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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.

All drainage shown on the plans is provisional and may require on-site agreement with the Building Control Officer.

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 drawings must be read in conjunction with and checked against all structural, specialist and detail, layout and engineering drawings.

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.



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TITLE
SINGLE STOREY REAR EXTENSION
&
GARAGE CONVERSION

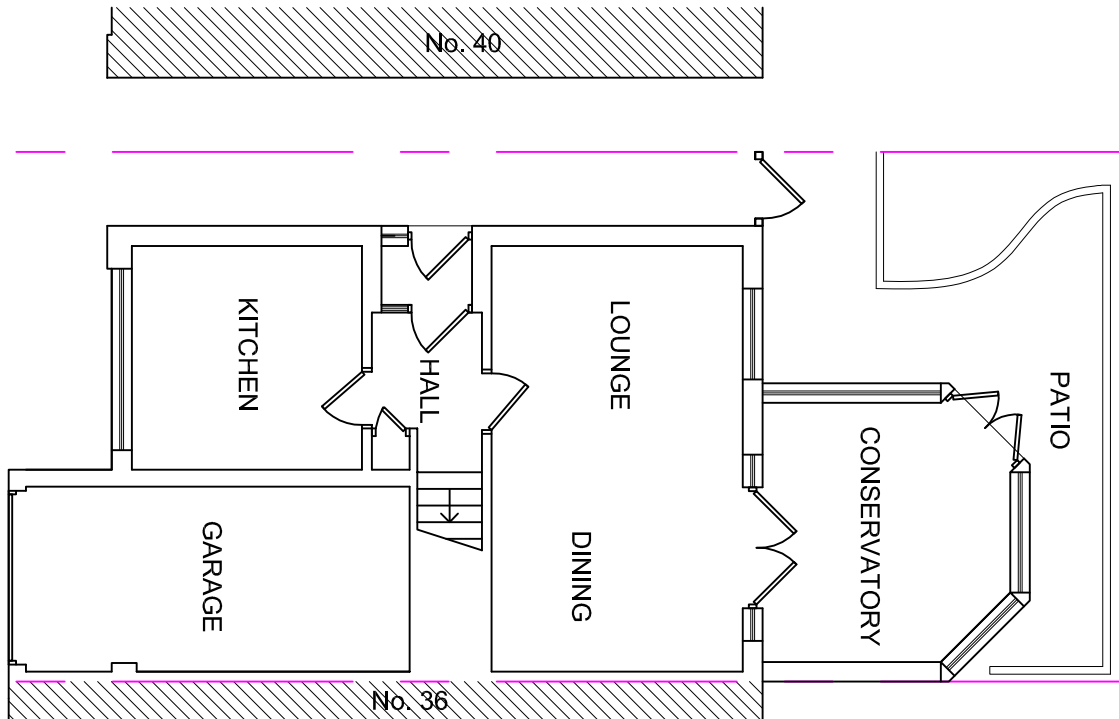
DRAWING
EXISTING & PROPOSED
PLANS AND ELEVATIONS

A2 layout

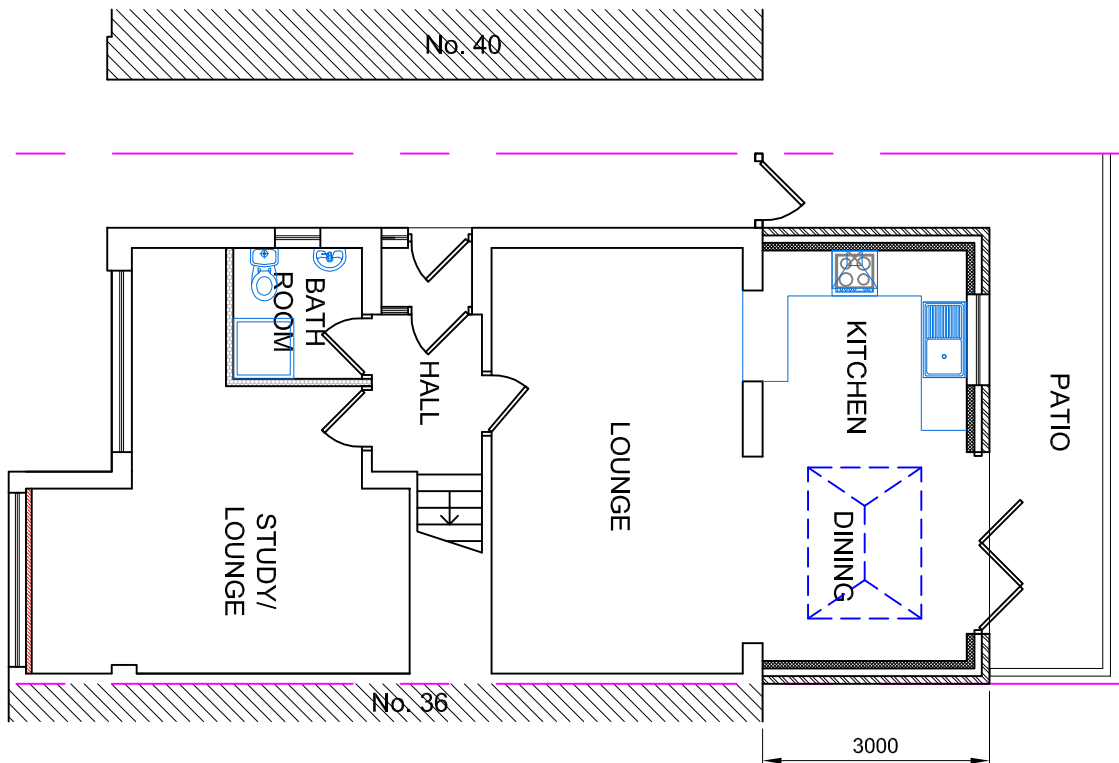
DRWG NO A980-1a

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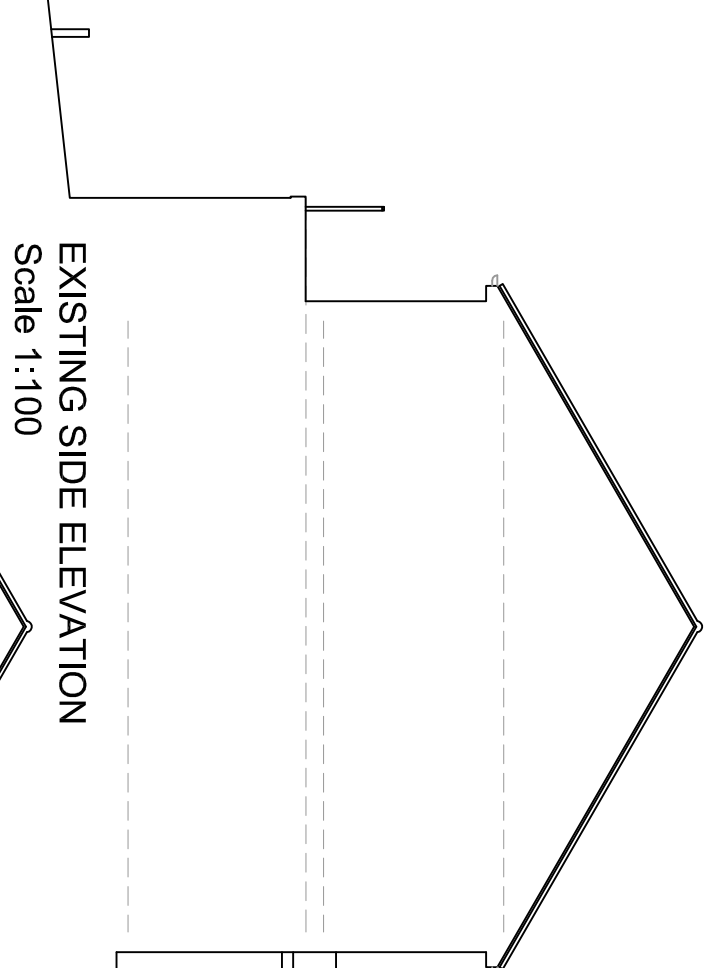
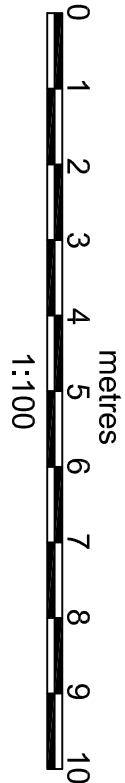
DATE SEPT 2020



