



Malcolm Wilson
367 Amersham Road
Hazlemere
High Wycombe HP15 7HR

Application Ref: 15365/APP/2019/1373

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Part two storey, part single storey side/rear extension

Location of development: 46 Floriston Avenue, Hillingdon

Date of application: 14 May 2019

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 9 July 2019

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 15365/APP/2019/1373

SCHEDULE OF REASONS

- 1 . The proposed part two storey part single storey side/rear extension, by reason of its size, scale, bulk, width and design, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
- 2 . The proposed part two storey, part single storey side/rear extension, by virtue of siting of a habitable room window on the side elevation and its proximity, would be detrimental to the amenities of the adjoining occupier at 50 Floriston Avenue by reason of overlooking and loss of privacy. Therefore the proposal would be contrary to policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.
- 3 . The proposal would result in the provision of a habitable room (first floor bedroom 4) with very poor levels of light and outlook that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of future occupiers, contrary to Policies 3.5 and 5.3 of the London Plan (March 2016), Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES:

- 1 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

SCHEDULE OF REASONS

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

SCHEDULE OF REASONS

guidance.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 15365/APP/2019/1373

SCHEDULE OF PLANS

Block Plan (1:500) - received 24 Apr 2019

Design and Access Statement - received 24 Apr 2019

P-PS05 Rev. B - received 14 May 2019

P-EL06 Rev. B - received 14 May 2019

P-EX01 Rev. B - received 14 May 2019

P-EX02 Rev. B - received 14 May 2019

Location Plan (1:1250) - received 24 Apr 2019

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 46 FLORISTON AVENUE HILLINGDON

Development: Part two storey, part single storey side/rear extension

LBH Ref Nos: **15365/APP/2019/1373**

Drawing Nos: Block Plan (1:500)
Design and Access Statement
P-PS05 Rev. B
P-EL06 Rev. B
P-EX01 Rev. B
P-EX02 Rev. B
Location Plan (1:1250)

Date Plans Received: 24/04/2019

Date(s) of Amendment(s):

Date Application Valid: 14/05/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, end of terrace dwelling house located to the South Western of Floriston Avenue, Hillingdon. The brick and tile dwelling is set back from the road by a large area of hardstanding to provide space to park two cars within the curtilage of the site. To the rear of the property lies a garden area which acts as private amenity space for the occupiers of the dwelling, and benefits from a large outbuilding to the side/rear. The property has been developed by way of a side/rear extension/canopy.

The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application proposes for a part two part single storey side/rear extension.

1.3 Relevant Planning History

15365/A/87/1506 46 Floriston Avenue Hillingdon
2-Storey side extn

Decision Date: 30-10-1987 Approved

Comment on Planning History

15365/A/87/1506 - In 1987 planning permission was granted for the erection of a two storey side extension.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

11 neighbouring properties were consulted via letter dated 16.05.19 and a further site notice was displayed which expired on 18.06.19.

By the end of the 21 day consultation period 2 letters of objection were received with following concerns:

1. Request that side facing windows are obscure.
2. Double storey extension is overbearing and bulky.
3. Reduces light to neighbouring properties.
4. Site is within critical drainage area.

Planning officer: Above concerns will be dealt with in the main body of this report. With regards to the site being in a flood zone/critical drainage area, this is not the case and hence will not be considered.

Ministry of Defence: I can confirm that on reviewing the plans submitted regarding this application the MOD has no safeguarding objections to this proposal.

4. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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5. **MAIN PLANNING ISSUES**

The main considerations are the design and impact on the character of the existing property, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The side/rear extension.

The guidance contained within HDAS Residential Extensions requires two storey rear extensions to be subordinate in scale and to not result in an unacceptable loss of light, outlook or privacy to the occupants of adjacent or adjoining properties. Paragraph 6.4 states that two-storey rear extensions "should not extend beyond a 45-degree angle" at first floor level and should not extend beyond 4 m in depth for a detached property.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate the width and height should be considerably less than that of the main house and be between half and two thirds of the original house.

Section 5.0 Side and First Floor Side Extensions should retain a minimum of 1 m distance from the side boundary at both levels, The width should be considerably less than that of the original house and be between half and two thirds depending on size and character of the area. Design of the roof should follow that of the existing roof. Flat roofed extensions will not generally be accepted.

The proposed development would involve the demolition of all extensions attached to the main dwelling, including the side extension and rear conservatory. The extensions will be replaced by a rear extension measuring 4 m at single storey and 4 m at first floor, located towards No. 50 Floriston Avenue. The rear extension is characterised by a flat roof at single storey and a gable ended roof design which would exceed the height of the main ridge with matching eaves. To the side the extension will abut the boundary line, not leaving a 1 m gap to the side. The extension measures a total width of 4.5 m which equates to more than 2/3 the width of the original property. The roof over this side element matches the roof height of the existing dwelling with matching eaves which is considered appropriate for an end of terrace dwelling. The extension is set back 0.6 m from the front building line. The proposed part two storey part single storey would not appear to be a subordinate addition to the main dwelling. Whilst there is a lack of set in from the side boundary. given the existence of an access road between numbers 46 and 48, terracing would not occur. However concerns remain with regard to the overall bulk of the side extension. It is considered that the proposed extension, by reason of its size, scale, bulk, width and design would fail to harmonise with the architectural composition of the original dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. Therefore the proposal would be in contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Consideration also has to be given to the impact of the proposal upon the residential amenity of occupiers of the neighbouring properties, which are protected under the following policies within the Hillingdon Local Plan (November 2012). Policy BE20, states: buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded. In addition, Policy

