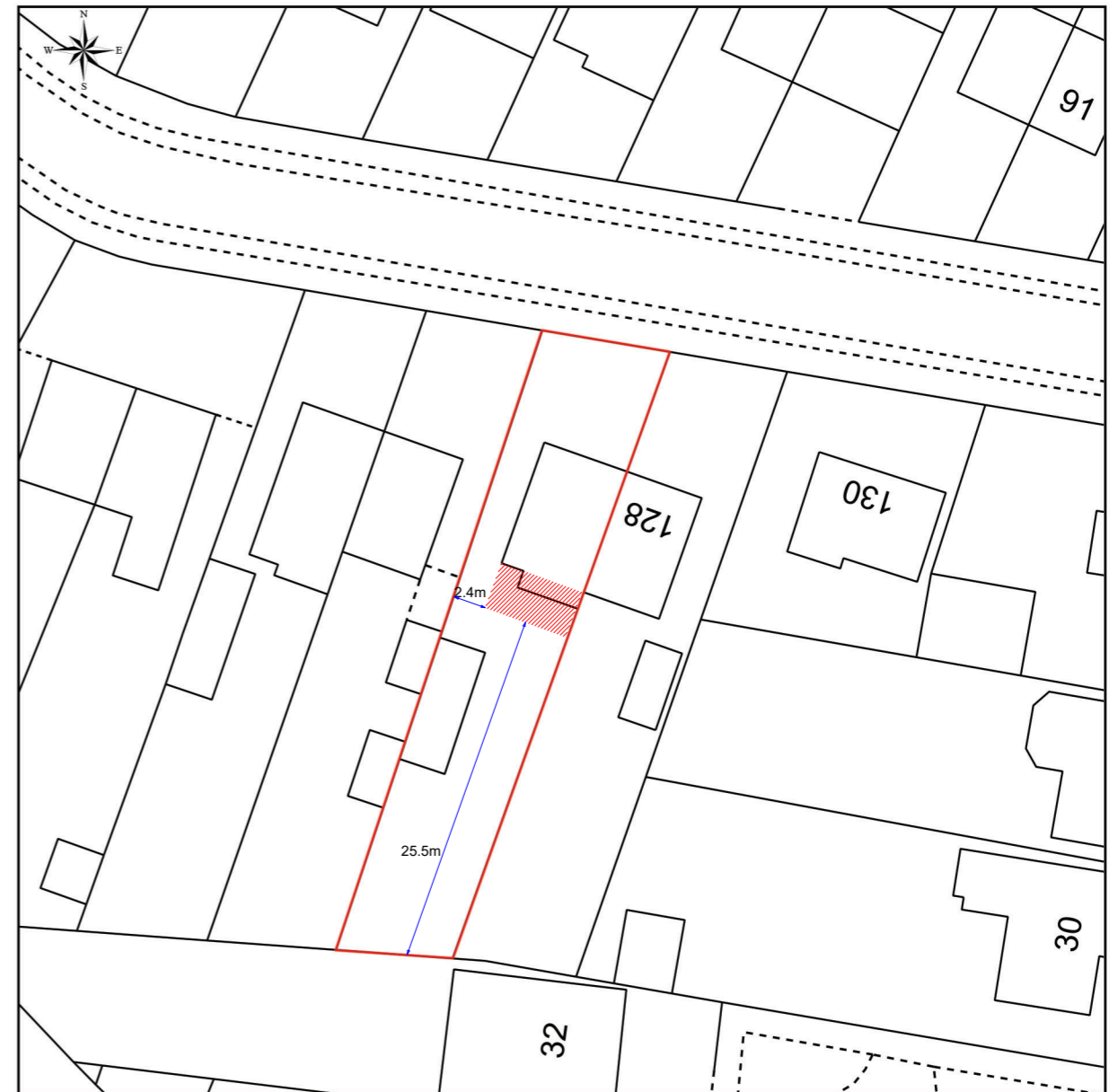


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Scale: 1:1250, paper size: A4



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Scale: 1:500, paper size: A4

Design Drawings

Description of Works:

Single storey rear extension

Client:

Broad

Site Address:

126 Riverside Road
Newark
Nottingham
NG24 4RL

Planning Permission:

Not Approved

Drawing Number:

D301 - 12/04/2021

Drawing Revision:

12/04/2021 - A

Materiality:

All materials to be as close as possible to existing.

Building Control:

Not Approved

DRAWING NOTES

This is an application for pre-application advice for converting the undercroft of the existing house into a kitchen and utility room.

Our main point of concern is the parking situation. Pritchard drive is a private road and there is a lay by directly outside the front of the property that provides two parking spaces along with the single parking space in the undercroft which also provides access to the garage.

Following information from a duty planner we believe there is a covenant on the house that would prevent developing the undercroft without a householder planning application. Prior to that application being made we would like to know if losing this parking space and access to the garage would result in planning permission being refused, or if the two parking spaces in the lay by to the front would be enough to comply with the planning policy.

It is also worth noting that within the application we would be reducing the amount of bedrooms from 4 to 3 by combing the small box room at the front with the double room behind it and creating a master suite. Following planning policy there would then only be a requirement for 2 parking spaces.

LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control is at the customer's own risk. It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build.

It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management) Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

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