extension no higher than existing house.*

IMPORTANT NOTE:
FINAL LAYOUT SUBJECT TO ALL RELEVANT PLANNING APPROVALS

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IMPORTANT NOTE:
ALL EXTERNAL MATERIALS AND WINDOWS TO BE USED TO MATCH EXISTING

EXTERNAL MATERIALS:

- New windows and doors ,to match existing Frame colour to Client's requirements.
- New extension walls to be finished with painted render to match existing.
- New side wall to be constructed in facing brick to closely match the existing front bay window brickwork
- Note: Window fenestration are shown indicative only, final window fenestration and colour to client's requirements

Note: All external materials to be used to match existing

Scale Bar 1:50

0 1 2 3 4 5 7

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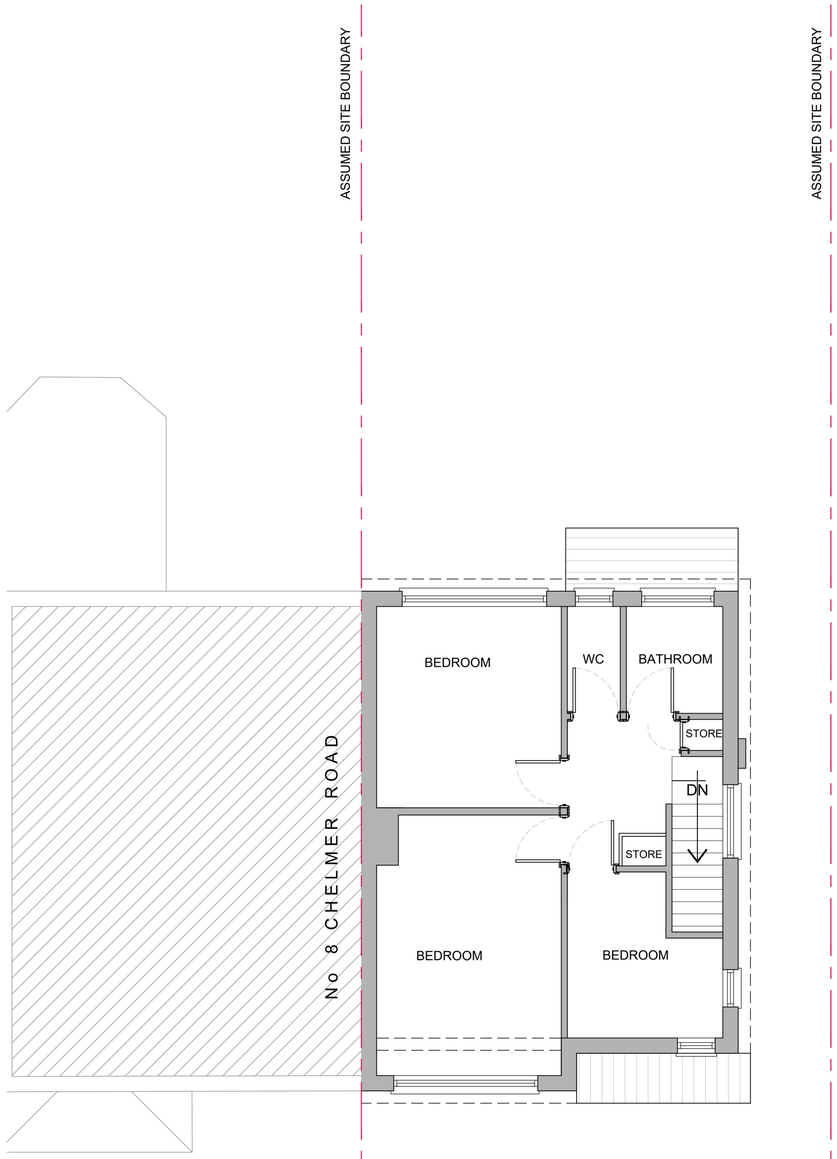
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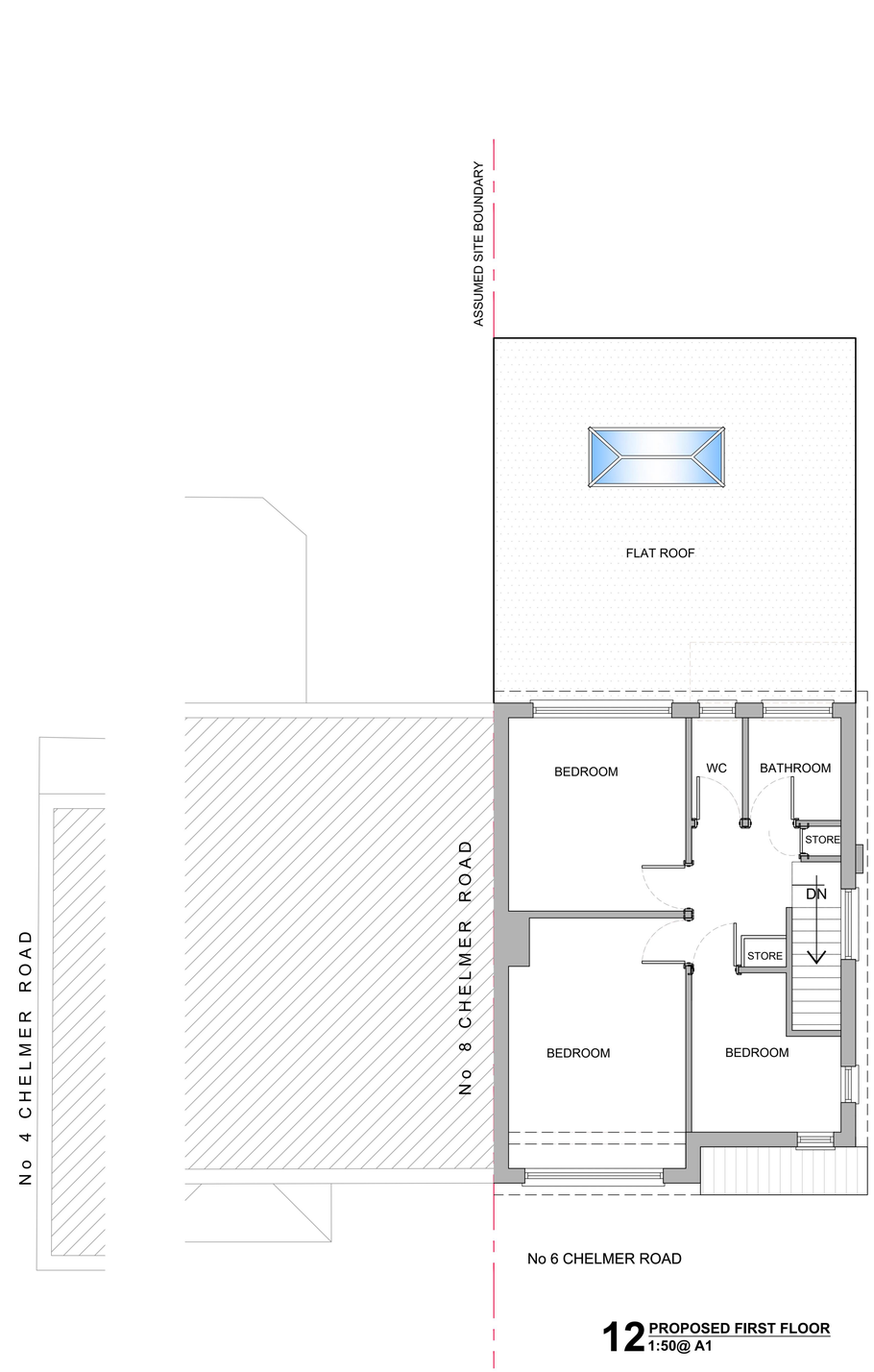
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Project -	**6 Chelmer Road, Upminster, RM14 1QT**
Drawing Title -	**Existing & Proposed Floor Plans- Sheet 02**
Scale -	1: 50 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	Drawing No
SEPTEMBER 2026	452.02-03



