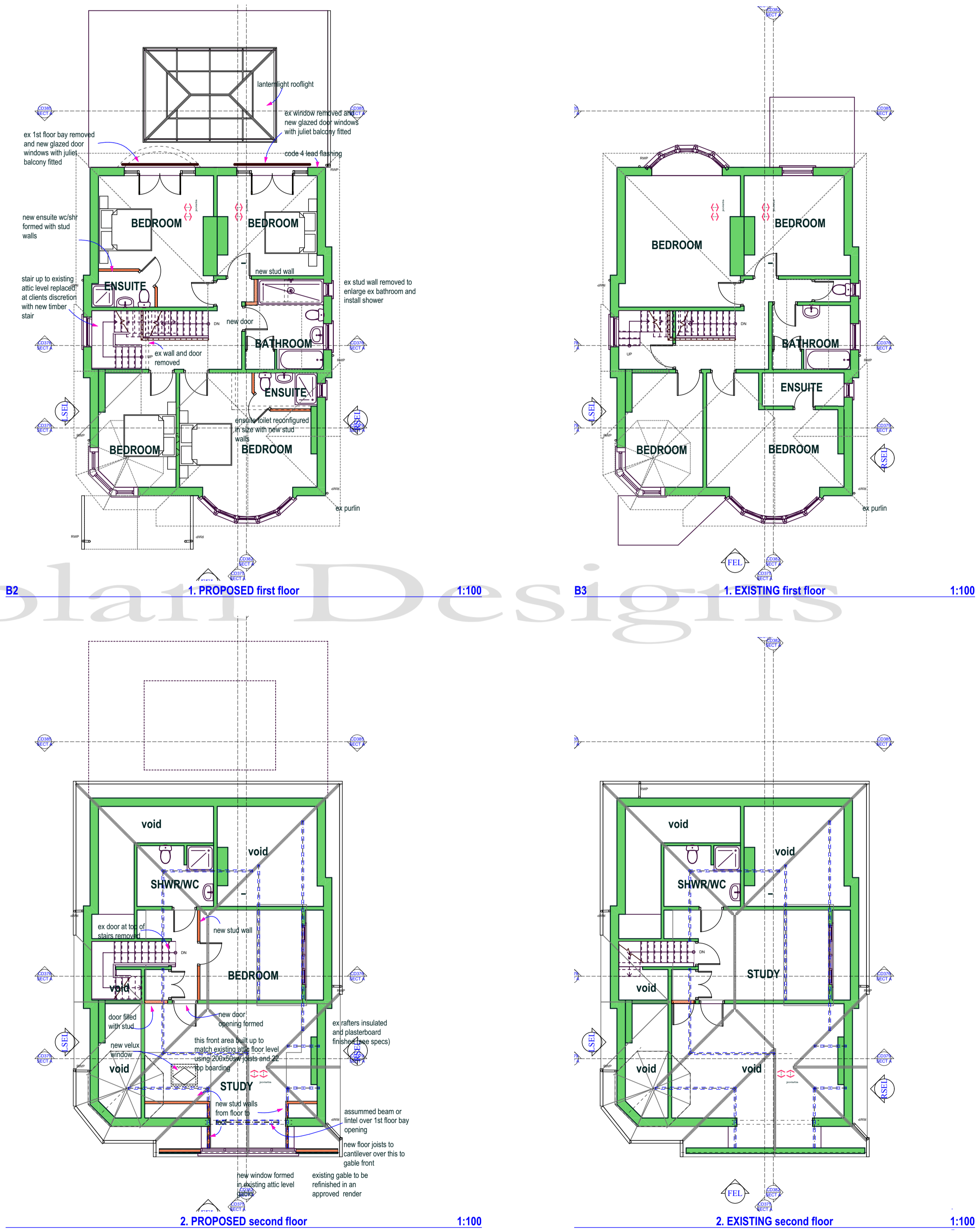
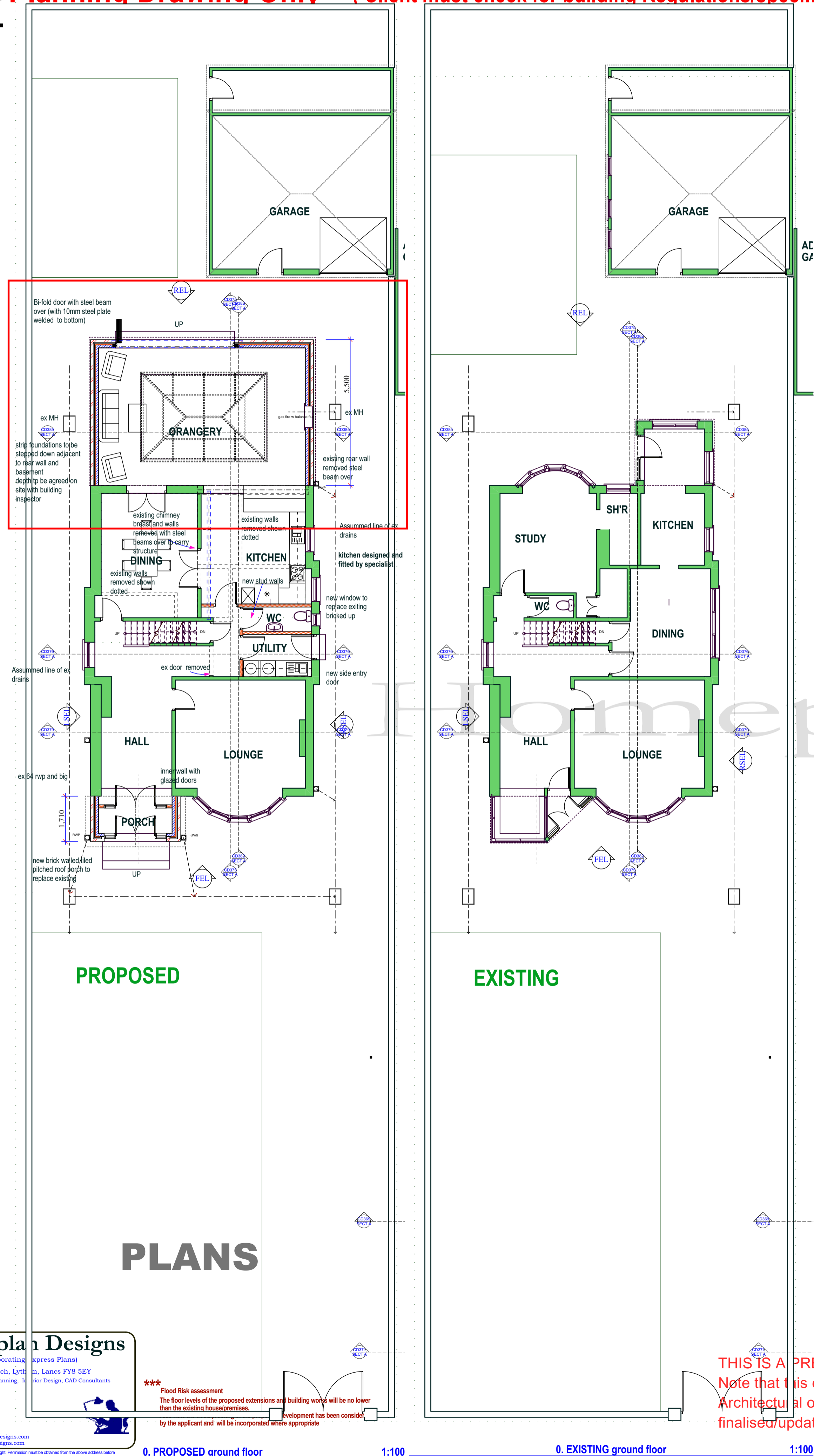




Chris Sinclinson

PROPOSED REAR EXTENSION IS SUBJECT TO A PRIOR APPROVAL LARGER HOME EXTENSION PLANNING APPLICATION
 THE CRITERIA IS AS FOR PERMITTED DEVELOPMENT APART FROM DEPTH:-
 To be a permitted development "PD" extension on a detached house:-
 - Projection out from rear of house to be no greater than 4.0m
 - Height of top of fascia from ground max 3.0m
 - Height to top of slope of roof max 4.0m
 - external finishes to the extension walls to match the existing structure



Homeplan Designs
 (Incorporating Access Plans)
 49 East Beach, Lytham St Anne's, Lancs FY8 5EY
 Tel: 01253 737724
 Fax: 01253 732347
 Mobile: 07951 293 182
 Email: Chris@homeplan-designs.com
 WWW: www.homeplan-designs.com

*** Flood Risk assessment
 The floor levels of the proposed extensions and building works will be no lower than the existing house/permissions.
 Development has been considered by the applicant and will be incorporated where appropriate

THIS IS A PRELIMINARY DRAWING
 Note that this drawing is not approved. The builder must contact the Architectural offices (Tel No 01253 737724) to obtain a finalised/updated/approved copy of the plan prior to pricing/building this project

GENERAL NOTES
 It is the responsibility of the Building Contractor to ensure that the work is carried out in a safe and satisfactory manner in accordance with the Health & Safety At Work Act 1974, COSHH Regulations 1988, & where applicable the requirements of the CDM Regulations 1994.
 Drawings are to approximate scale only and are to be read with associated documents.
 Contractors MUST check proposals and are to bring any doubts or errors to architectural consultant's attention before proceeding.
 NOTE that windows for openings being prepared on site must NOT be ordered by builder/client before they are finished, as the physical finished opening sizes can vary due to brick coursing.
 All builders work must comply entirely with the current Building Regulations. Prior to start of work builder must be aware of any special planning conditions that may have been imposed by Council Planning Dept check APPROVAL DOCUMENTS.
 All electrical work required to meet the requirements of part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so in accordance with BS 7671. A copy of the certificate should be forwarded to the council immediately following the completion of the electrical installation.
 This plan & its specifications are copyright. Permission must be obtained from the above address before copying or using for any other purpose than it was originally drawn.
 NO dimensions must be scaled from this drawing.

JOB: PROPOSED REAR ORANGERY AND FRONT PORCH EXTENSIONS INTERNAL ALTERATIONS INCLUDING WITH ATTIC ROOM PLANNING AND BUILDING REGS STAGE	CLIENT: MR PETER CHENEY DRAWING TITLE: PLANS - EXISTING AND PROPOSED.
SITE: 467 CLIFTON DRIVE SOUTH ST ANNES	SCALE: 1:100 DRAWING No: HP 27948 PL / 21 / 02.2
DATE: FEB 21	REV ID:

REV B Further client changes FEB 21
 REV A Client updates JAN21