BE21 recognises that planning permission will not be granted for residential extensions which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

Both immediate neighbours have been developed by way of single storey rear extensions. No. 50 Floriston Avenue has also been extended to the side at single storey level. However, neither immediate neighbouring property has been extended to the rear/side at first floor level. As such, given that the extension protrudes beyond the stipulated guidance and the close proximity it is necessary to assess the residential impacts of the first floor elements on immediate neighbours. The first floor side/rear extension is located over 2 m from the boundary line shared with No. 44 and as such it is not considered to infringe upon the 45 degree sight line taken from this property. Although the extension abuts boundary line shared with No. 50, the property is located at some distance and the nearest room is a bathroom. As such, it is not considered to infringe upon the 45 degree sight line. However, a bedroom window is proposed to the side elevation of the property facing No. 50. This is considered to be detrimental to the privacy of the occupiers at 50 Floriston Avenue. As this is a bedroom it cannot be conditioned to be obscure glazed. As such, it is considered that the proposed development would constitute an un-neighbourly form of development in contrary to Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Furthermore, the proposal would result in the provision of a habitable room (first floor bedroom 4) with its only window sited some 3.5m from the flank wall of the adjoining property resulting in very poor levels of light and outlook and would therefore give rise to a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of future occupiers, contrary to Policies 3.5 and 5.3 of the London Plan (March 2016), Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

In terms of the garden area at least 100 square metres of rear private garden should be retained to provide adequate amenity space for a four + bedroom dwelling. The resultant amenity space would be over 110 square metres which would be sufficient given the paragraph 3.13 HDAS requirement. The proposal would be in compliance to Policy BE23 of the Hillingdon Local Plan Part 2, and hence is unacceptable.

The parking provision would not be affected by the proposal.

The application is recommended for REFUSAL.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey part single storey side/rear extension, by reason of its size, scale, bulk, width and design, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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The proposed part two storey, part single storey side/rear extension, by virtue of siting of a habitable room window on the side elevation and its proximity, would be detrimental to the amenities of the adjoining occupier at 50 Floriston Avenue by reason of overlooking and loss of privacy. Therefore the proposal would be contrary to policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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INFORMATIVES

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PT1.BE1 (2012) Built Environment

Part 2 Policies:

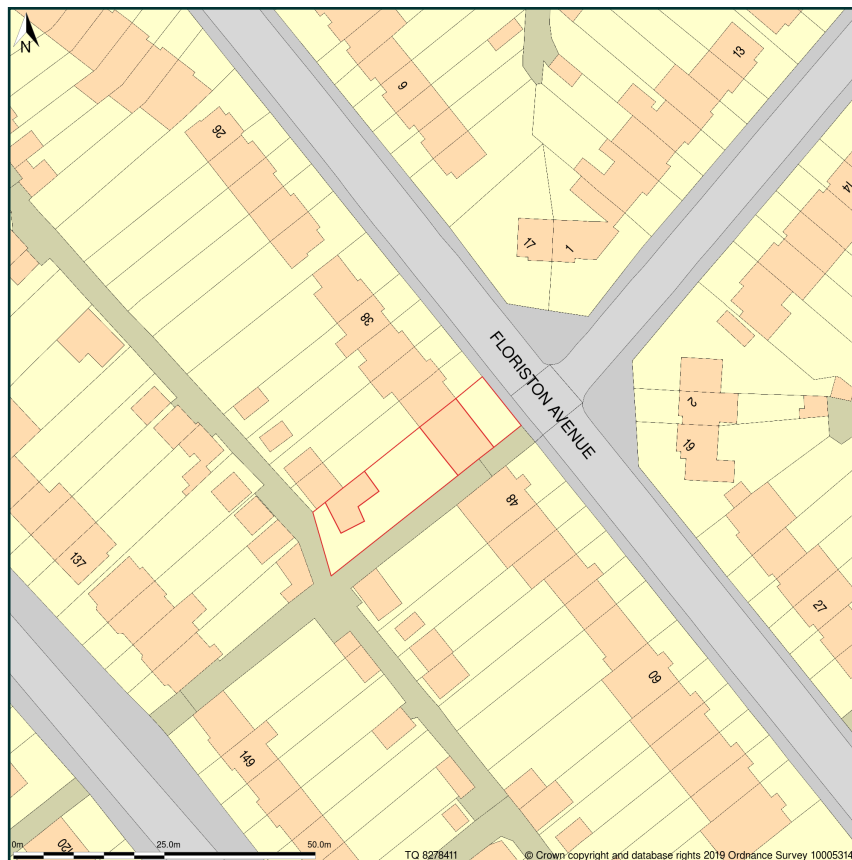
AM7 Consideration of traffic generated by proposed developments.

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Contact Officer: Nurgul Kinli

Telephone No: 01895 250230

Steve Pocock, 46, Floriston Avenue, Uxbridge, Hillingdon, UB10 9DZ



Site Plan shows area bounded by: 508202.17, 184045.26 508343.59, 184186.69 (at a scale of 1:1250), OSGridRef: TQ 8278411. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Steve Pocock, 46, Floriston Avenue, Uxbridge, Hillingdon, UB10 9DZ



Block Plan shows area bounded by: 508228.07, 184070.92 508318.07, 184160.92 (at a scale of 1:500), OSGridRef: TQ 8278411. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**Toobee**

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Mr Steve Pocock

46 Floriston Avenue

Uxbridge, Hillingdon,

UB10 9DZ

Revision:

A

Sheet:	DESIGN AND ACCESS STATEMENT	Job No:	4330	Page:	DAS-1
Project:	Proposed Extension and Alterations	Prepared by:	MW	Date:	24/04/2019

1: The Physical Characteristics

Ann end terrace two storey dormer house of brick construction with clay interlocking tiled roof, the property was built around the 1950/60s.

