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

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This drawing is to be removed from currency immediately a revised version is issued.

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

Building line to be 50mm from the boundary line ensuring no part of the building including gutters above does not encroach the neighbours boundary.

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

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.

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.

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

It is the owners responsibility to enforce the party wall act.

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**CLIENT**  
47 THE PYGTHLE  
WELLINGBOROUGH  
NN8 4RP

**TITLE**  
PROPOSED SINGLE STOREY  
REAR EXTENSION

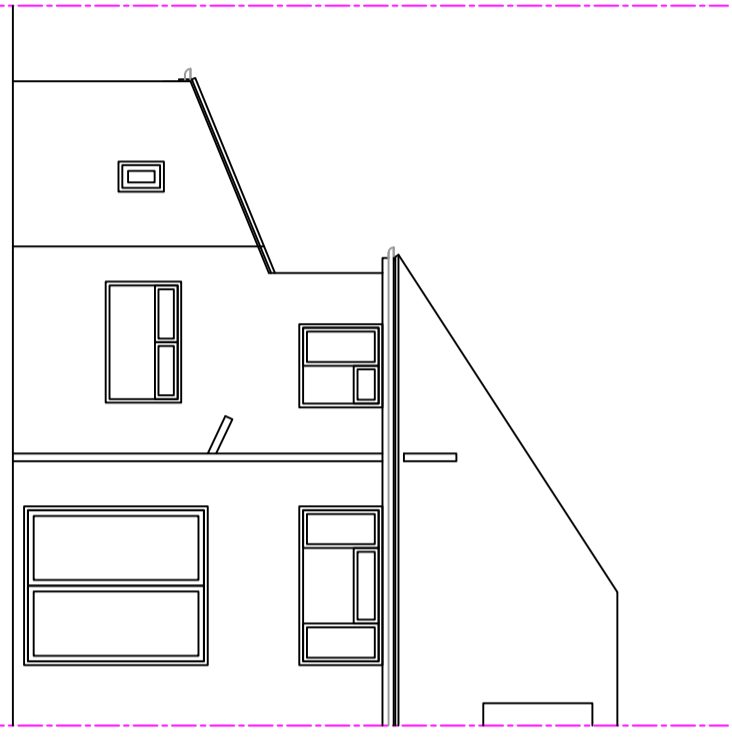
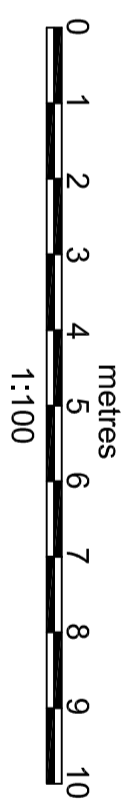
**DRAWING**  
EXISTING & PROPOSED  
PLANS AND ELEVATIONS