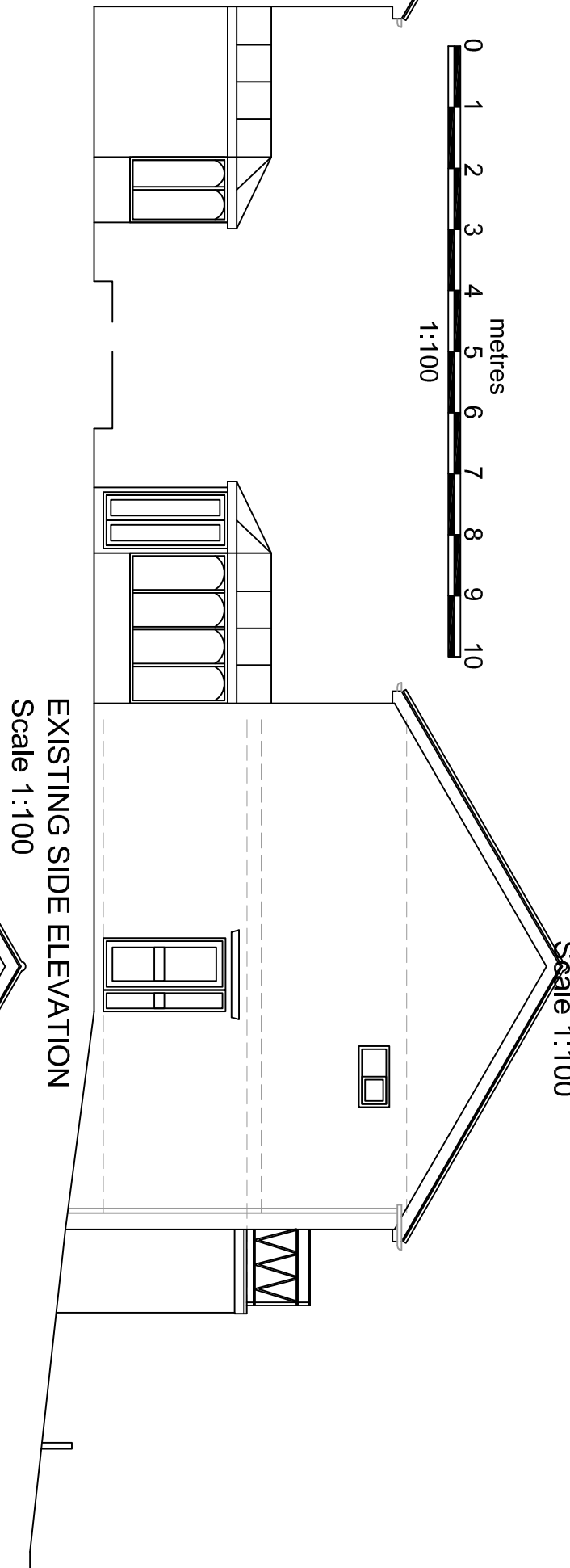
EXISTING GROUND FLOOR PLAN
Scale 1:100



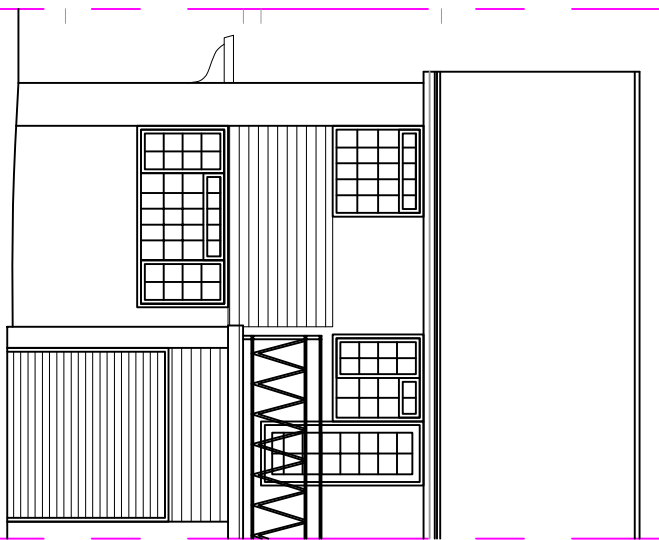
PROPOSED GROUND FLOOR PLAN
Scale 1:100



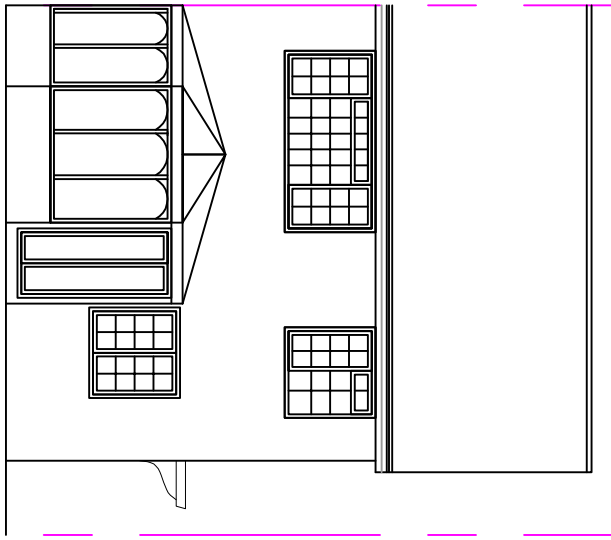
EXISTING SIDE ELEVATION
Scale 1:100



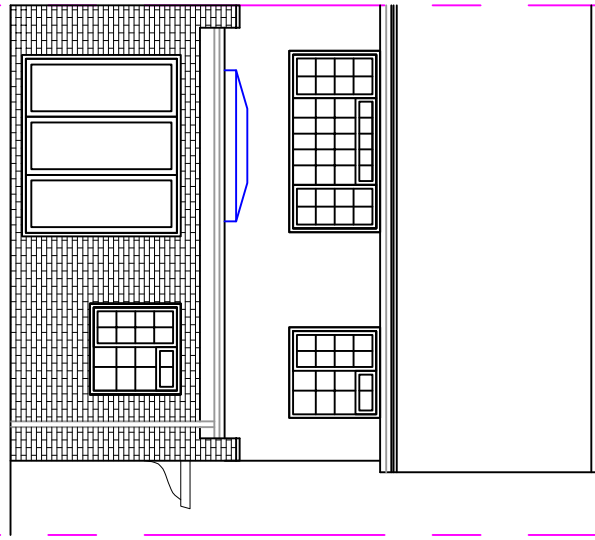
PROPOSED FRONT ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

EXISTING MATERIALS:
Yellow/Red facing brickwork
Red clay tiles
White UPVC Windows & Doors

PROPOSED MATERIALS:
Brickwork to match existing
