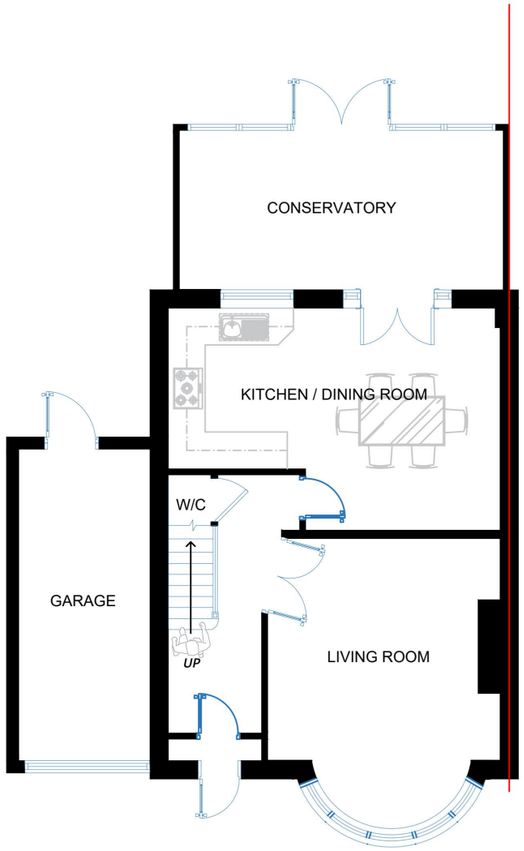
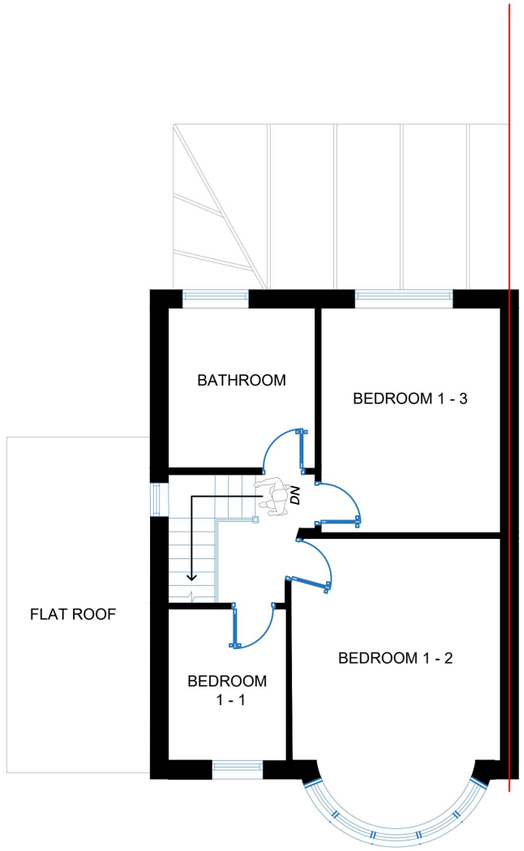


1 **EXISTING GROUND FLOOR PLAN**
1:100



2 **EXISTING FIRST FLOOR PLAN**
1:100

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Project:
Proposed Garage Conversion, First-Floor Side Extension and 4.5m Single-Storey Rear Extension

Site
12 Lonsdale Ave, Romford
RM7 9JT

Drawing Title:
Existing Floor Plan

Drawing Ref:
BEL3350/12LA/A101

Revisions:

REV	DESCRIPTION
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B	
C	

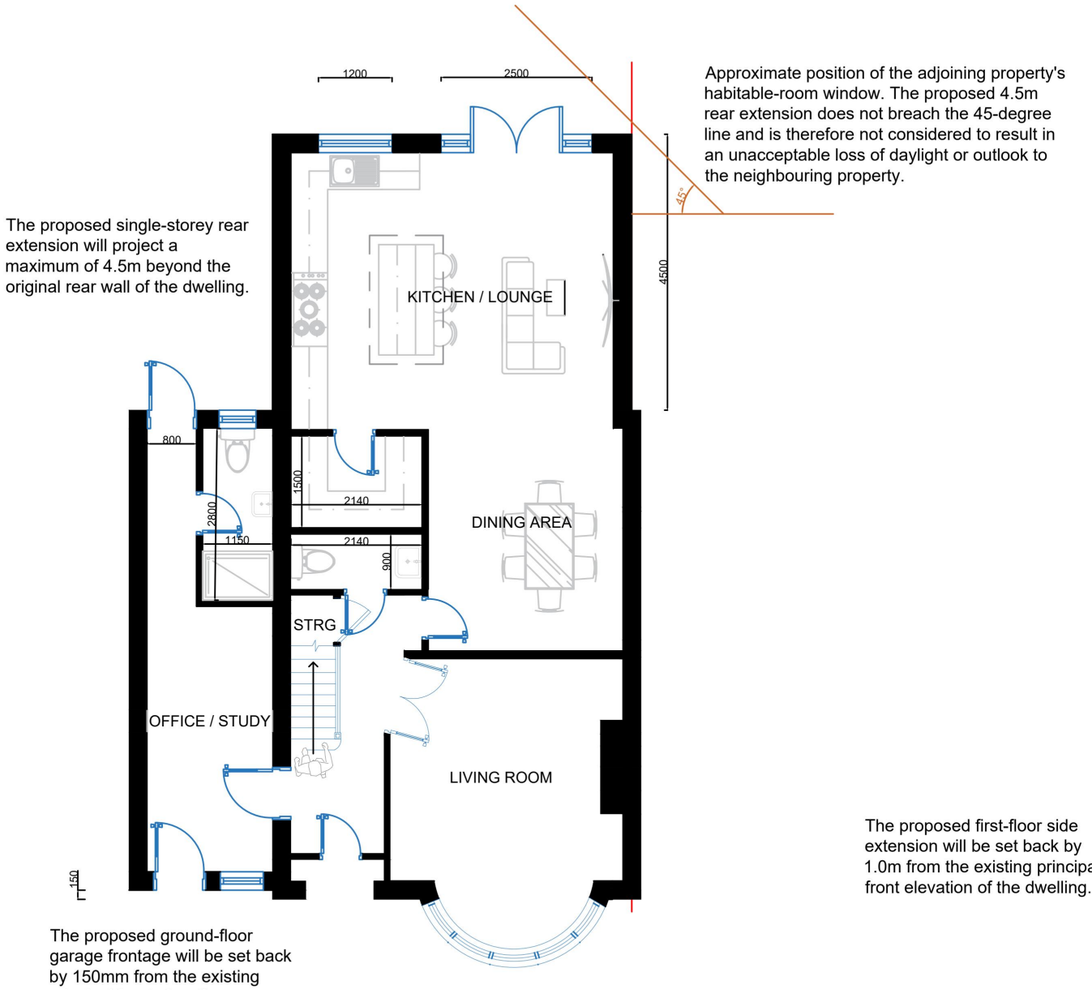
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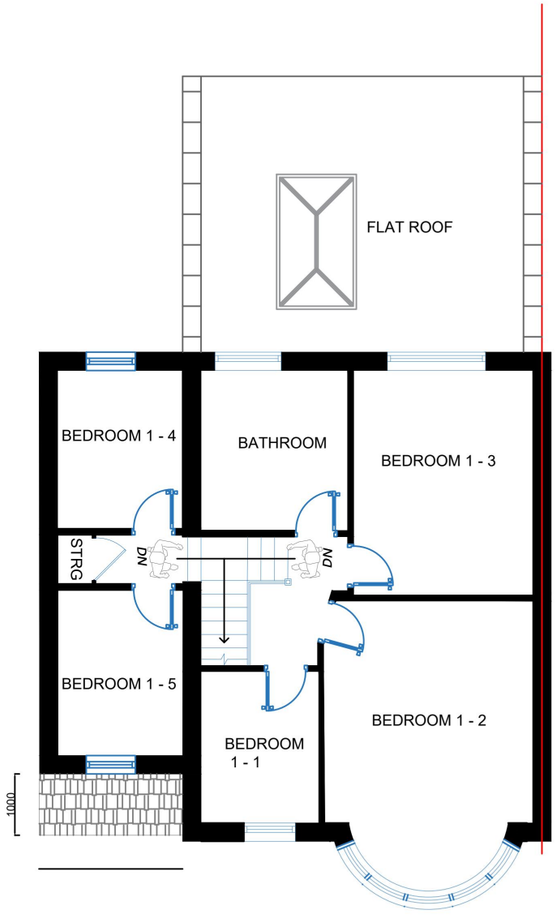


The proposed single-storey rear extension will project a maximum of 4.5m beyond the original rear wall of the dwelling.

Approximate position of the adjoining property's habitable-room window. The proposed 4.5m rear extension does not breach the 45-degree line and is therefore not considered to result in an unacceptable loss of daylight or outlook to the neighbouring property.

The proposed ground-floor garage frontage will be set back by 150mm from the existing principal front elevation.