2: Social Characteristics

Domestic Housing.. Floriston Avenue is a collection of diverse and mixed housing, most have been altered/extended and upgraded

3: Economic Impact

No significant economic impact is envisaged.

4: Why chose this location.

The applicant owns the property and feels the extension to the property, by the addition of extra bedrooms and bathrooms to the first floor and an extended kitchen/breakfast room/utility room to the ground floor will help their family life.

5: Conflicting issues

None that we know of.

6: The Proposed Use

The existing house is a three bedroom end terrace house, the extra bedrooms, family bathroom and en-suites and a small study/office to the first floor, together with the addition of a large kitchen/breakfast area and family community area would help with the life style and privacy of their family life.

7: Relationship with existing buildings

The new first floor extension and ground floor extension together with the existing houses are to finished in facing brick, to match in with the local buildings and to be agreed with planning and the clients before building is to commence, with a new interlocking tiled roof and new white finished Upvc windows.. There are numerous existing dwellings nearby with similar finishes. The extension will try to be sympathetic to the surrounding buildings and care has been taken to not create any loss of privacy to the adjoining buildings

8: Landscaping

The existing landscaping, as far as possible, will be retained and enhanced.

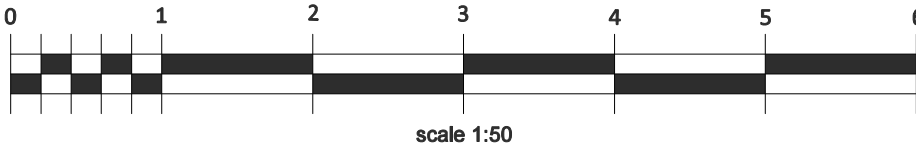
9:Car Parking

There is hard standing parking to the front of the property which can easily park 3 cars. Plus on road parking.

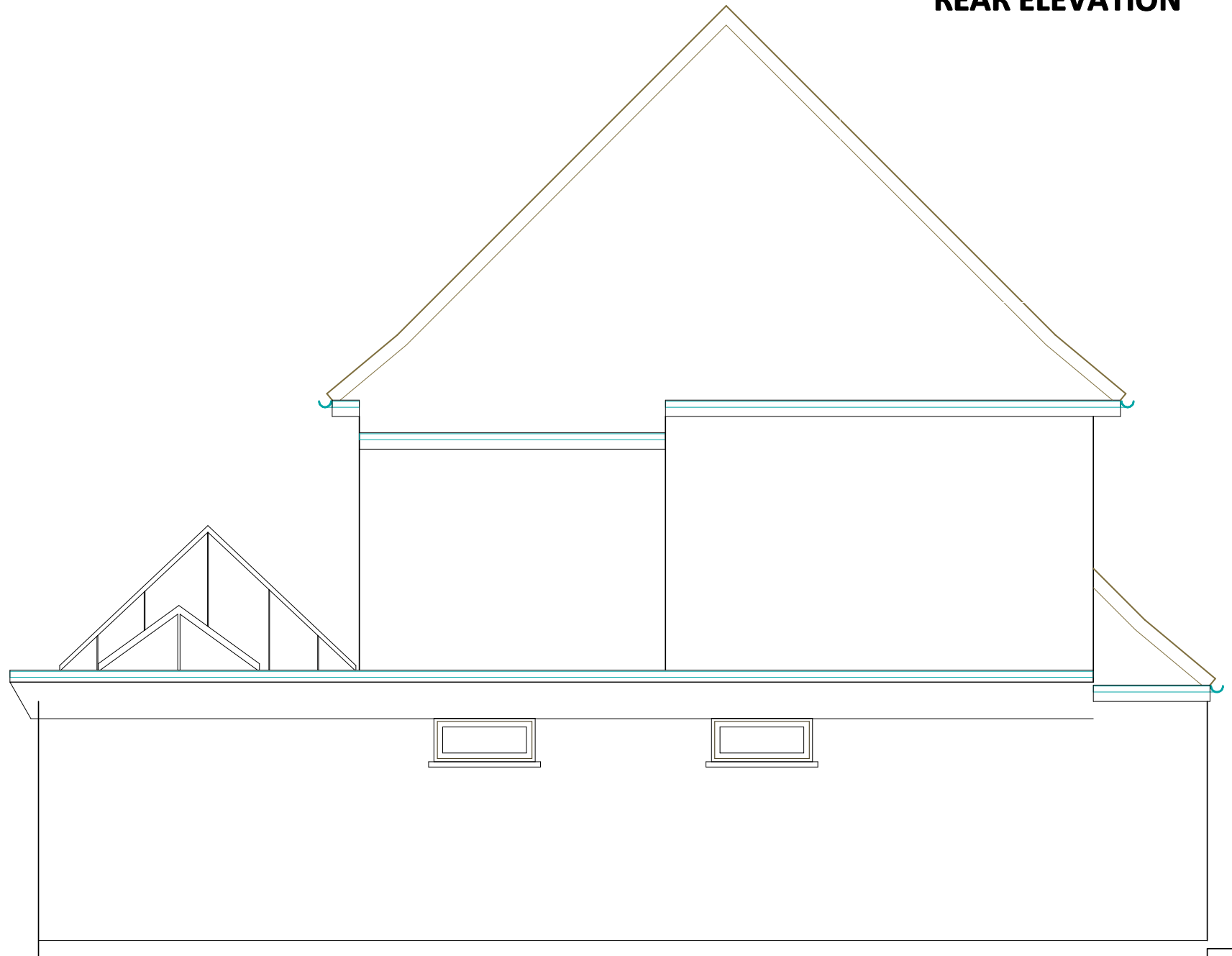
List of Drawings

4330 -P-EX01-/A	the existing plans
4330 -P-FD02-/A	the existing elevations
4330 -P-PC04-/A	Plans – Construction
4330 -P-PS05-/A	Plans – Services
4330 -P-EL06-/A	Elevations and Sections
4330 -P-SP08-/A	Site [1:500] and Location [1:1250] plans