11 EXISTING FIRST FLOOR
1:50@ A1



12 PROPOSED FIRST FLOOR
1:50@ A1



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Scale Bar 1:50

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PLANNING ISSUE

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-	-	MM

REV C - Client's comments added

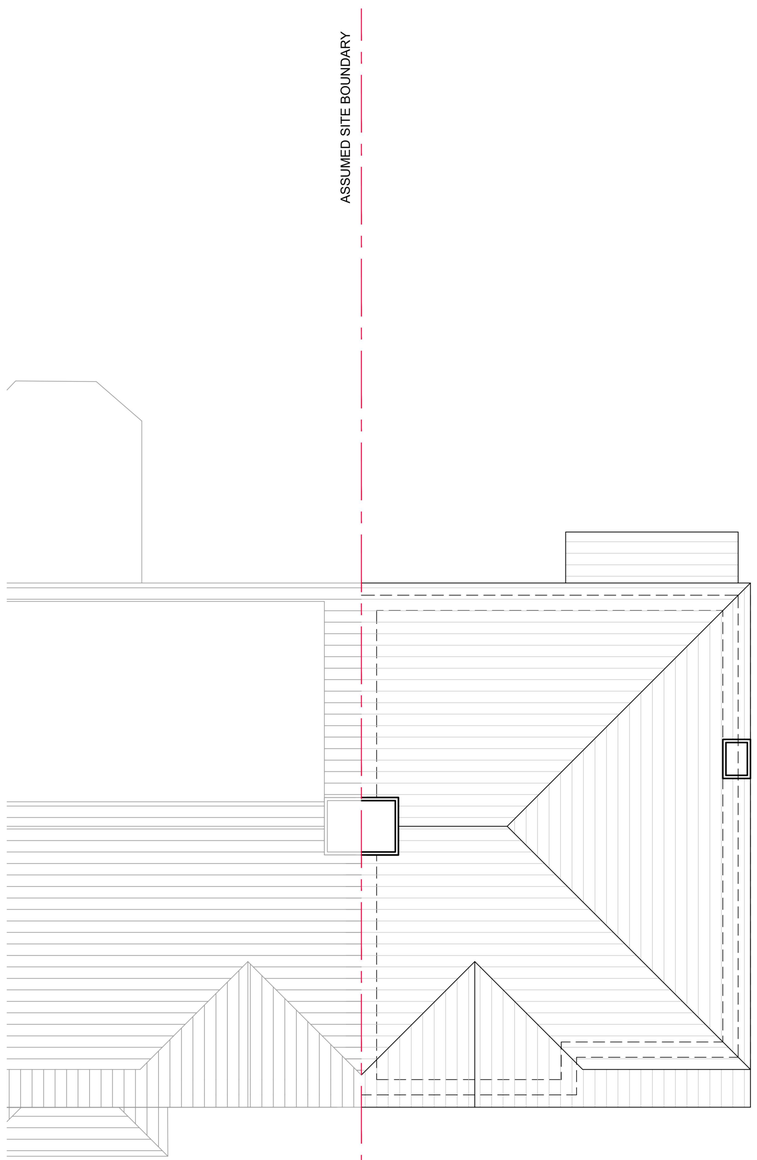
