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No deviation may be made from the details shown on this drawing without the prior written permission of the office.

Any discrepancy found between this drawing and any other document should be referred immediately to the office.

Assumed Foul drainage & rain water Drain. To be confirmed on site by the Contractor.

All air brick vents to be carried forward and where necessary new air brick vents to be introduced.

All rights described in Chapter IV of the Copyright, Designs and Patents Act 1988, have been generally asserted.

Before commencement of the works the contractor must check and verify all buildings and site dimensions and levels, all relevant sewer outfalls, invert levels and connection points.

This drawing should not be relied upon to give information on ground conditions and foundations.

Specification to be used as guidance only and not to be solely relied on for construction purpose.

The contractor is to carry out the work in compliance with the Building Regulations, and relevant current British Standards.

The party Wall Act 1996.
The Provision of the party wall act 1996 are to be implemented which client shall be responsible neighbors are to be sent details (by hand) of proposed works and a copy of the standard letter required by the Party Wall Act 1996, 28 days prior to commencement of works.



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CLIENT
4 HOPNER ROAD
HAYES
UB4 8PZ

TITLE
SINGLE STOREY REAR EXTENSION

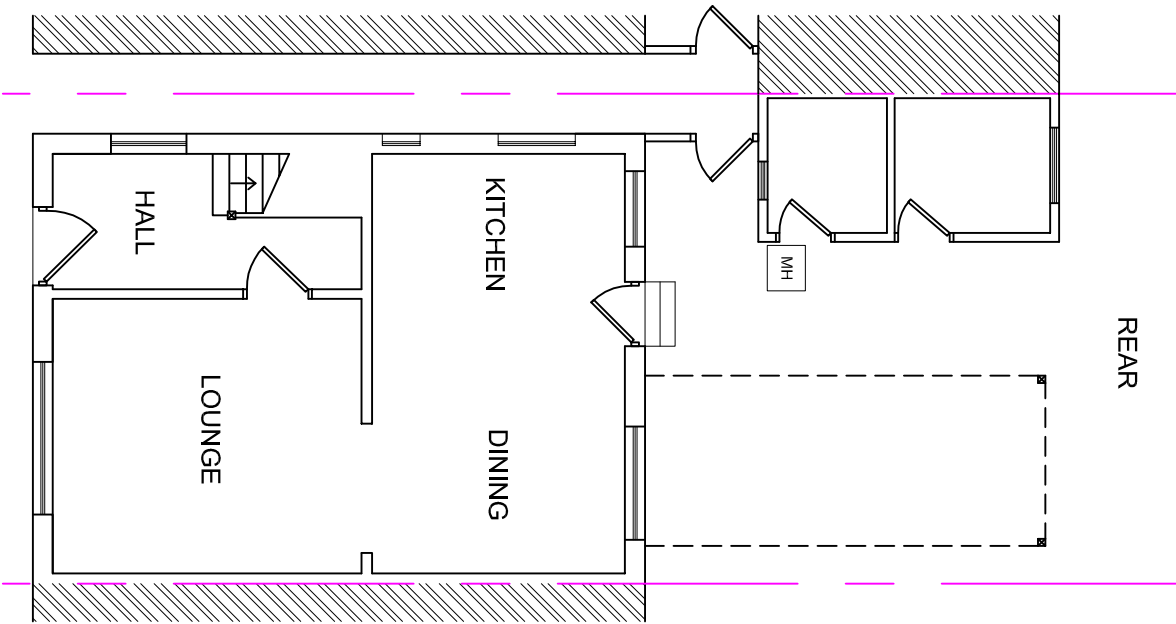
DRAWING
EXISTING & PROPOSED
PLANS AND ELEVATIONS

DRWG NO A710-1a

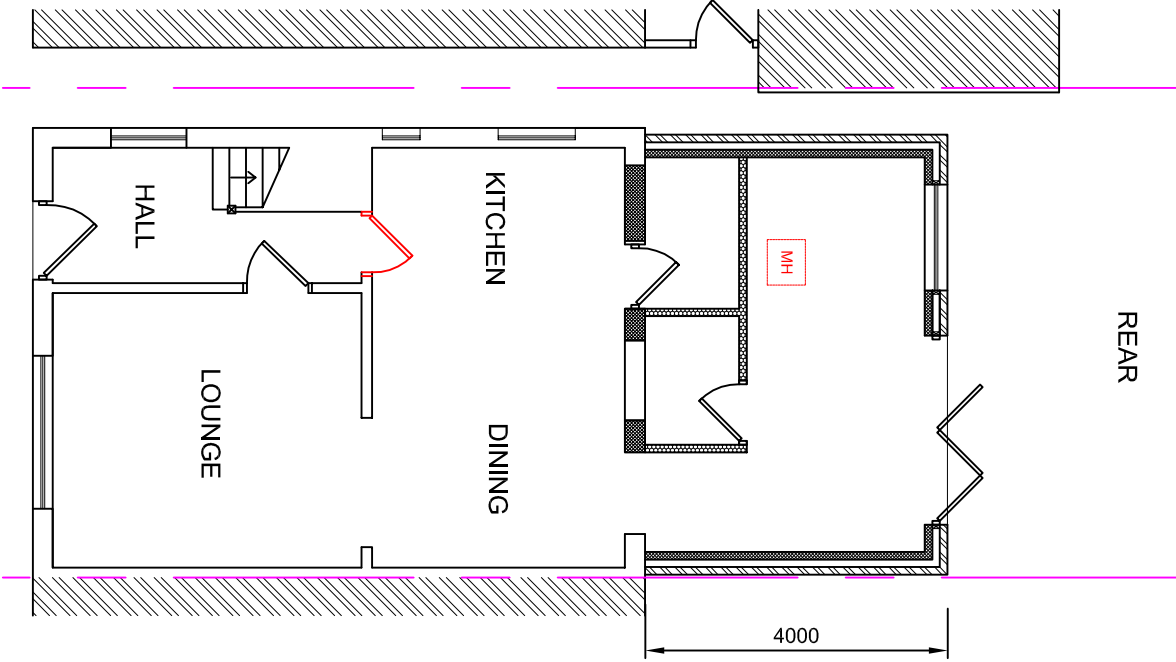
A2 layout

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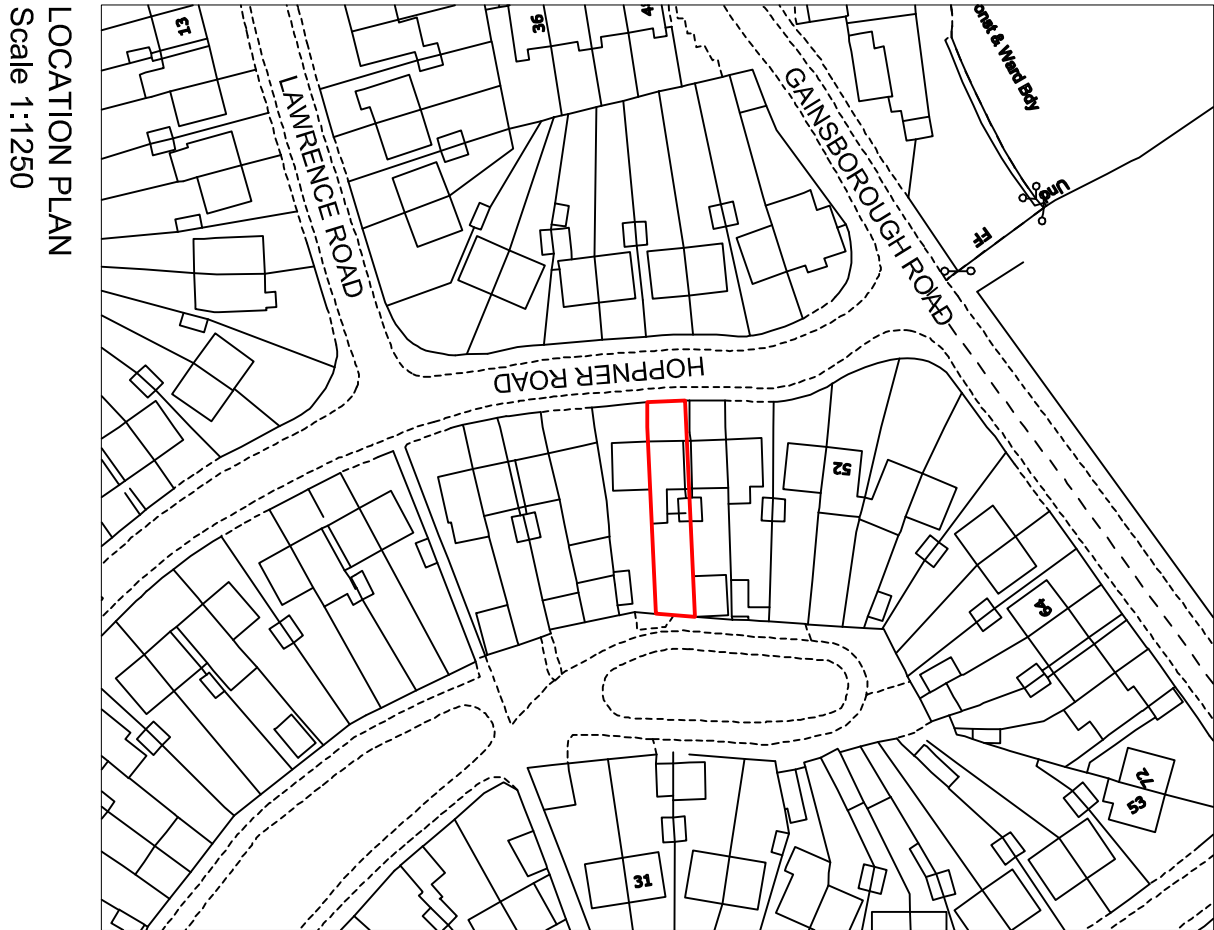
DATE JULY 2018