3 PROPOSED GROUND FLOOR PLAN
1:100



The proposed first-floor side extension will be set back by 1.0m from the existing principal front elevation of the dwelling.

4 PROPOSED FIRST FLOOR PLAN
1:100

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Project:
Proposed Garage Conversion, First-Floor Side Extension and 4.5m Single-Storey Rear Extension

Site
12 Lonsdale Ave, Romford
RM7 9JT

Drawing Title:
Proposed Floor Plan

Drawing Ref:
BEL3350/12LA/A102

Revisions:

REV	DESCRIPTION
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B	
C	

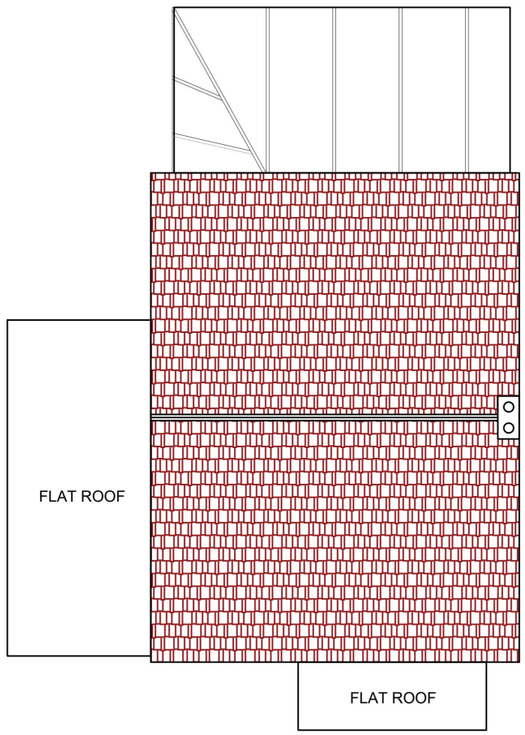
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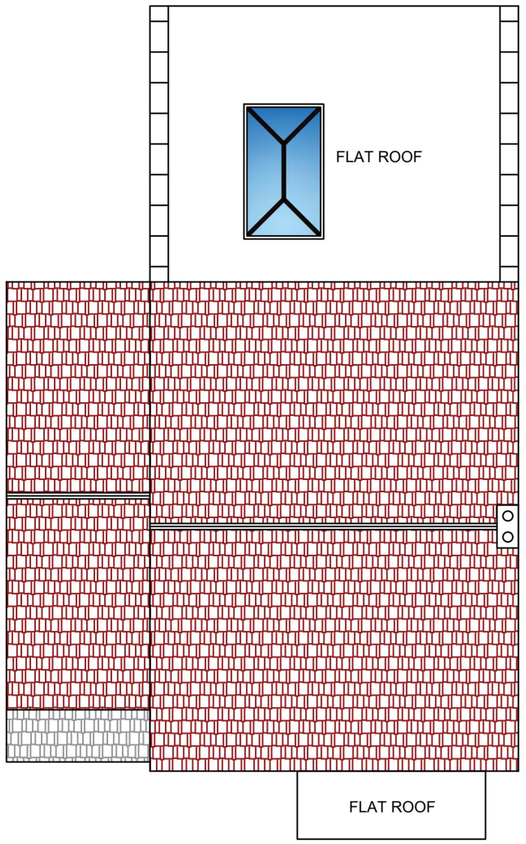
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Scale Bar 1:100 @ A3

Notes:



5 **EXISTING ROOF PLAN**
1:100



6 **PROPOSED ROOF PLAN**
1:100

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Project:
Proposed Garage Conversion, First-Floor Side Extension and 4.5m Single-Storey Rear Extension

Site
12 Lonsdale Ave, Romford
RM7 9JT

Drawing Title:
Roof Plans

Drawing Ref:
BEL3350/12LA/A103

Revisions:

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B	
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Paper:	Sheet No.:	Rev:
A3	3	N/A

Scale Bar:

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Notes:



7 **EXISTING FRONT ELEVATION**
1:100



8 **EXISTING REAR ELEVATION**
1:100

The proposed two-storey side extension will have a ridge height 500mm below the existing ridge height of the original dwelling, maintaining a subordinate appearance.

500



The proposed extensions will be designed to complement the existing dwelling, with external materials and architectural detailing to match the original property.

9 **PROPOSED FRONT ELEVATION**
1:100

3000



The proposed single-storey rear extension will have a maximum overall height of 3.0m and an eaves height of 2.7m, measured from existing natural ground level.

