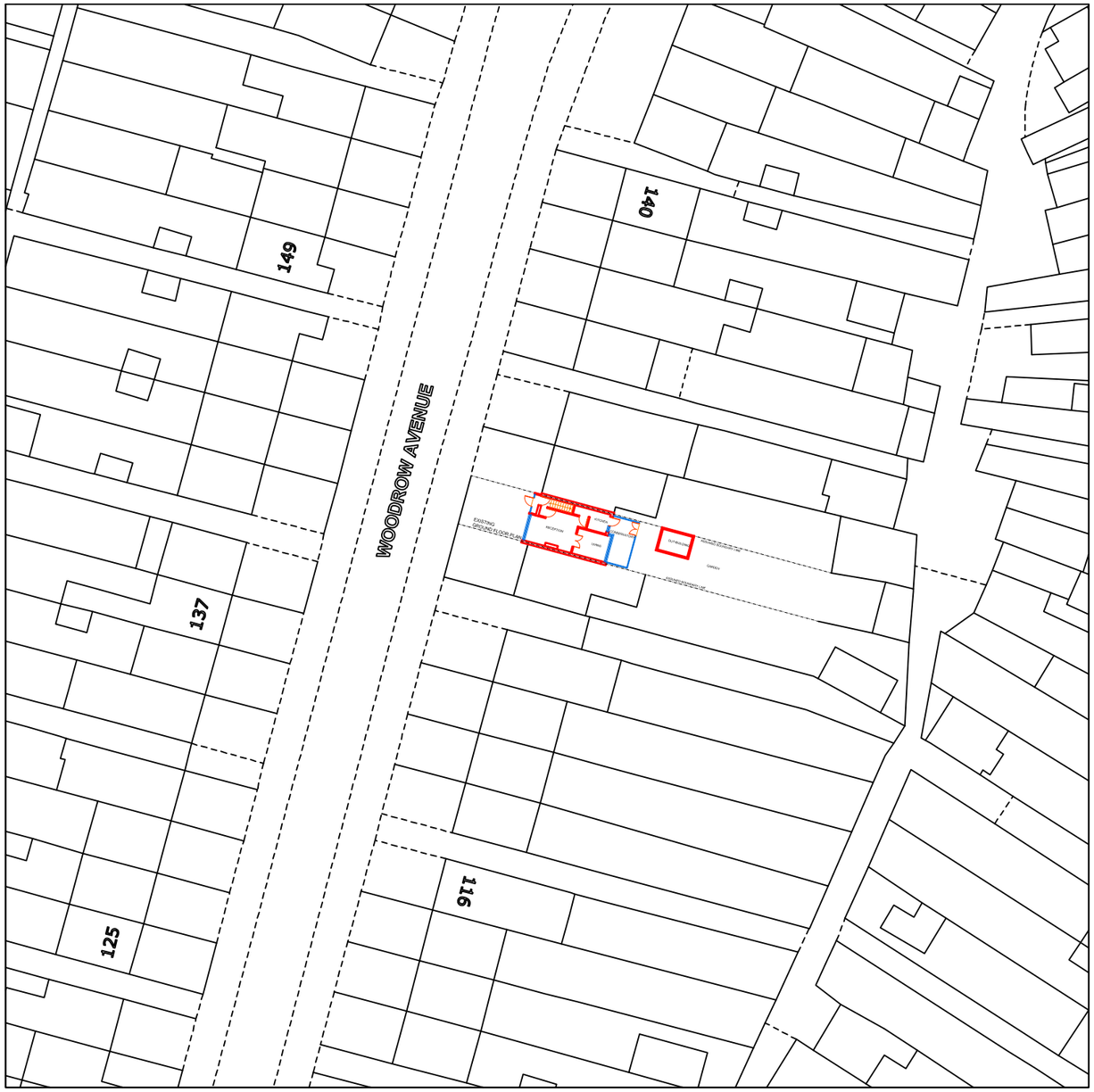

PARTY WALL NOTICES:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

NOTIFICATION OF COMPLETION TO COUNCIL FOR PRIOR APPROVAL:

IT IS A REQUIREMENT THAT THE DEVELOPMENT SHALL BE COMPLETED ON OR BEFORE 30TH MAY 2019.

DEVELOPER IS REQUIRED TO NOTIFY LOCAL PLANNING AUTHORITY OF THE COMPLETION OF DEVELOPMENT AS SOON AS REASONABLY PRACTICABLE AFTER COMPLETION.
NOTIFICATION SHALL BE IN WRITING AND SHALL INCLUDE NAME OF THE DEVELOPER, THE ADDRESS OR LOCATION OF THE DEVELOPMENT AND THE DATE OF COMPLETION.

NOTE:

DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY OR FORM.

CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS,MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY.THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY.NO CHECK DIMENSIONS HAVE BEEN TAKEN,ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

PERMITTED DEVELOPMENT:

AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2, PART 1, CLASS A.

IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFULLNESS FOR A FORMAL CONFIRMATION.

ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS IS SOLELY AT OWNER'S RISK.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION
A	270417	ZU		FIRST ISSUE

z a v i a
design
STUDIO
15 Yoxley Drive IG2 6PZ [020 8924 1441]

PROJECT
128 WOODROW AVENUE
HAYES
UB4 8QP

DWG TITLE
EXISTING SITE PLAN

CLIENT
MR. ISLAM

DWG NO:
ZAAVIA/128WA/103

ISSUE
A

SCALE	DATE	DRAWN BY
1:500@A3	27 APRIL	ZU