

All New Facing Brickwork / Render, Flat Roof To Match Existing Dwelling

Final Position Of New Doors & Windows To Clients Requirements

Rain Water Guttering, Eaves & Foundations Not To Encroach Neighbours Property

**Out Building: Not To Be Used For Habitable Purposes**

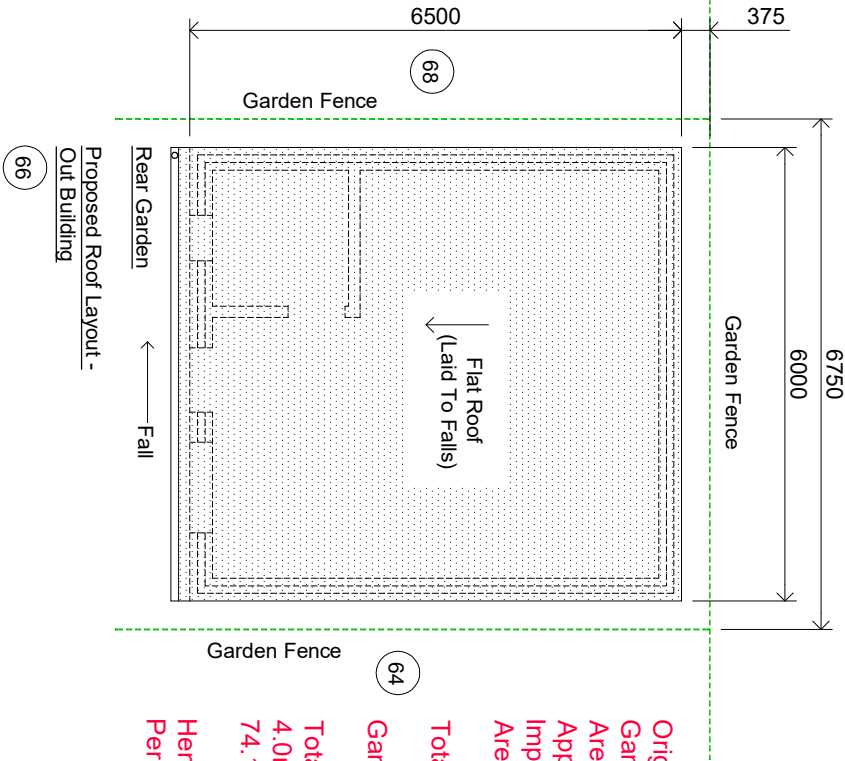
All Setting Out Of Works By Principal Builder & We undertake No Responsibilities Of Any Matters Arising From The Above

(Land Scapping To Suit Natural Ground Profile)

Final Position & Size Of Proposed Washroom To Clients Requirements With Obscure Glass Window Pane Non Opening

All Drawings Created Under The Instructions Of The Home Owner & Or Principal Builder

non open able unless parts of the flank window which can be opened are more than 1.7m above the floor of the room in which the window is installed (obscure glass window)



**Original Garden Area: 173.50m<sup>2</sup>**

**Garden 50%: 81.75m<sup>2</sup>**

**Area Of 4.0m Rear Extension Approved But To Be Implemented: 22.65m<sup>2</sup>**

**Area Of Proposed Outbuilding: 51.50m<sup>2</sup>**

**Total Area To Be Covered: 74.15m<sup>2</sup>**

**Garden Space After All Proposals:**

**Total Garden Space Remaining After Approved 4.0m Rear Extension & Proposed Outbuilding = 74.15.0m<sup>2</sup> < 81.75m<sup>2</sup>**