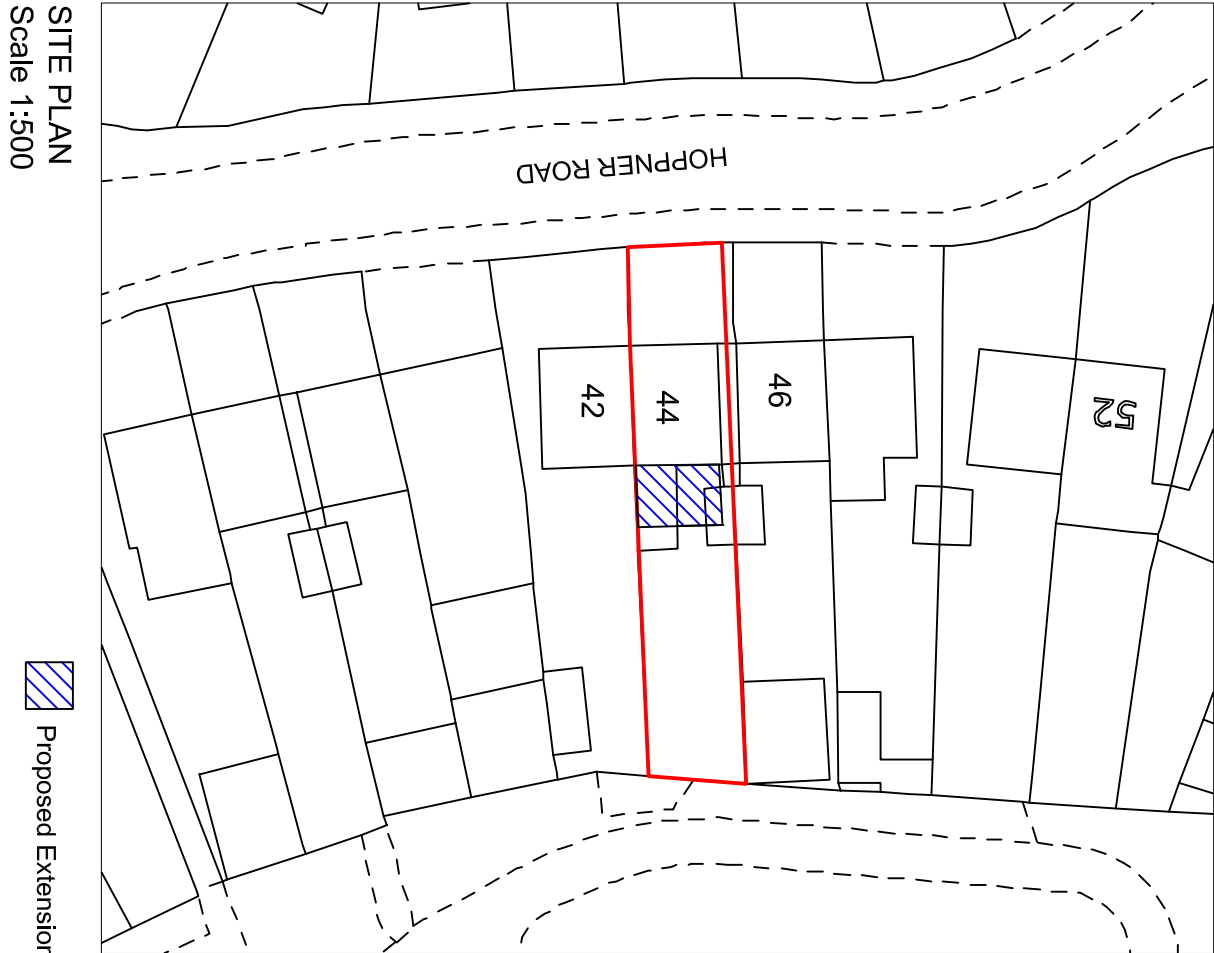
EXISTING GROUND FLOOR PLAN
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