

DWL 04

Side Boundary Plans

1-100

5m

10m



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Terms of Planning Service

AGREEMENT TO THE PLANNING SERVICE

1. All drawings, advice and services supplied by JustPlans Ltd are subject to approval under the Town and Country Planning Act.
2. All drawings and information supplied are designed for exclusive use as part of a submitted planning application.
3. No drawing or information supplied is designed for any purpose other than as part of a planning application, especially any including any building works or any building regulations application.
4. No drawing or information supplied should be used as an on-site reference.
5. No drawing supplied should be scaled from a sketch by a council officer or administrator for the purpose of either verifying or planning any part of the proposed development.
6. No drawing supplied should be used either as the basis of, or to corroborate, any drawings, plans or works of any kind by a third party. Especially they should not be used as the basis of or to corroborate any future building regulations application.
7. No drawing supplied should be used for a building contractor to build from.
8. Any discrepancy between information contained within the drawings and the actuality on the site must be immediately reported to JustPlans upon discovery.
9. JustPlans Ltd's liability for any discrepancy between drawing information and the actuality on the site is limited to the planning process and expires once the council has made its decision.
10. In the event that a council rejects a planning application but subsequently withdraws approval on the basis that drawings or information supplied are inaccurate or incorrect, JustPlans does not accept liability for:
 - (a) any direct or indirect financial expense
 - (b) providing any additional planning application or amendments to the council.
11. Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission, validation and registration. Especially they should not be built from.
12. Drawings are approximate only and should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to foundations.

RELATIONSHIP TO THE TERMS OF SERVICE

1. The shop file (CAD file) remains the exclusive property of JustPlans Ltd.
2. Any changes or amendments required to the draft extension design must be clearly drawn and/or described on the draft drawings and returned to JustPlans in either hard or soft copy format.
3. JustPlans commits itself to providing one opportunity for amendments to the draft design as described in paragraph 2 above. Unless otherwise agreed in writing, JustPlans Ltd does not agree to provide additional opportunities to further amend the design.
4. In the event that more than one change to the draft design is requested pursuant to the terms of paragraph 3 above, the architect will submit additional modifications purely to increase the likelihood of some degree of coordination and that will target to meet or work with and digital copies may become corrupt in such circumstances, JustPlans Ltd is not liable for any resulting problems, whether relating to our own digital files or those of other third parties including the local council.
5. Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be kept on file.
6. Any digital copies of drawings which JustPlans Ltd agrees to supply are subject to these terms.
7. When a planning application is received by the local authority it is checked for suitability by the planning administration team. JustPlans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and issued it is common for the validation process to take a considerable period of time.
8. JustPlans Ltd offers no commitment to provide any service for taking part in or negotiating with any professional person or body for any part of the consultation process, including any building contracts, structural engineer or sound officer.
9. No guarantee is provided that any drawing supplied will be passed planning approval or that the full without obtaining suitable planning approval. Planning permission guidelines are general in nature, any discrepancy between council and site is a matter of common law. Most councils assist or deny planning approval based in part upon a subjective assessment of the merits of each individual property in relation to the immediate environment. Because of the local discretionary power it is impossible to predict the validity or even high accuracy whether a proposal will receive or be denied planning permission.

Just Plans is a trading name for Just Plans Limited, company number 10113607

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Scale 1-100

Paper Size: A4

Rev - - J O'Neill

Existing

Proposed