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REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

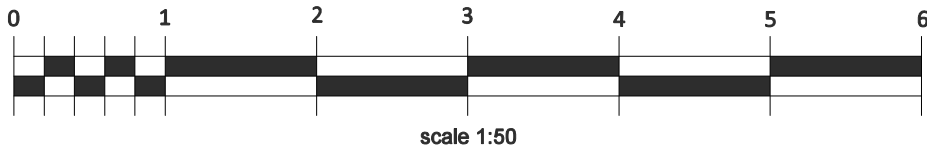
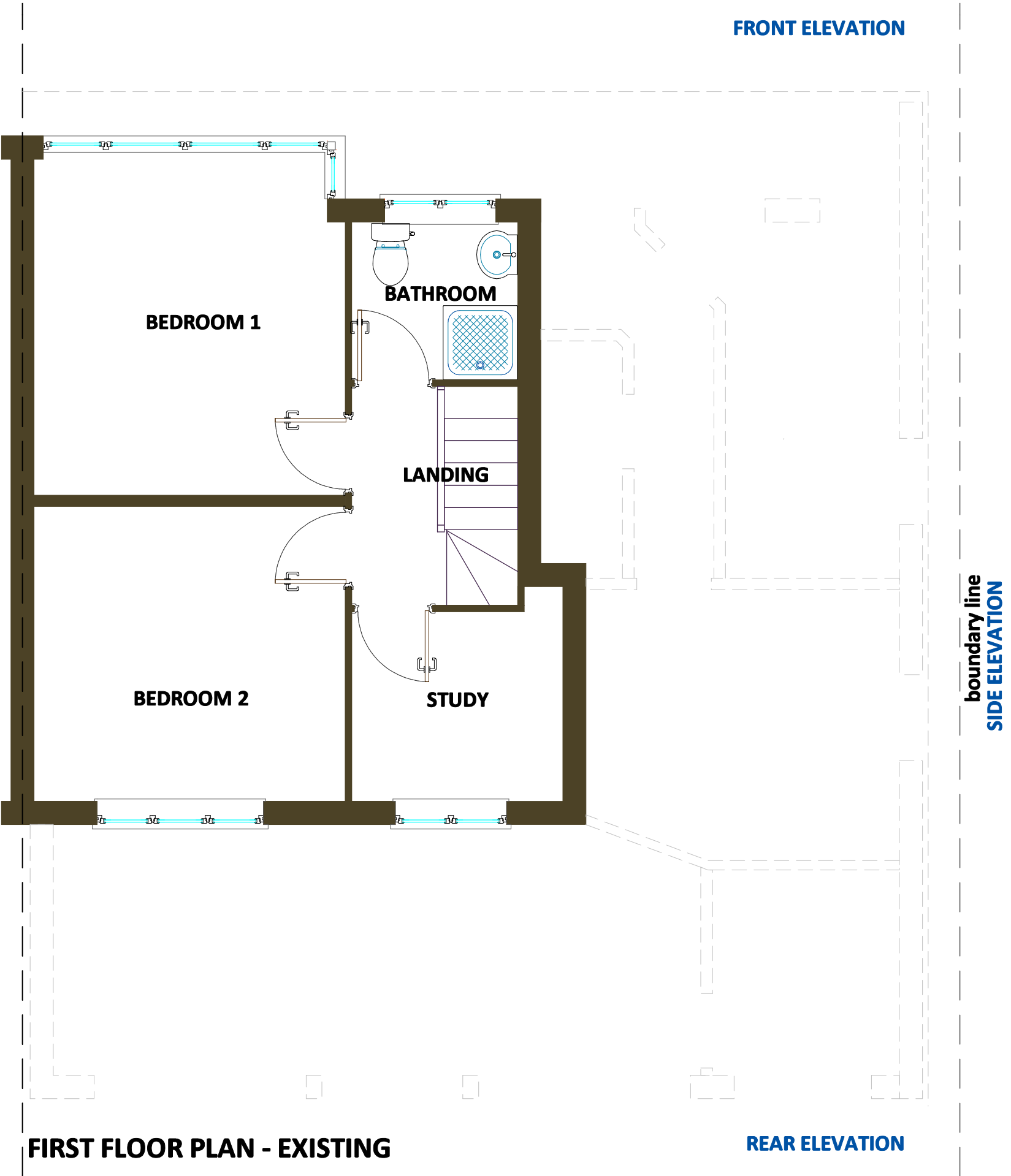
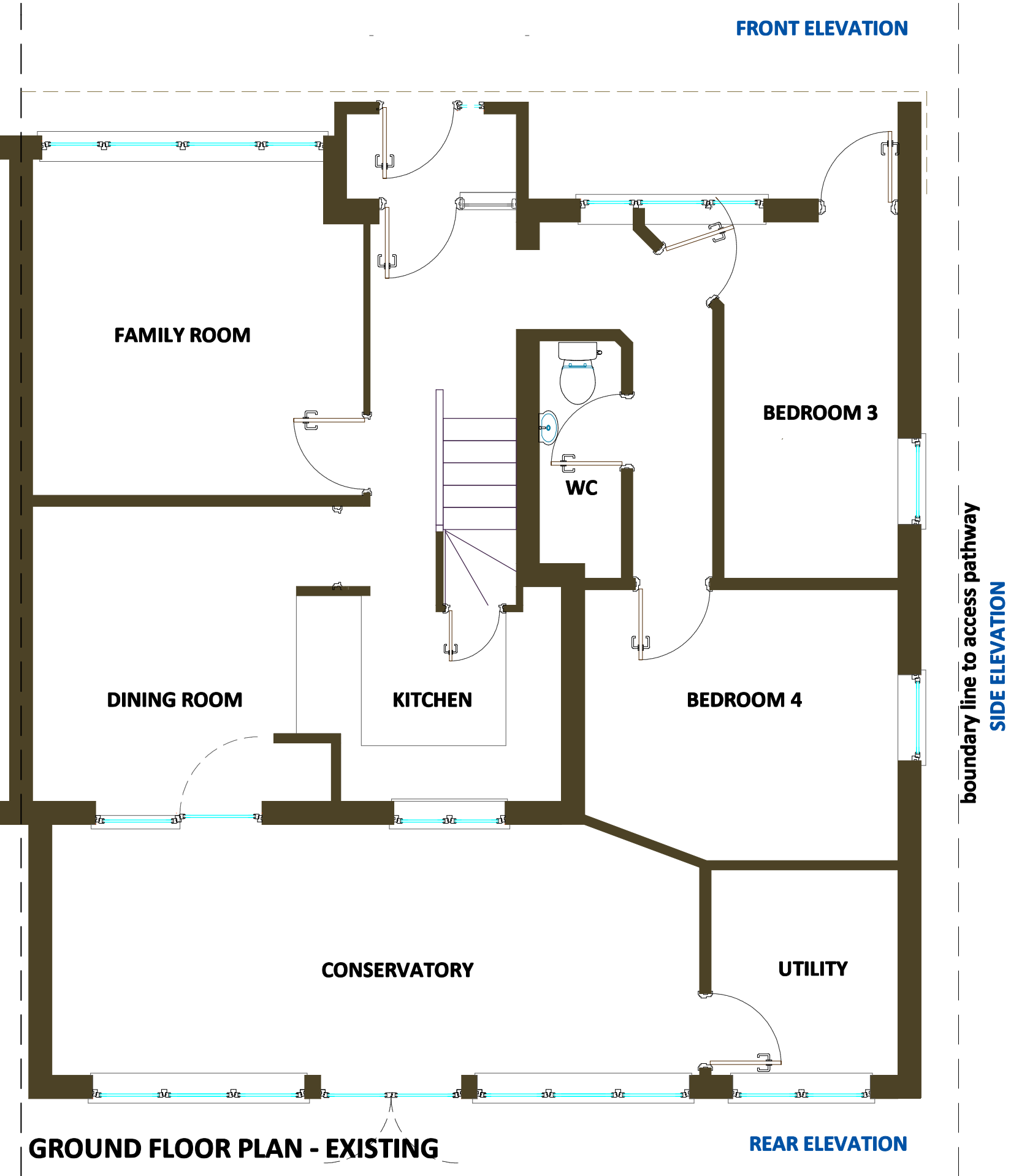
ELEVATIONS: EXISTING