:100

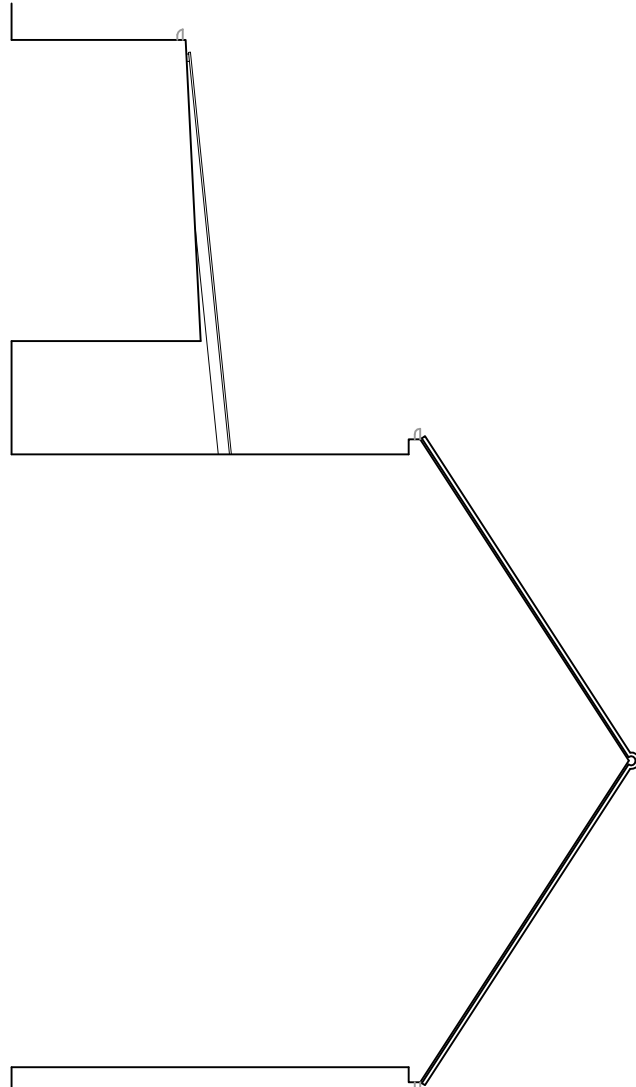
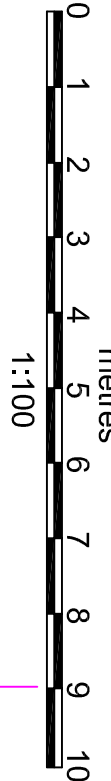