A2 layout

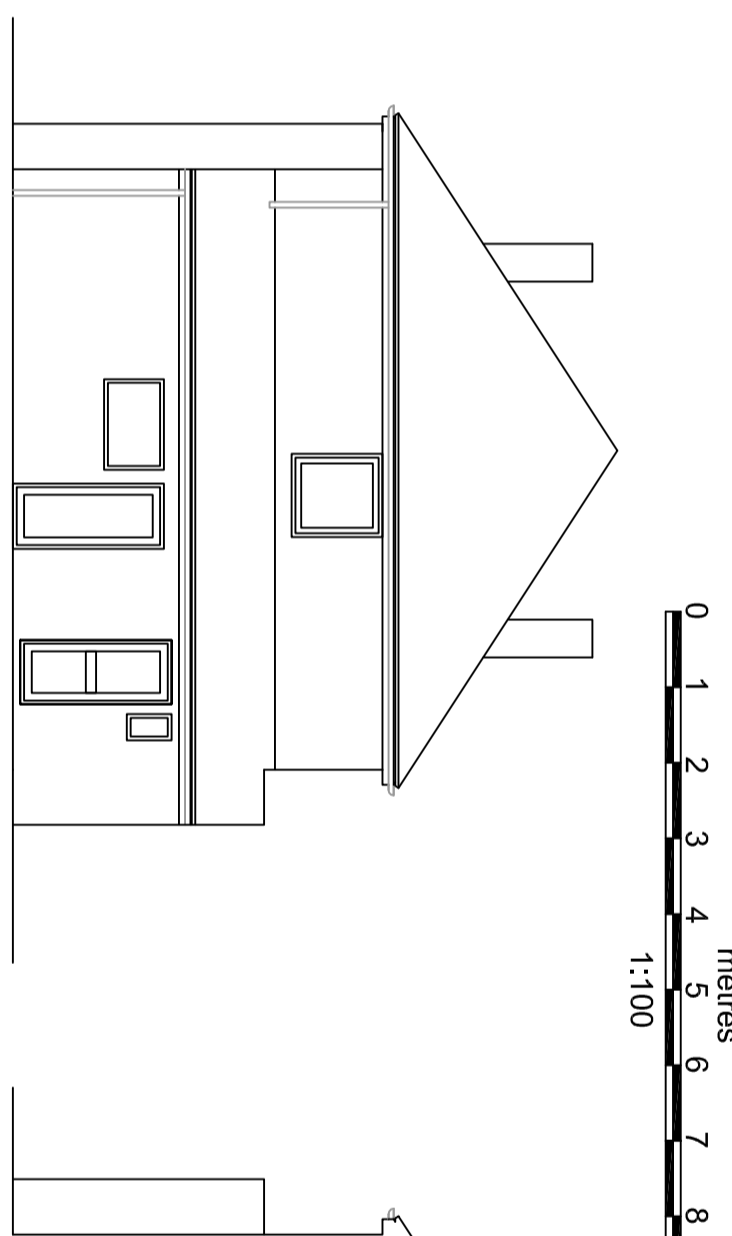
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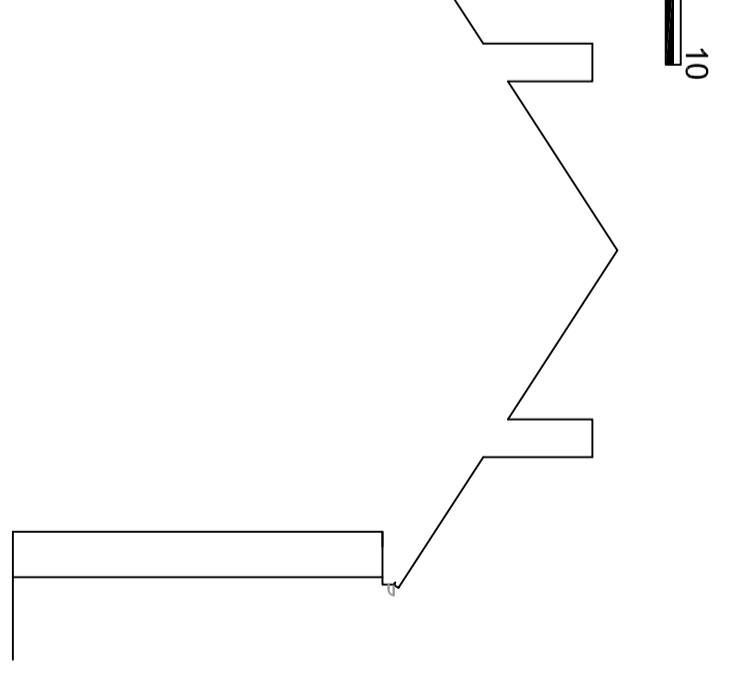
**DATE** AUG 2021



