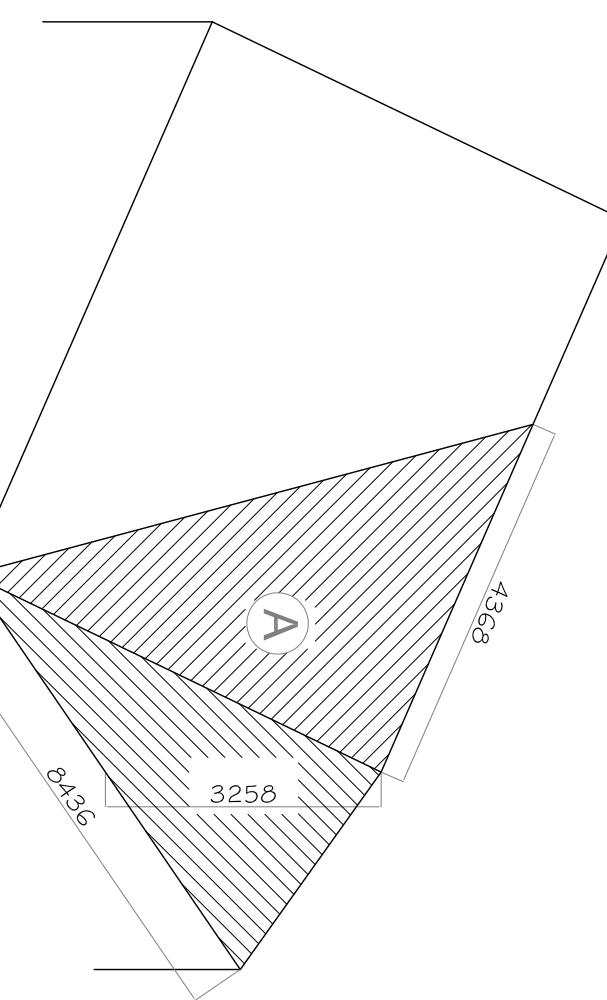
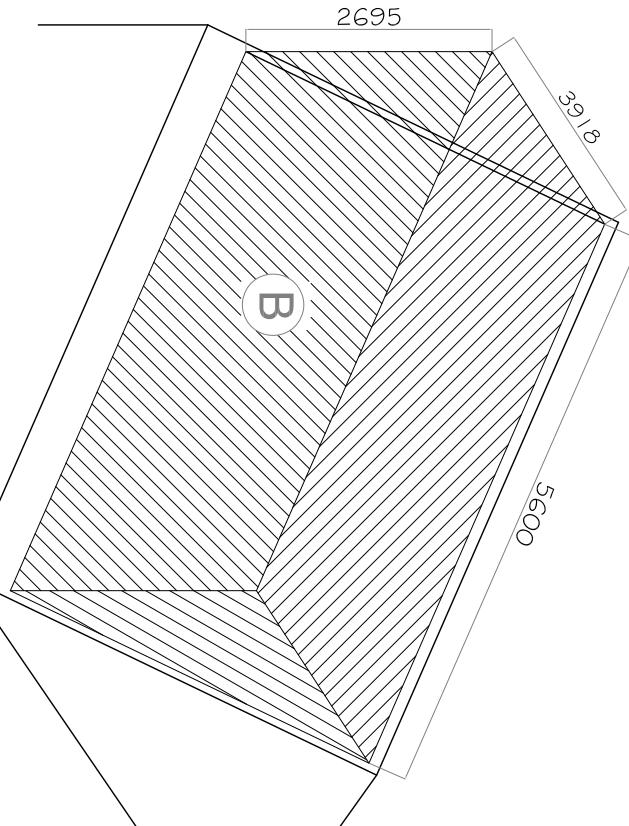


ROOF EXTENSION ON ORIGINAL DWELLING

ROOF EXTENSION ON ORIGINAL DWELLING HIP TO GABLE



DEVELOPMENT IS PERMITTED BY CLASS B OF THE
TOWN AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) (AMENDMENT) (NO.2)
(ENGLAND) ORDER 2008

a. AS A RESULT OF THE WORKS NO PART OF
THE DWELLINGHOUSE WOULD EXCEED THE
HEIGHT OF THE HIGHEST PART OF THE
EXISTING ROOF

b. NO PART OF THE DWELLINGHOUSE WOULD
EXTEND BEYOND THE PLANE OF ANY
EXISTING ROOF SLOPE WHICH FORMS THE
PRINCIPLE ELEVATION OF THE
DWELLINGHOUSE AND FRONTS A HIGHWAY,
WITH THE EXCEPTION OF THE ROOFLIGHTS,
WHICH ARE PERMITTED UNDER CLASS C

c. THE CUBIC CONTENT OF THE RESULTING
ROOF SPACE WOULD NOT EXCEED THE
CUBIC CONTENT OF THE ORIGINAL ROOF
SPACE BY MORE THAN 40 CUBIC METRES.

d. THE WORKS WOULD NOT CONSIST OF THE
CONSTRUCTION OF A VERRANDA, BALCONY OR
OTHER RAISED PLATFORM. IT WOULD CONSIST
OF ALTERATIONS TO THE CHIMNEY WHICH IS
PERMITTED UNDER CLASS G.

e. THE DWELLING IS NOT ON ARTICLE 1(5) LAND.

GENERAL NOTES
All dimensions, levels, sizes, positions and locations of
particulars as indicated on drawings are to be verified by the
appointed Contractor on site prior to engaging in works.

Any discrepancies must be reported to the
Architect/Surveyor/Engineer or responsible persons
immediately.

No dimension to be scaled from the drawings for construction
purposes unless otherwise indicated. All work is to comply with
current Building Regulations.

Party Wall etc. Act 1996 would apply and contractor is to assure
that no work is commenced until this formally is completed.
The sole purpose of this drawing is the procurement of Planning
Permit and Building Regulation approval and work is NOT
to commence before such approvals.

Where this drawing is used for the works, contractor should
request at the time of tender, full specification
and schedule of work. To avoid any disputes, this schedule of
works in conjunction with the drawings would be used to resolve
any matters.

Contractor to assure and satisfy himself that necessary Planning
permission and Building Regulations are approved before
lendering or commencement of works.

The competent person is to send to the local authority via the
scheme provider a self-certification certificate within 30 days of
the electrical works completion. The client must receive both a
copy of the self certificate and a B57671 Electrical Installation
Test Certificate. (Ref. Pt1)

The Gas and Boiler installations will be carried out by a suitably
qualified CORGI registered gas engineer or equal approved.
The Contractor is responsible for ensuring compliance with the
CDM Regulations, and appropriate Health & Safety on site
precautions.

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15 Derwent Avenue, Plaister,
HAs 4QH
dms@shahdesigns.ltd.co.uk
www.shahdesigns.ltd.co.uk

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Scale 1:50

PROJECT
73 WOODLANDS AVENUE
RUISLIP
HA4 9RB

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