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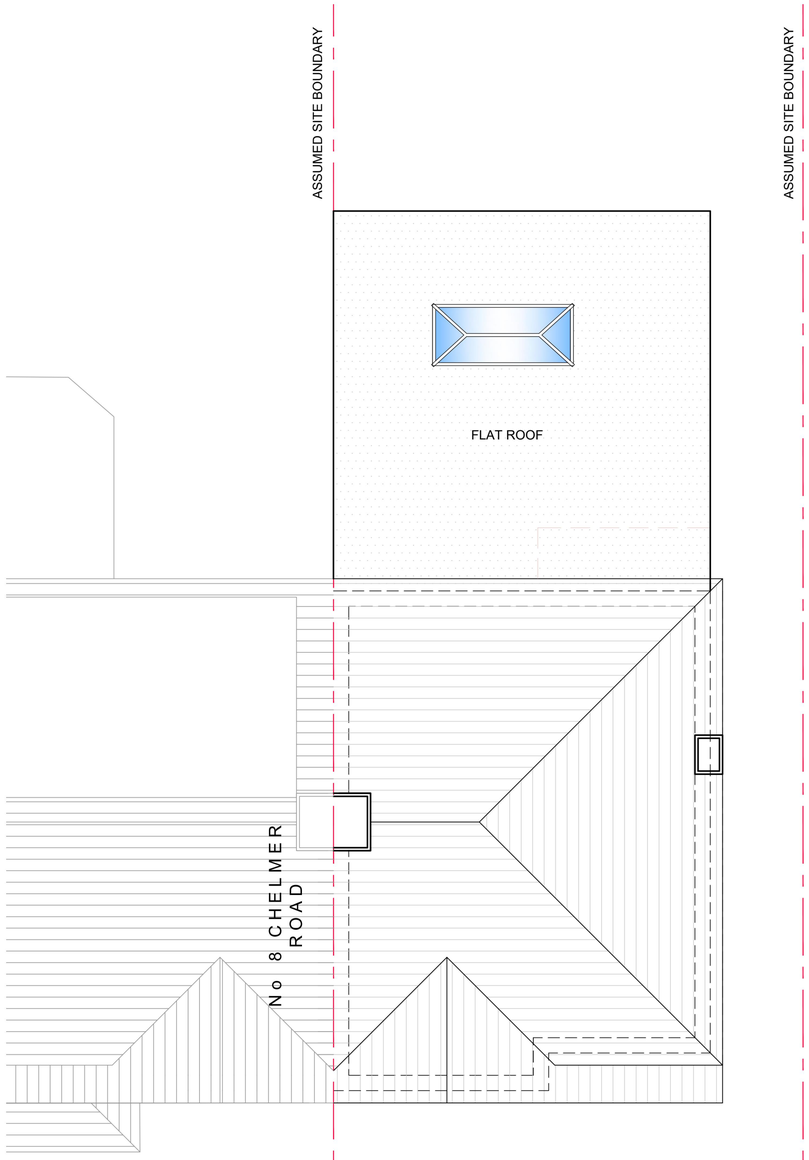
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Project -	**6 Chelmer Road, Upminster, RM14 1QT**
Drawing Title -	**Existing & Proposed Floor Plans- Sheet 03**
Scale -	1: 50 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	Drawing No
SEPTEMBER 2026	452.02-04