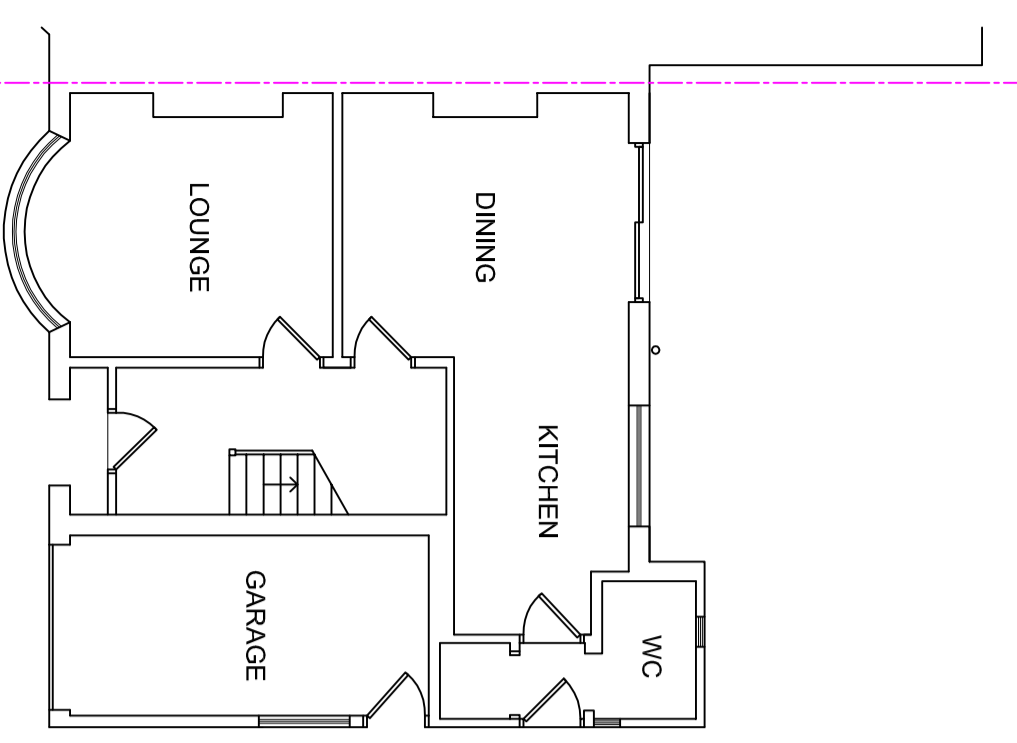
EXISTING REAR ELEVATION  
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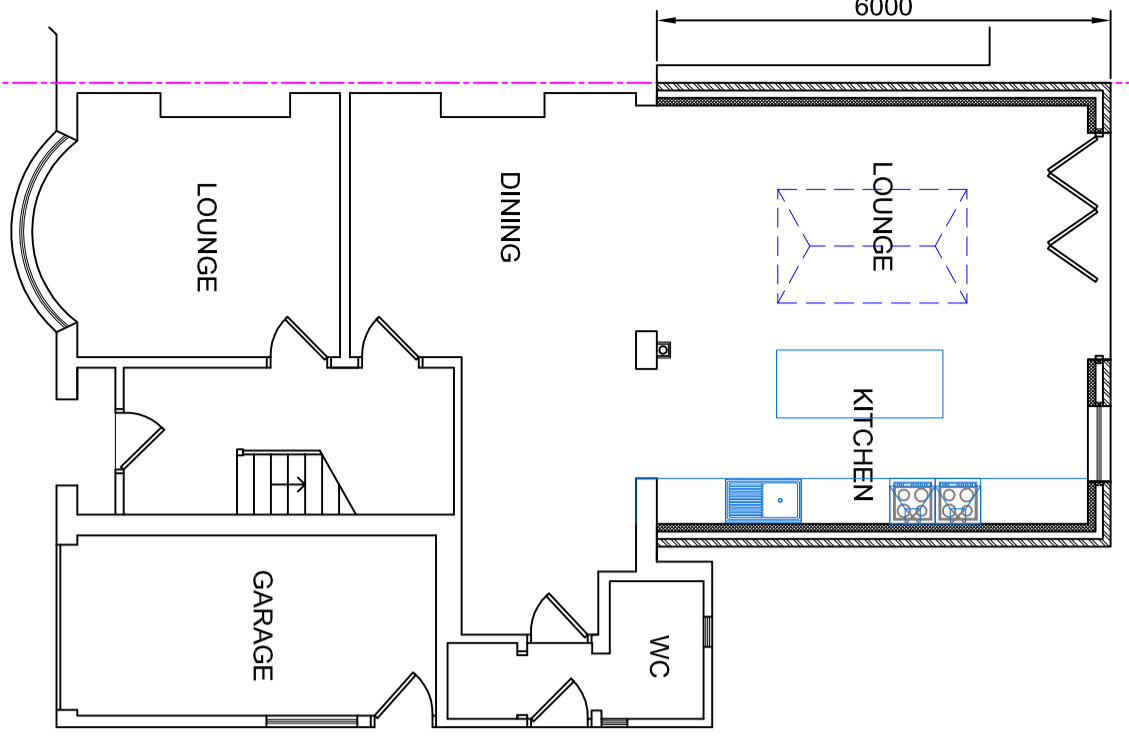
EXISTING SIDE ELEVATION  