10 **PROPOSED REAR ELEVATION**
1:100

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Project:
Proposed Garage Conversion, First-Floor Side Extension and 4.5m Single-Storey Rear Extension

Site
12 Lonsdale Ave, Romford
RM7 9JT

Drawing Title:
Front and Rear Elevations

Drawing Ref:
BEL3350/12LA/A104

Revisions:

REV	DESCRIPTION
A	
B	
C	

Scale:	Drawn By:	Date:
1:100	R.A	11/11/2026

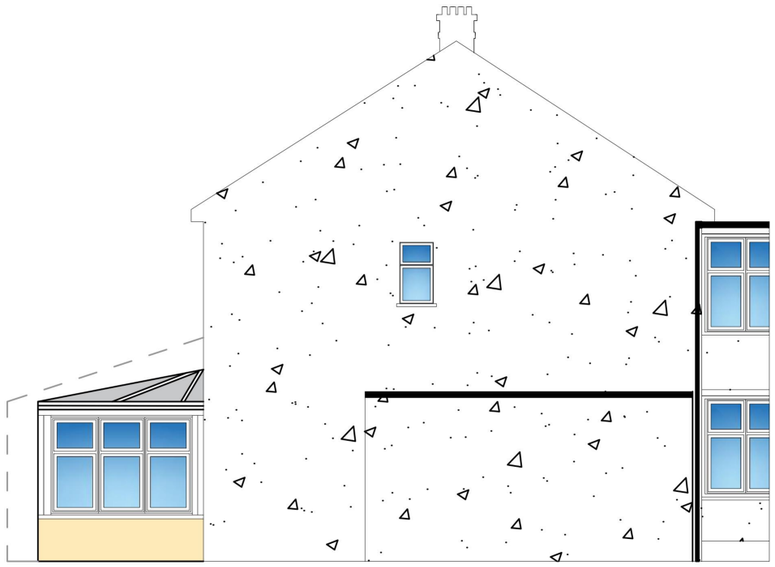
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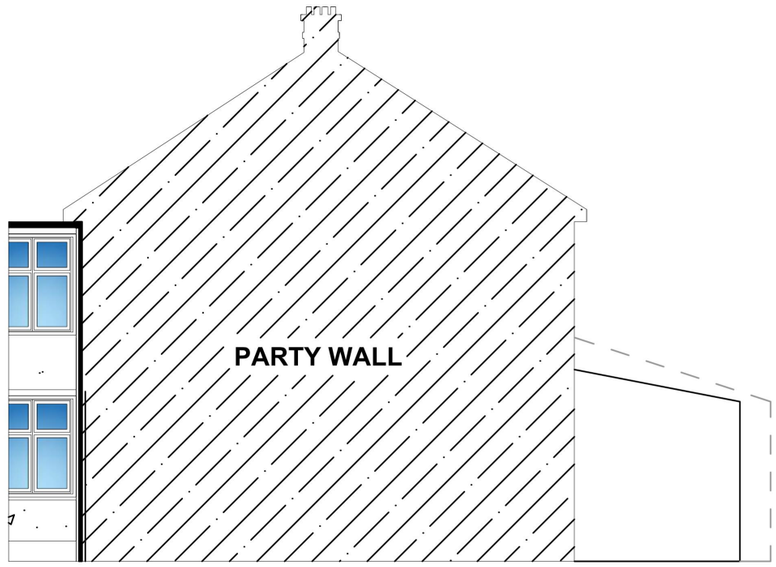
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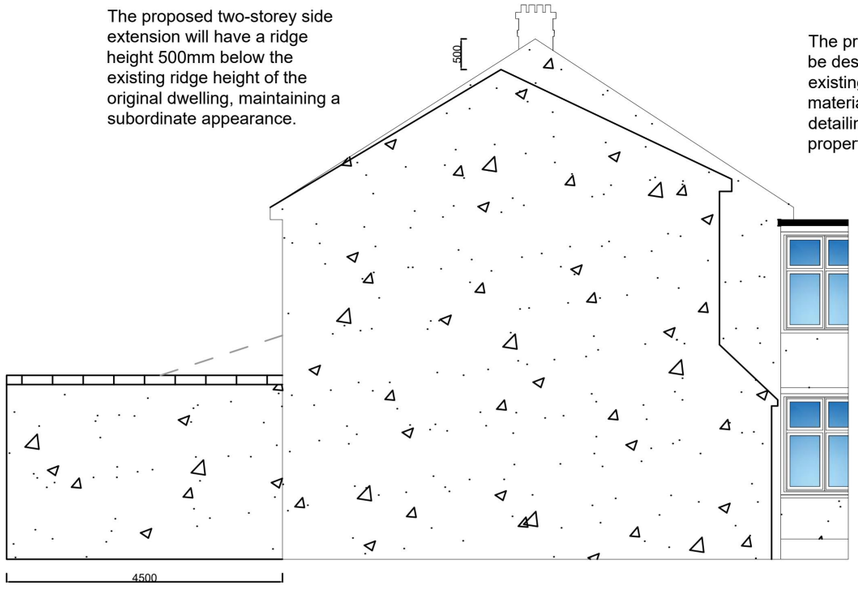