LOCATION PLAN
Scale 1:1250

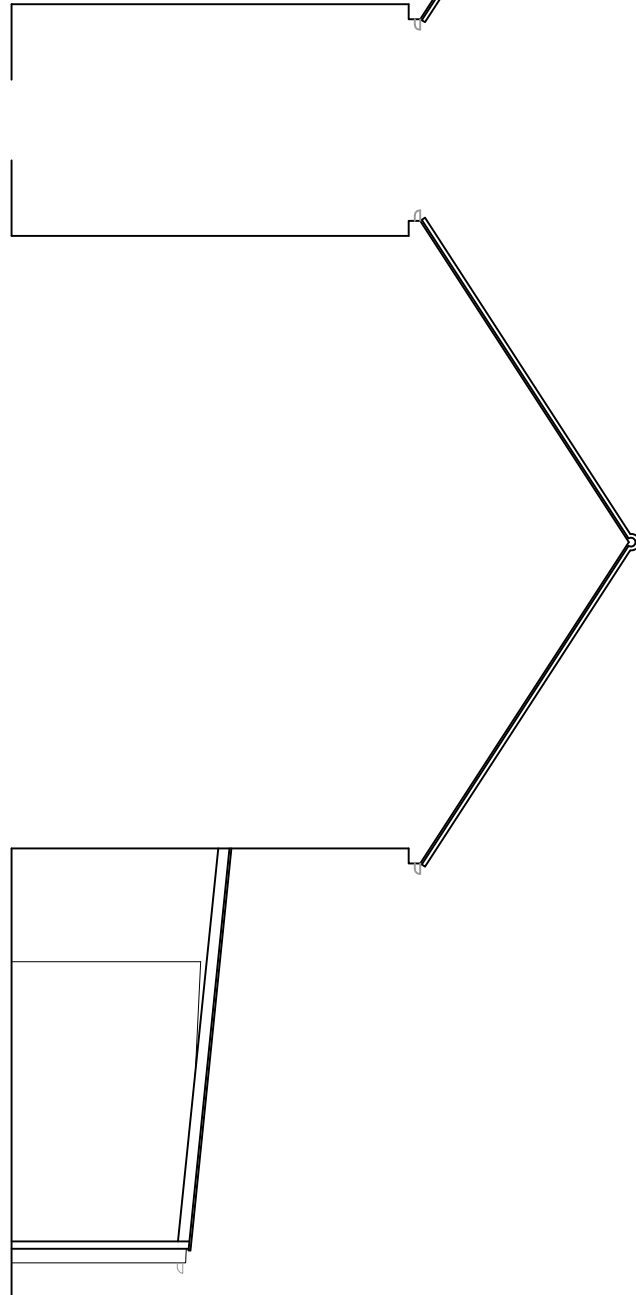


SITE PLAN
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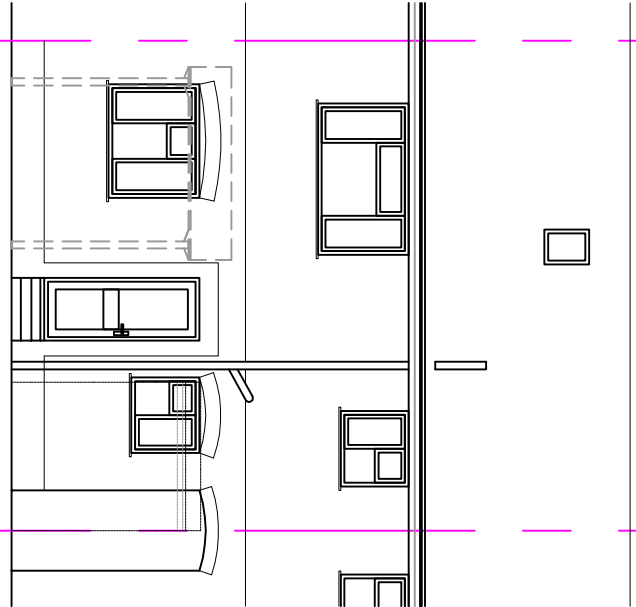
Proposed Extension