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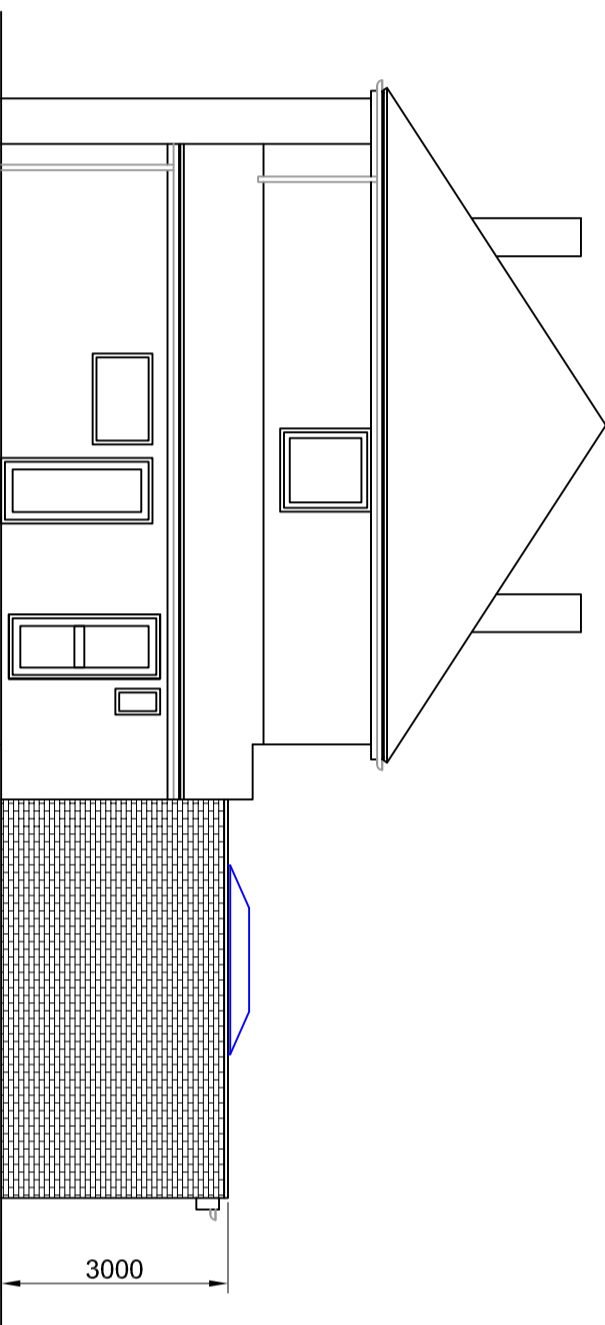
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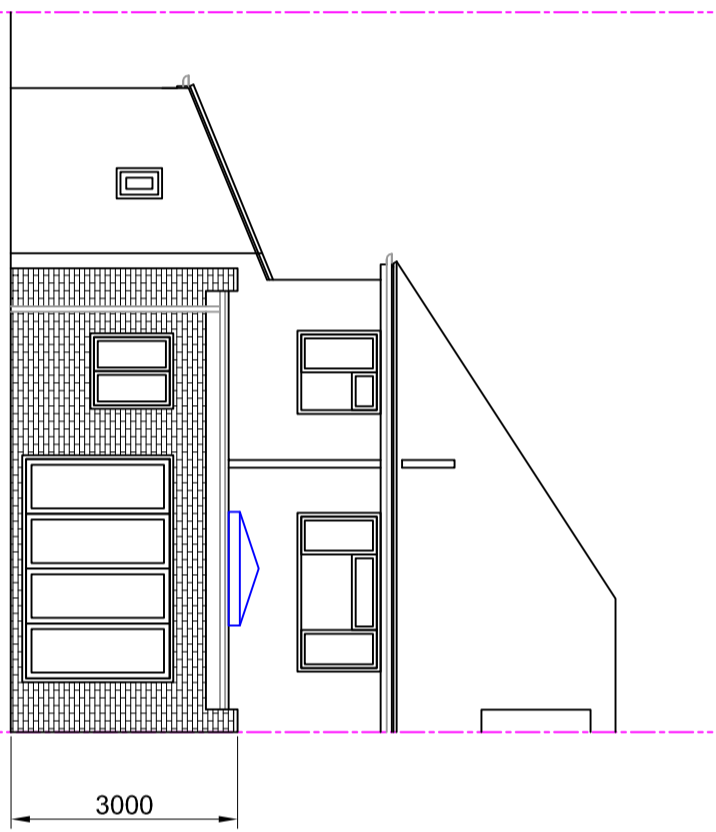
EXISTING GROUND FLOOR PLAN  
Scale 1:100



