



THE **MARKET** DESIGN & BUILD



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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. Do not scale this drawing. 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

1 Section 2 Existing

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Roof Plan

The legend consists of five entries, each with a colored or patterned square followed by a label and a brief description. The entries are:

- PROPOSED**: Shaded grey square, description: 9. Balconies and verandas provided are not included.
- EXISTING**: Solid black square, description: 10. Containers, such as development.
- DEMOLITION**: Red and white diagonal striped square, description: None.
- SITE BOUNDARY**: Red square with a black outline, description: None.
- INDICATIVE STRUCTURE ABOVE (REFER TO SEE INFORMATION)**: Dashed green line, description: None.

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

1. On designated land, outbuildings to the side of the house are not permitted development.
2. Outbuildings are not permitted development within the grounds of a listed building.
3. In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the total area to be covered by any outbuildings more than 20 metres from ANY WALL of the house must not exceed 10 square metres to be permitted development.
4. Outbuildings are not permitted development forward of the principal elevation of the original house.
5. Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings (see intro) and extensions to the original house must be included when calculating this 50% limit.
6. To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.
7. Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case.
8. If the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height.
9. Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development.

10. Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development.