White UPVC Windows & Doors
Bathroom window to be Obscured

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

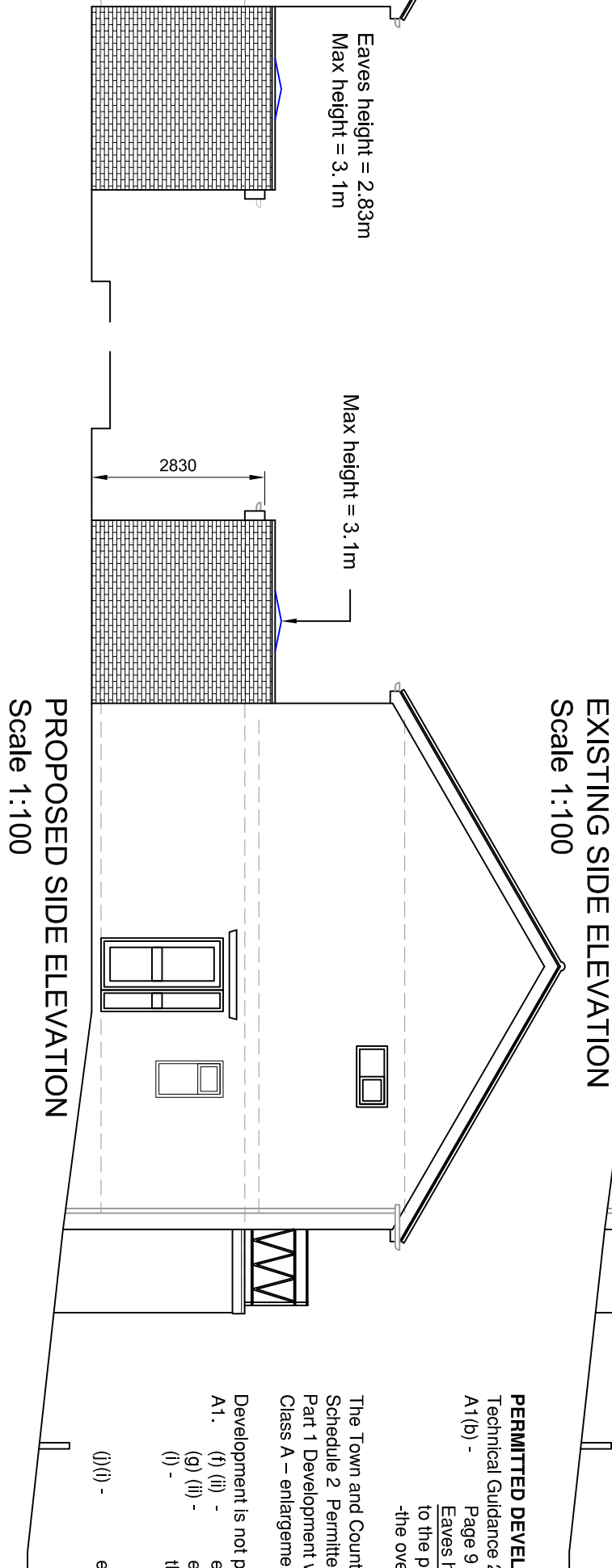
- Development is not permitted by Class A if -
- A1. (i) (ii) - exceed 4m in height
 - (g) (ii) - exceed 4m in height
 - (i) - the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres
 - (i)(i) - exceed 4m in height

Eaves height = 2.83m
Max height = 3.1m

Max height = 3.1m

2830

PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100