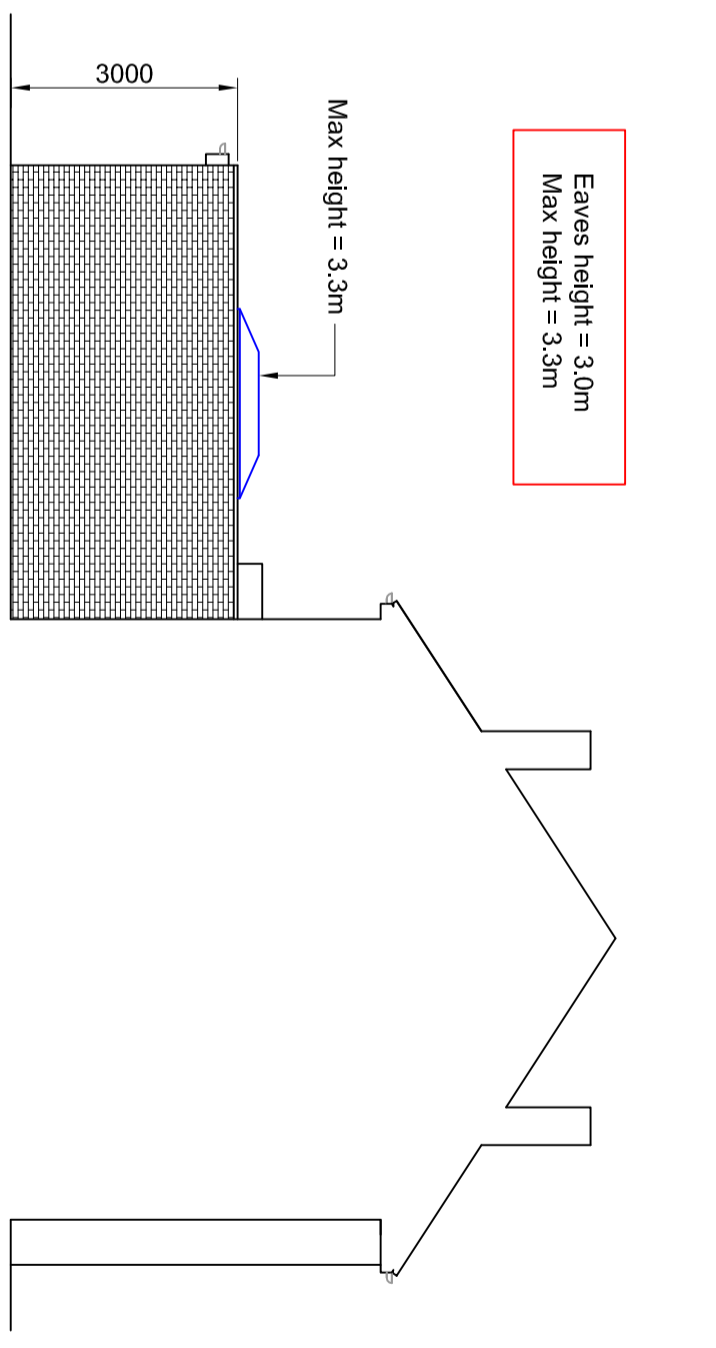
PROPOSED  
GROUND FLOOR PLAN  
Scale 1:100



PROPOSED SIDE ELEVATION  
Scale 1:100



PROPOSED REAR ELEVATION  
Scale 1:100



PROPOSED SIDE ELEVATION  
Scale 1:100

**EXISTING MATERIALS**  
Redfacing brickwork  
Interlocking red concrete tiles  
White UPVC Windows & Doors

**PROPOSED MATERIALS:**  
Brickwork to match existing  
White UPVC Windows & Door

**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, and the height 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

Eaves height = 3.0m  
Max height = 3.3m