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Drawing: **ELEVATIONS: EXISTING**
Project: **Part two storey, part single storey side/rear ext'n**

Steve Pocock 46 Floriston Avenue Hillingdon UB10 9DZ		For Approval: Building Regulations: For Constructions: As Built: ☒	
Job No:	4330	Revision:	B
Page:	P-EX02	Date:	05-01-2019
Scale:	1:50 @ A2		



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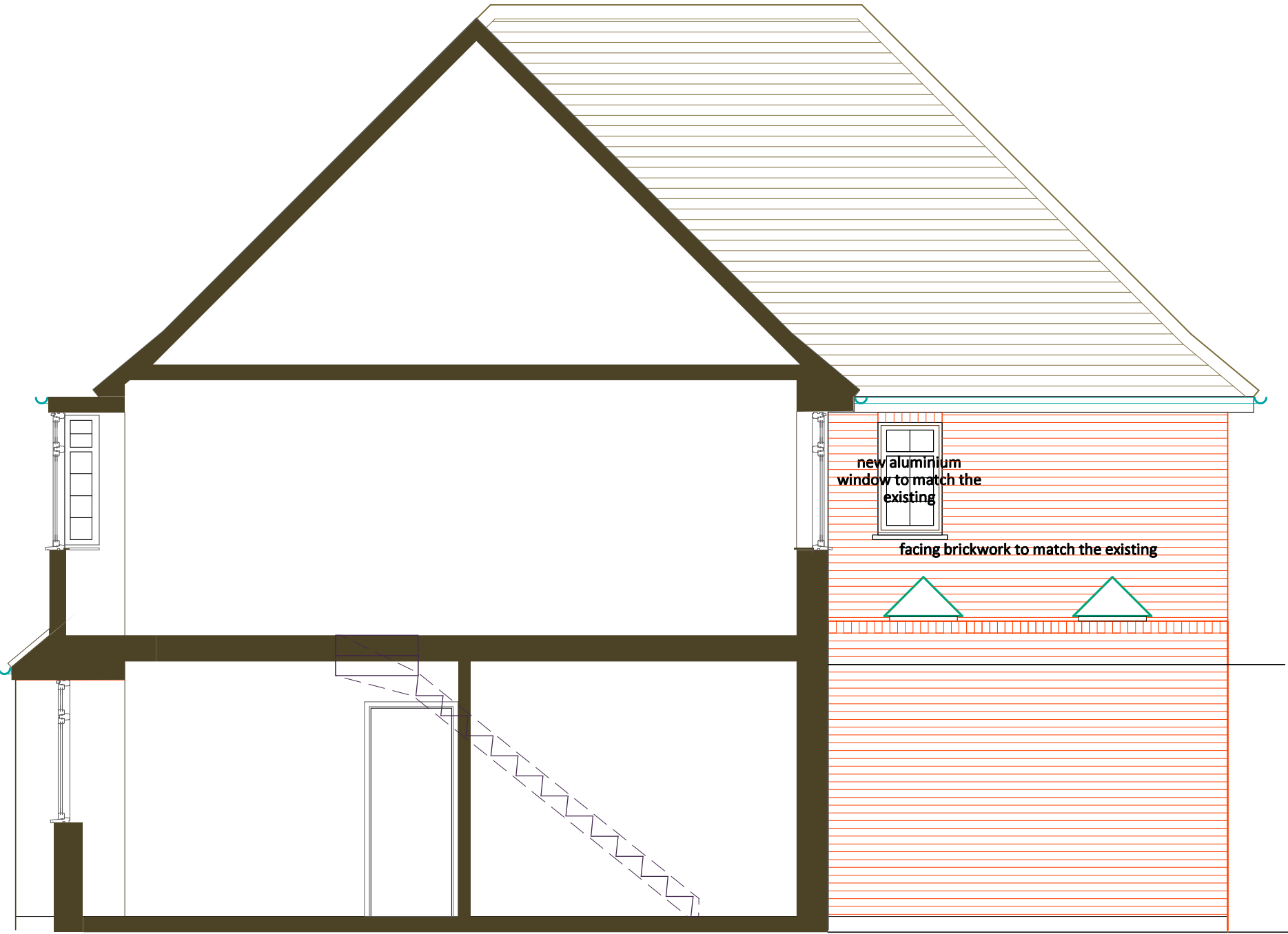
Drawing: PLANS: EXISTING	Job No: 4330	Page: P-EX01
Project: Part two storey, part single storey side/rear ext'n	Scale: 1:50 @ A2	Date: 05-05-2019

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Hillingdon
UB10 9DZ

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Building Regulations:
For Constructions:
As Built: ☒