11 **EXISTING SIDE ELEVATION**
1:100



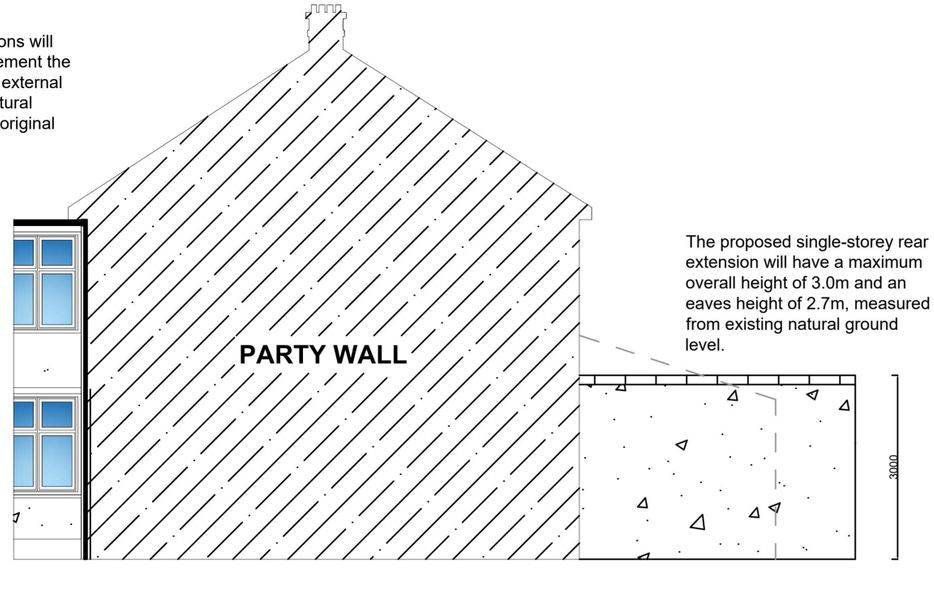
13 **EXISTING SIDE ELEVATION**
1:100

The proposed two-storey side extension will have a ridge height 500mm below the existing ridge height of the original dwelling, maintaining a subordinate appearance.



12 **PROPOSED SIDE ELEVATION**
1:100

The proposed extensions will be designed to complement the existing dwelling, with external materials and architectural detailing to match the original property.



The proposed single-storey rear extension will have a maximum overall height of 3.0m and an eaves height of 2.7m, measured from existing natural ground level.

14 **PROPOSED SIDE ELEVATION**
1:100

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Project:
Proposed Garage Conversion, First-Floor Side Extension and 4.5m Single-Storey Rear Extension

Site
12 Lonsdale Ave, Romford
RM7 9JT

Drawing Title:
Side Elevations

Drawing Ref:
BEL3350/12LA/A105

Revisions:

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Scale Bar 1:100 @ A3

Notes:

EXISTING BLOCK PLANS

Scale 1:500



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Project:
Proposed Garage Conversion, First-Floor Side Extension and 4.5m Single-Storey Rear Extension

Site
12 Lonsdale Ave, Romford
RM7 9JT

Drawing Title:
Existing Block Plan

Drawing Ref:
BEL3350/12LA/A106

Revisions:

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B	
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1:500	R.A	11/11/2026

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metres

Notes:

PROPOSED BLOCK PLANS

Scale 1:500

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188346 188325 188300 188275 188256



45-degree daylight assessment taken from the relevant neighbouring habitable-room window (approximate position). Proposed 4.5m rear extension remains outside the 45-degree line.

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Project:
Proposed Garage Conversion, First-Floor Side Extension and 4.5m Single-Storey Rear Extension

Site
12 Lonsdale Ave, Romford
RM7 9JT

Drawing Title:
Proposed Block Plan

Drawing Ref:
BEL3350/12LA/A107

Revisions:

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Scale Bar:
0 10 20
metres

Notes: