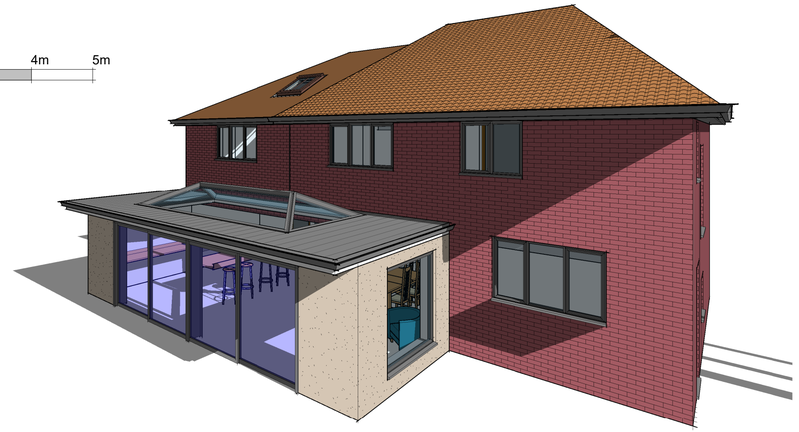
BRO Architecture

PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the "original house" would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be 3 metres for an attached house and 4 metres for a detached house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height no higher than existing house.
-Roof pitch of extensions higher than one storey to match existing house
-Materials to be similar in appearance to the existing house.
-Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

A notification of a proposed larger Home Extension
Under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances.
Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 8 metres if a detached house; or more than 6 metres for any other house
Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.
This is done by completing and submitting the 'Notification of a proposed larger Home' application form.

1:1250 - Site Location Plan

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1

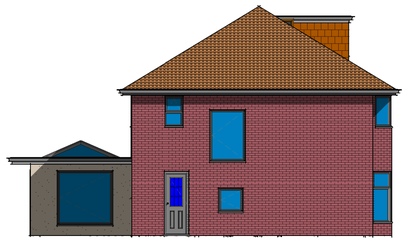


Please note:
All drawings are for the purposes of planning only.

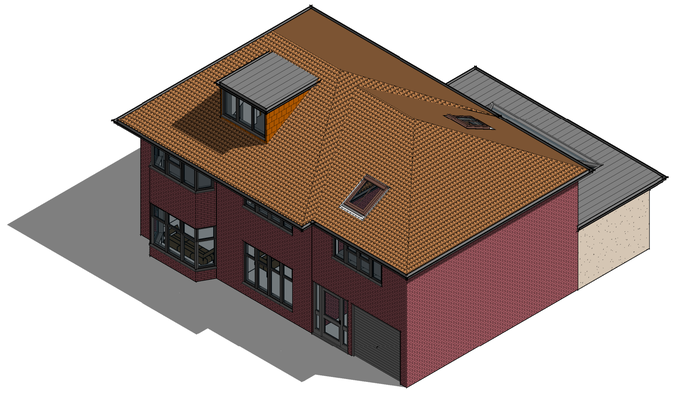
Not for construction works.

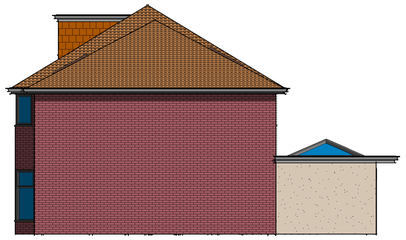
Report all discrepancies to the person named below, do not proceed without instruction.

BRO take no responsibility should any drawing/s unless specified are used for building purposes.



5 **LEFT SIDE ELEVATION**
1 : 100





6 **RIGHT SIDE ELEVATION**
1 : 100

1 **FRONT ELEVATION**
1 : 50

2 **REAR ELEVATION**
1 : 50

Rev	Description	Date

CODE SUITABILITY DESCRIPTION

STATUS PURPOSE OF ISSUE

PROJECT

Two Storey Extension

TITLE

9 Elwell
DT6 4DX

CLIENT

Mr A Van Cuylenburg

DRAWN BY	CHECKED BY	DATE
SH	Client	25th May 20

SCALE (@ A1)	PROJECT NUMBER
As indicated	SH/BRO/230520-A

DRAWING NUMBER REV

Proposed House Plans