13 EXISTING ROOF PLAN
1:50@ A1





14 PROPOSED ROOF PLAN
1:50@ A1



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3. *No more than half the area of land around the "original house" would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.*
4. *No extension forward of the principal elevation or side elevation fronting a highway.*
5. *Materials to be similar in appearance to the existing house.*
6. *If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.*
7. *Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house subject to relevant prior approval applications.*
8. *Maximum height of a single-storey rear extension of 4m. Maximum eaves and ridge height of extension no higher than existing house.*

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- Note: Window fenestration are shown indicative only, final window fenestration and colour to client's requirements

Note: All external materials to be used to match existing

Scale Bar 1:50

0 1 2 3 4 5 7

PLANNING ISSUE

Revision	Drawn By	Checked By
-	-	MM

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Project -	**6 Chelmer Road, Upminster, RM14 1QT**
Drawing Title -	**Existing & Proposed Elevation - Sheet 01**
Scale -	1:50 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	Drawing No
SEPTEMBER 2026	452.02-05

PERMITTED DEVELOPMENT COMPLIANCE NOTES
(As Shown on Proposed Scheme)

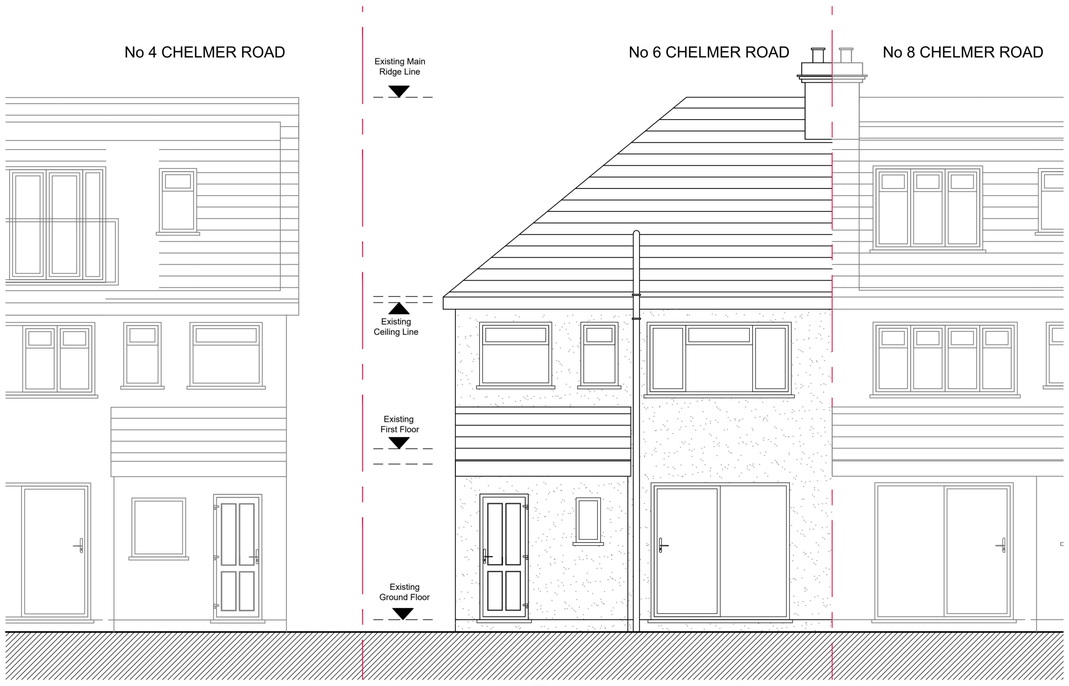
Maximum Height:
The proposed extension does not exceed a maximum ridge height of 4.0 metres in accordance with Permitted Development rights.

Eaves Height:
As the extension is located within 2.0 metres of a boundary, the maximum eaves height proposed does not exceed 3.0 metres.

Extension Depth:
The proposed single-storey rear extension extends 6.0 metres from the existing rear wall of the original dwellinghouse, in compliance with Permitted Development allowances.

Materials:
External materials used in the construction of the extension is proposed to be in similar appearance to those of the existing dwellinghouse.

Site Coverage:
The proposed extension, together with any existing outbuildings, does not cover more than 50% of the total curtilage of the original dwellinghouse.