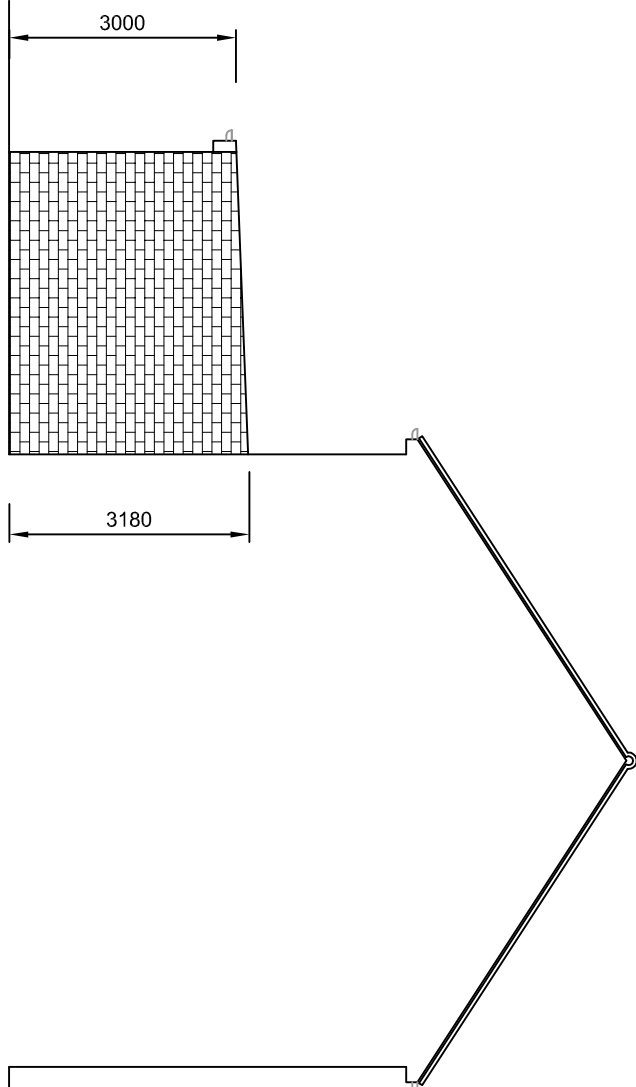
EXISTING SIDE ELEVATION
Scale 1:100



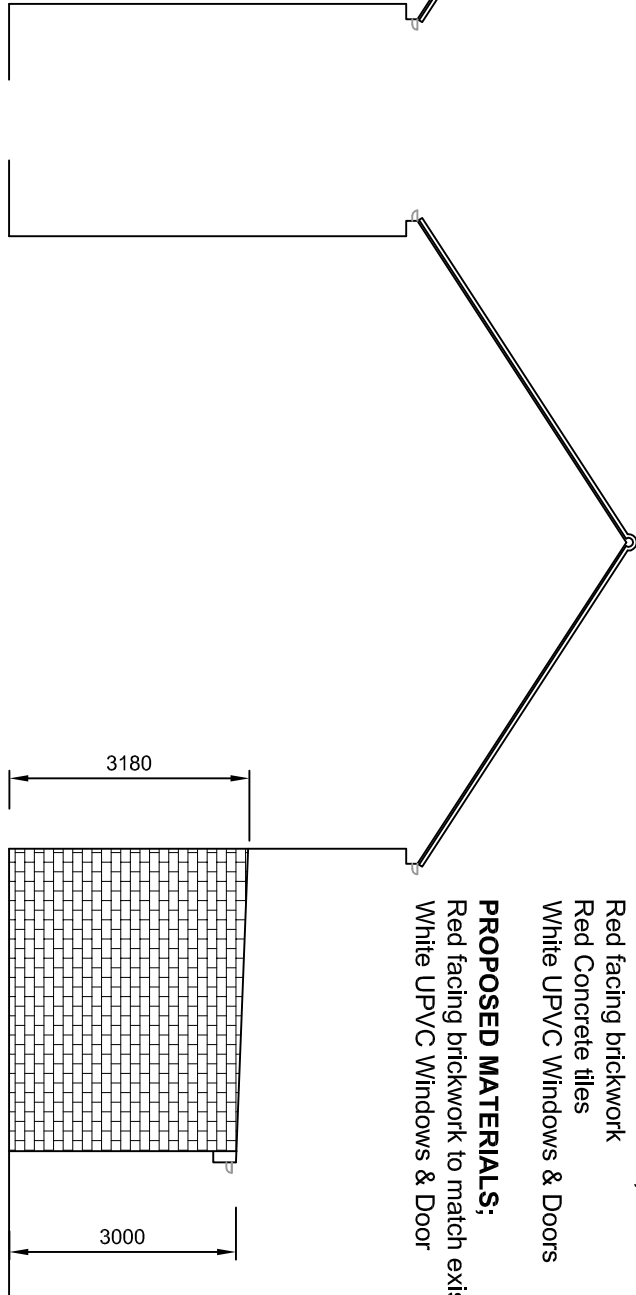
EXISTING SIDE ELEVATION
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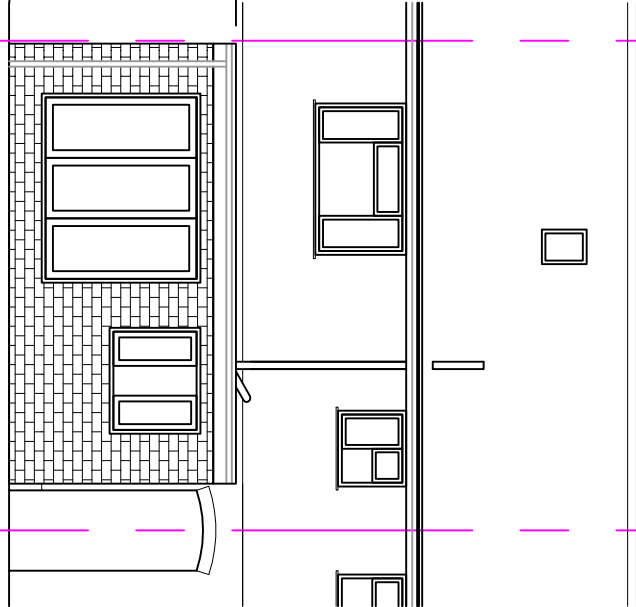
EXISTING REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

PERMITTED DEVELOPMENT

Technical Guidance 2014 -

A1(b) - Page 9

Eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof - the overhang and the parapet wall should be ignored for the purposes of measurement.

The Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2 Permitted Development rights

Part 1 Development within the curtilage of a dwellinghouse

Class A – enlargement, improvement or other alteration of a dwellinghouse

Development is not permitted by Class A if -

- A1. (f) (ii) - exceed 4m in height
(g) (ii) - exceed 4m in height
(i) - the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres
(j) (i) - exceed 4m in height