Revision: **B**

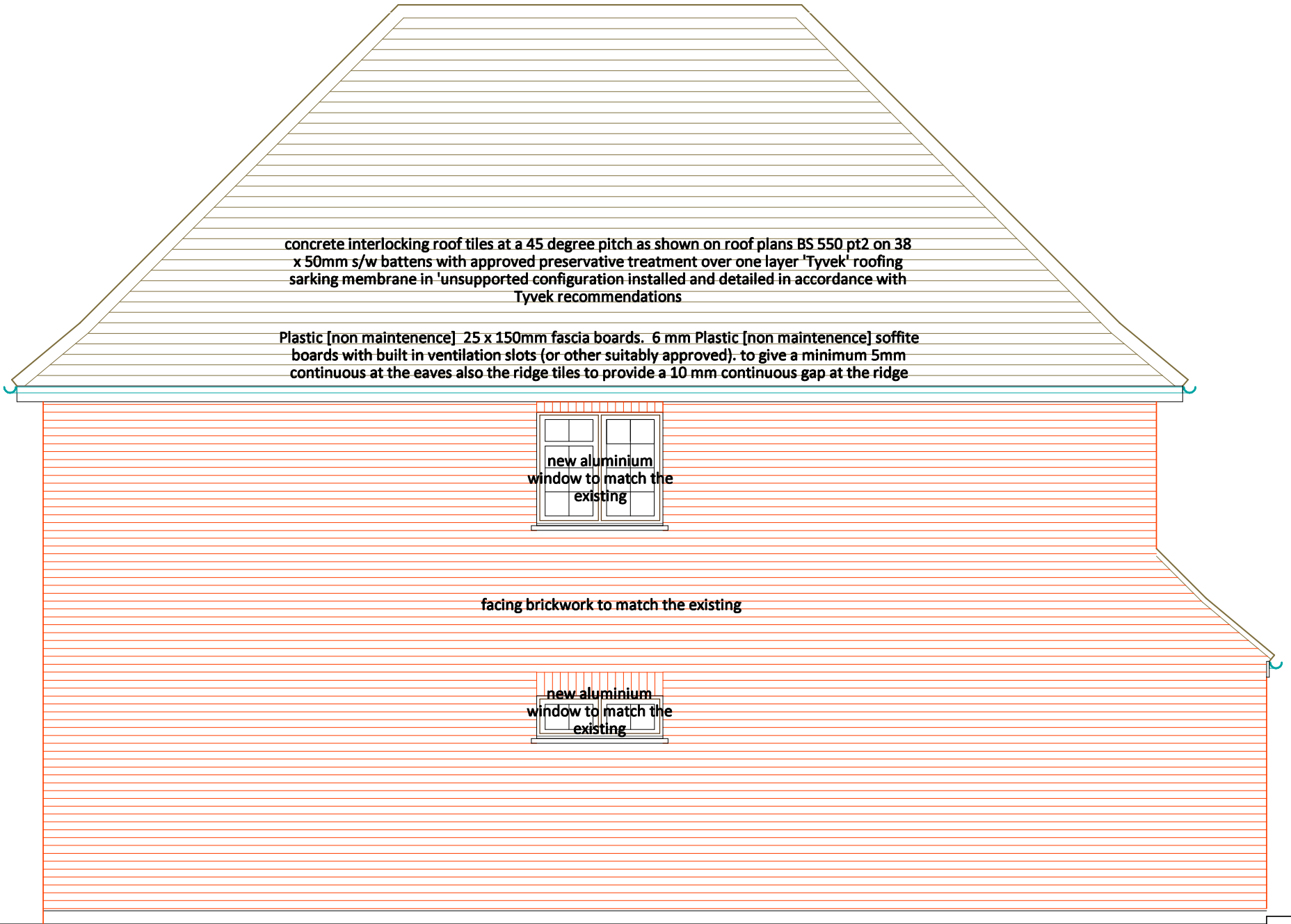
PLANS: EXISTING



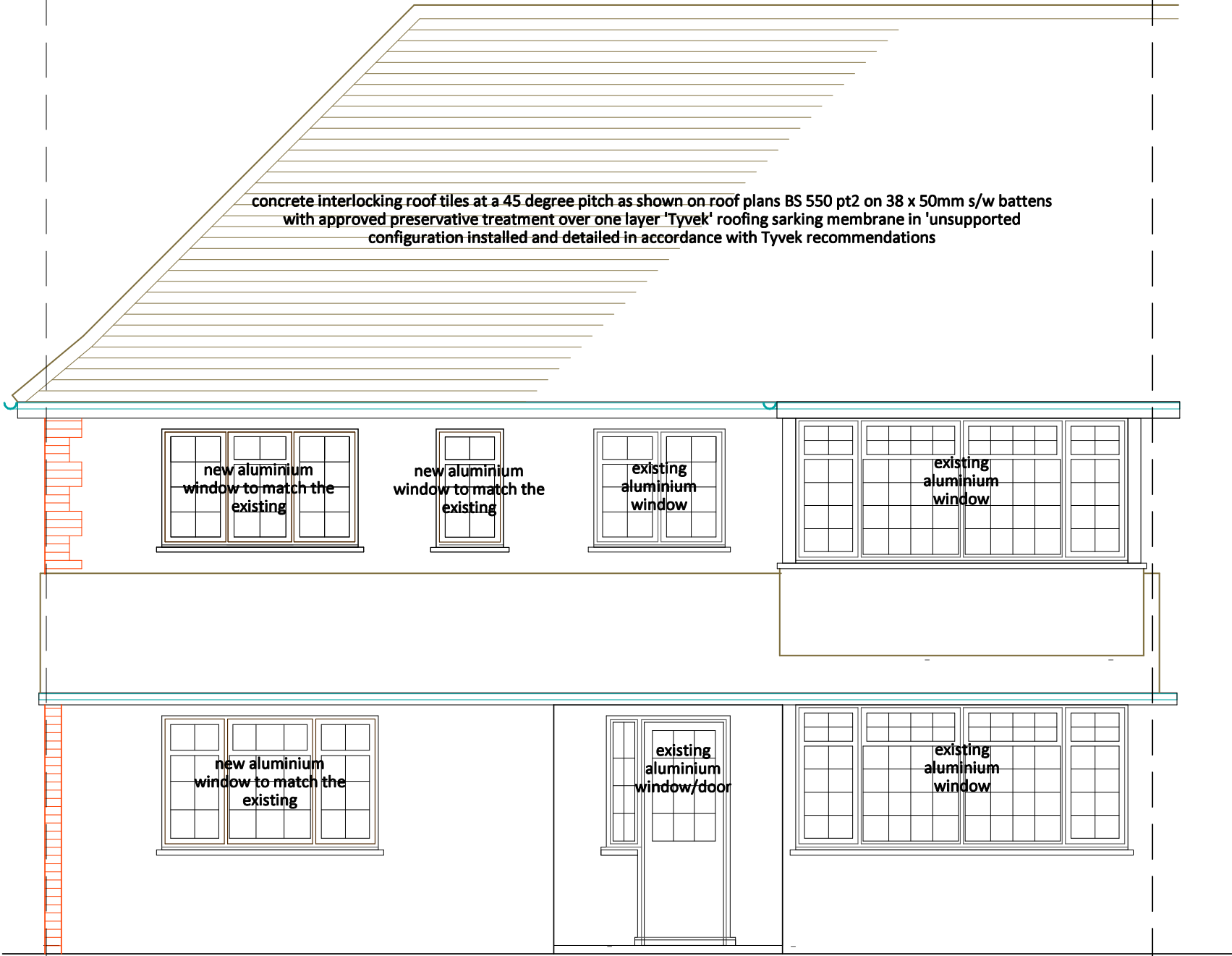
SECTION THROUGH THE EXISTING AND SIDE ELEVATION



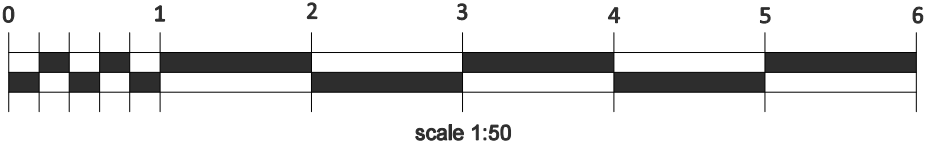
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



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Drawing: **ELEVATIONS: PROPOSED**
Project: **Part two storey, part single storey side/rear ext'n**

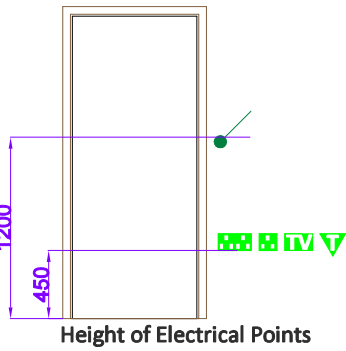
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Hillingdon
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Building Regulations: ☒
For Constructions:
As Built:
Revision: **B**
Page: **P-EL06**
Date: **05-05-2019**

Job No: **4330**
Scale: **1:50 @ A2**

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All contractors to ensure that all existing services are kept intact during the construction & are only turned off/relocated with the clients approval.