15 EXISTING REAR ELEVATION
1:50@ A1

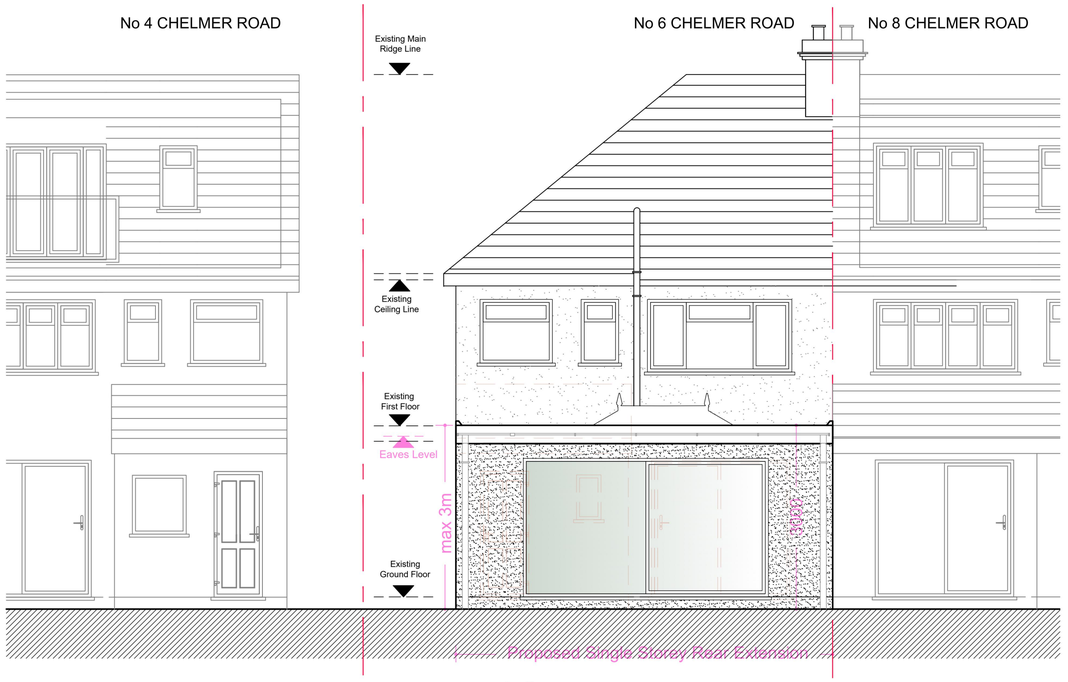
Notes:
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eaves height is measured from external ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof

HIGHEST POINT OF EXTENSION TO BE NO MORE THAN 3m FROM NATURAL EXTERNAL GROUND LEVEL .

THE HEIGHT OF EAVES TO BE NO MORE THAN 3m FROM NATURAL EXTERNAL GROUND LEVEL .

MATERIAL OF NEW EXTENSION TO MATCH THE EXISTING PROPERTY



16 PROPOSED REAR ELEVATION
1:50@ A1

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Scale Bar 1:50

0 1 2 3 4 5 7

PLANNING ISSUE

Revision	Drawn By	Checked By
-	-	MM

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Project -	**6 Chelmer Road, Upminster, RM14 1QT**
Drawing Title -	**Existing & Proposed Elevation - Sheet 02**
Scale -	1:50 @ A1
Status-	For Information ■ Planning Issue □ Revision □
Date Issued	Drawing No
SEPTEMBER 2026	452.02-06

PERMITTED DEVELOPMENT COMPLIANCE NOTES
(As Shown on Proposed Scheme)

Maximum Height:
The proposed extension does not exceed a maximum ridge height of 4.0 metres in accordance with Permitted Development rights.

Eaves Height:
As the extension is located within 2.0 metres of a boundary, the maximum eaves height proposed does not exceed 3.0 metres.