**Hence Proposal Falls Within Permitted Development Rights**

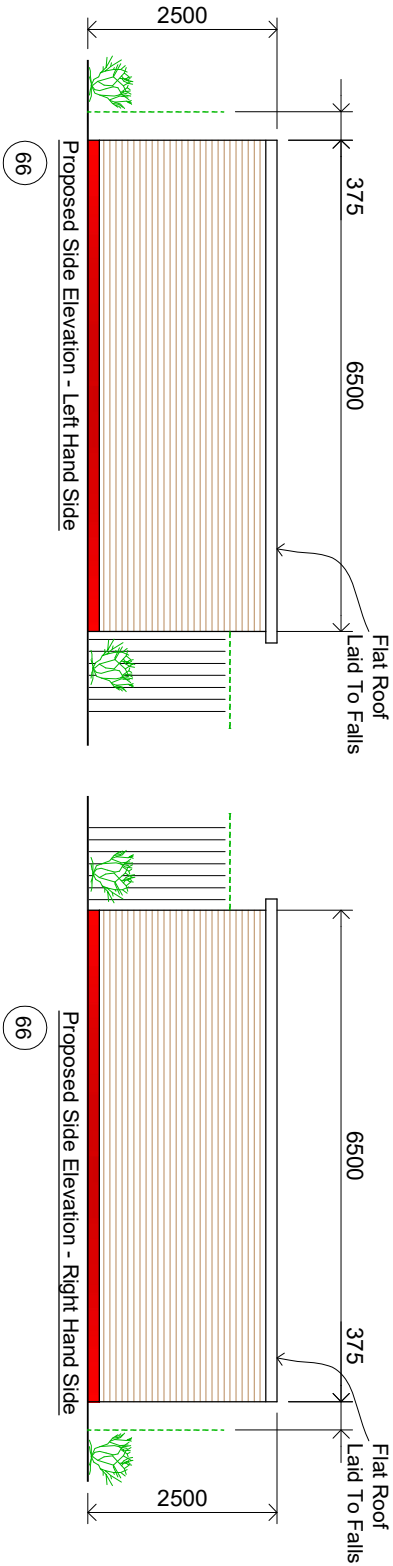
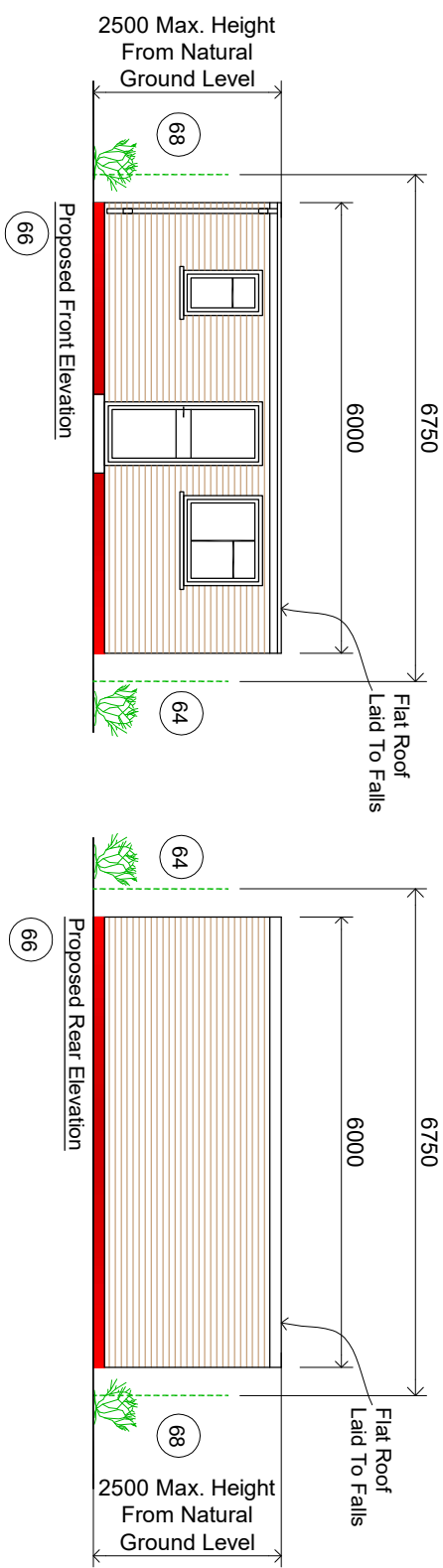
NOTES

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS

DO NOT SCALE FROM THIS DRAWING

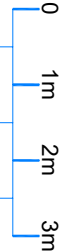
RS ATPA COPYRIGHT

- Notes:
1. Do not scale this drawing
  2. All dimensions to be verified on site and any discrepancy reported to the client
  3. This drawing to be read in conjunction with all relevant drawings
- Prior To Commencement Of Any Works, Agree With Adjoining Neighbours
- Client/Builder To Obtain All Planning Permission Approvals From The Relevant Authority, Commencement Of Building Works Prior To The Planning & Building Control Approvals Is To Client/Builders Own Risk
- Client/Builder To Liaise With Local Water Board For Any New Works On OJ Within The Public Sewer Or Drain Runs And Obtain Approval From The Local Authority Prior To Commencement Of Any Works



**Out Building:**

REV	AMENDMENT	DATE	CHNO
A	Planning Issue	10.12.25	RS



Scale Bar

CLIENT

Balraj Singh Bhogal

PROJECT

66 Marvel Avenue  
Hayes - Middlesex  
UB4 0QS

DRAWING TITLE

Proposed Outbuilding  
Floor Layouts & Elevations  
Sheet 1

SCALE

1:50 @ A1  
1:100 @ A3

DRAWN BY

RS

CHECKED

RS

DATE

10.12.25

DRAWING STATUS

Planning Issue

DRAWING NUMBER

2025 - 144 - 01

REVISION

A