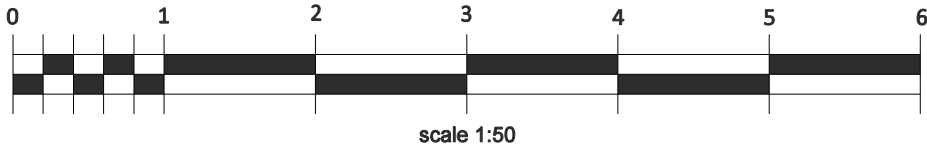
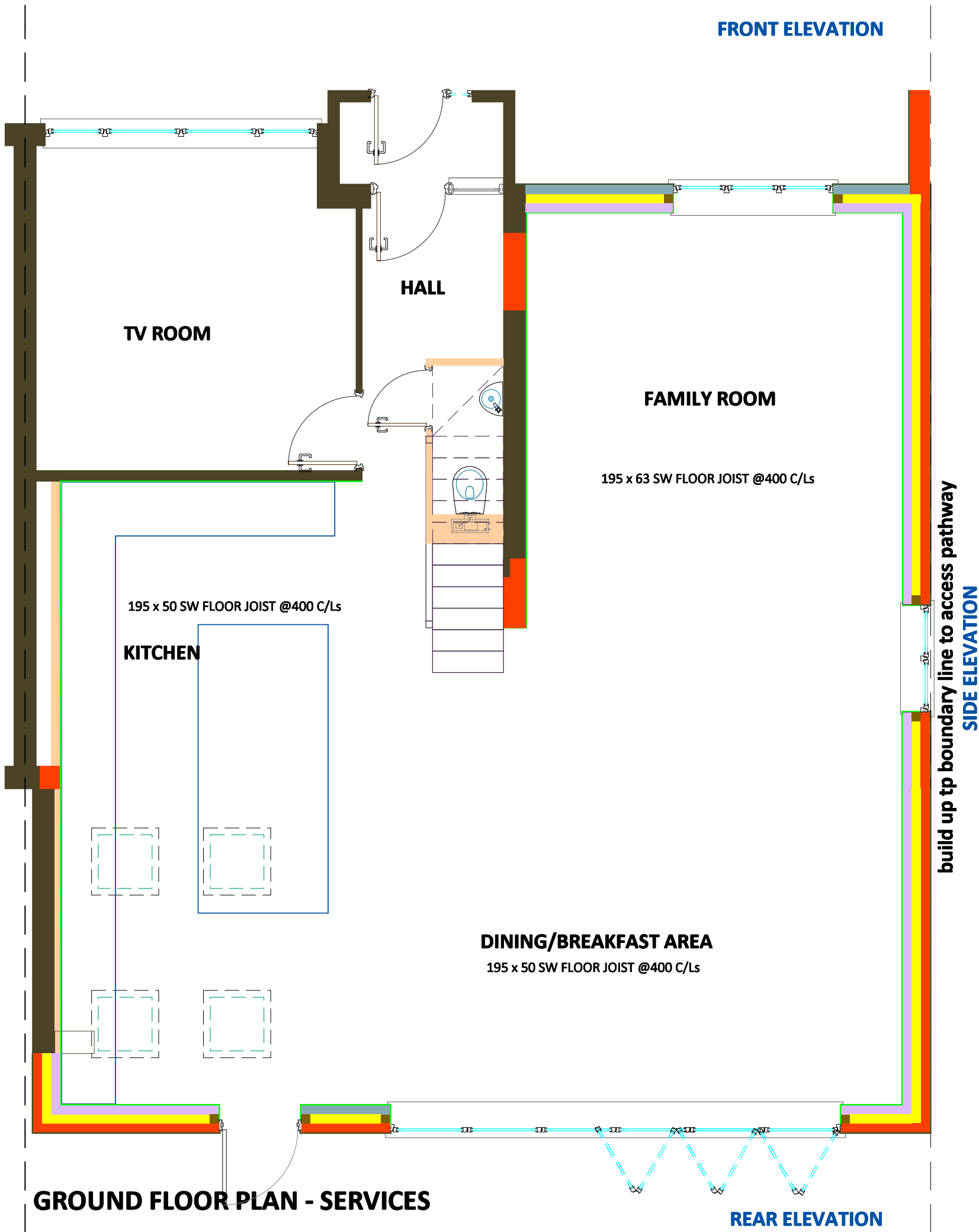


- Switch point
- Switch - Dimmer
- Switch - 2 Way
- Switch - 2 Way Dimmer
- Switch - Pull



- DSSO 13a
- SSSO 13 a
- DSSO 13a [ex]
- SSSO 13a [ex]
- Spur point
- 20a Socket
- Cooker point
- TV aerial
- Shaver point
- Cleaner socket

- emergency fitting
- smoke detector
- running man direction signage
- fire bell
- fire alarm point
- extinguishers



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Drawing: **PLANS: SERVICES**
Project: **Part two storey, part single storey side/rear ext'n**

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Job No: **4330**
Scale: **1:50 @ A2**

For Approval:
Building Regulations: ☒
For Constructions:
As Built:
Revision: **B**
Page: **P-PS05**
Date: **05-05-2019**

PLANS: SERVICES