Extension Depth:
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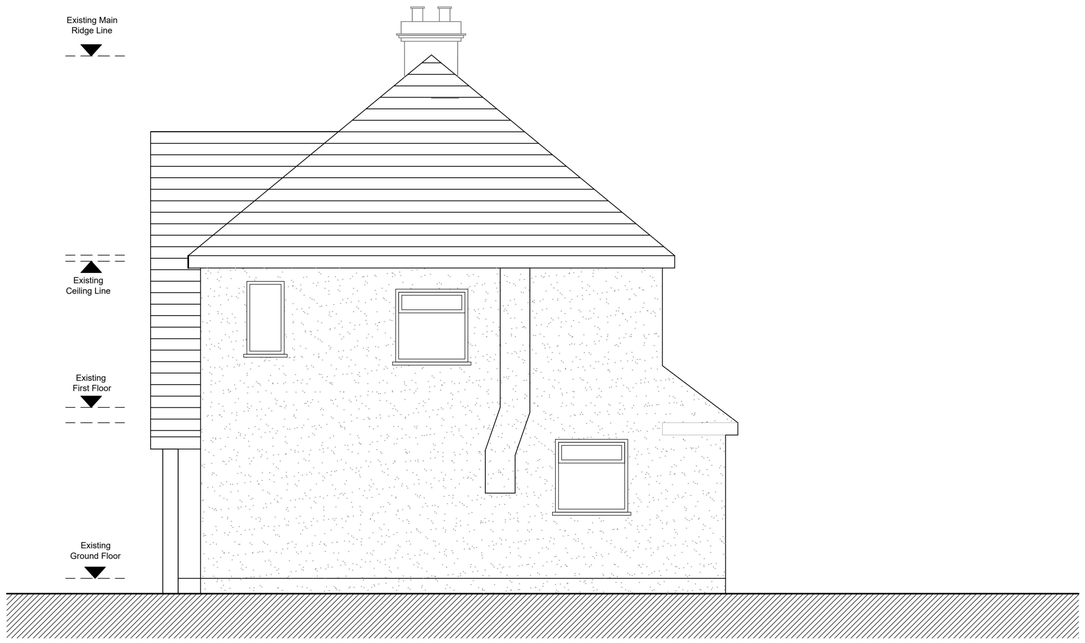
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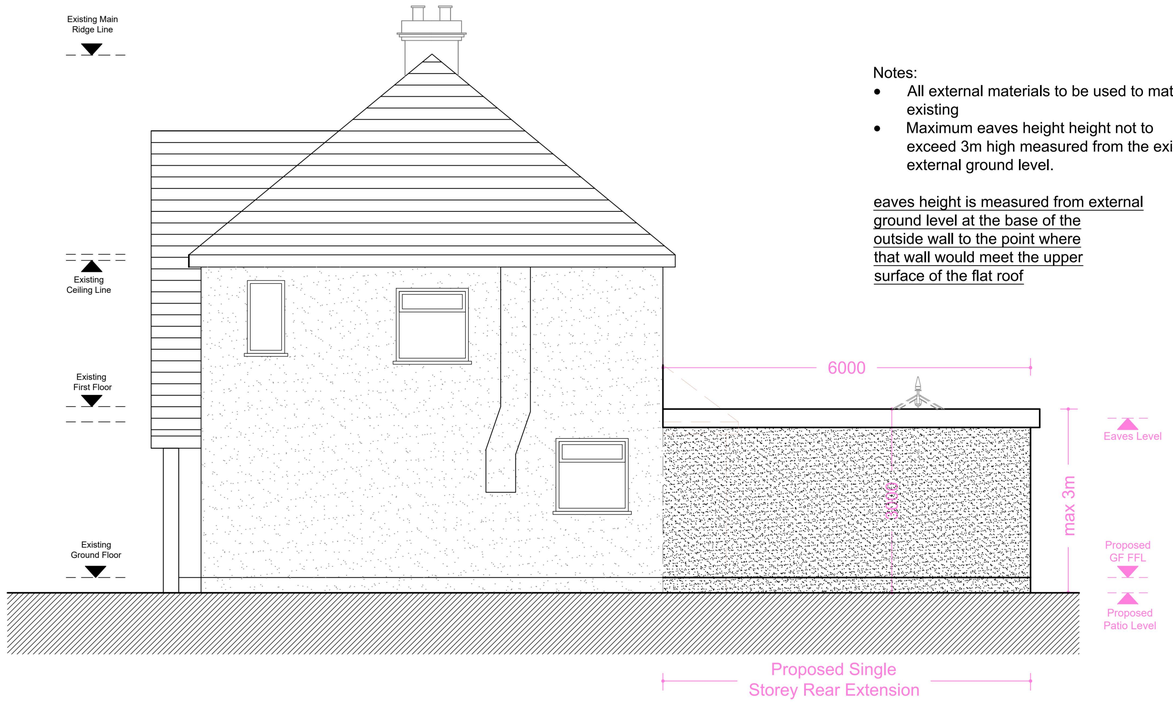
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17 EXISTING SIDE ELEVATION
1:50@ A1



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18 PROPOSED SIDE ELEVATION
1:50@ A1

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