

23053 – LAND ADJACENT TO 156 WILLOW BROOK
ROAD, CORBY, NN17 2EQ

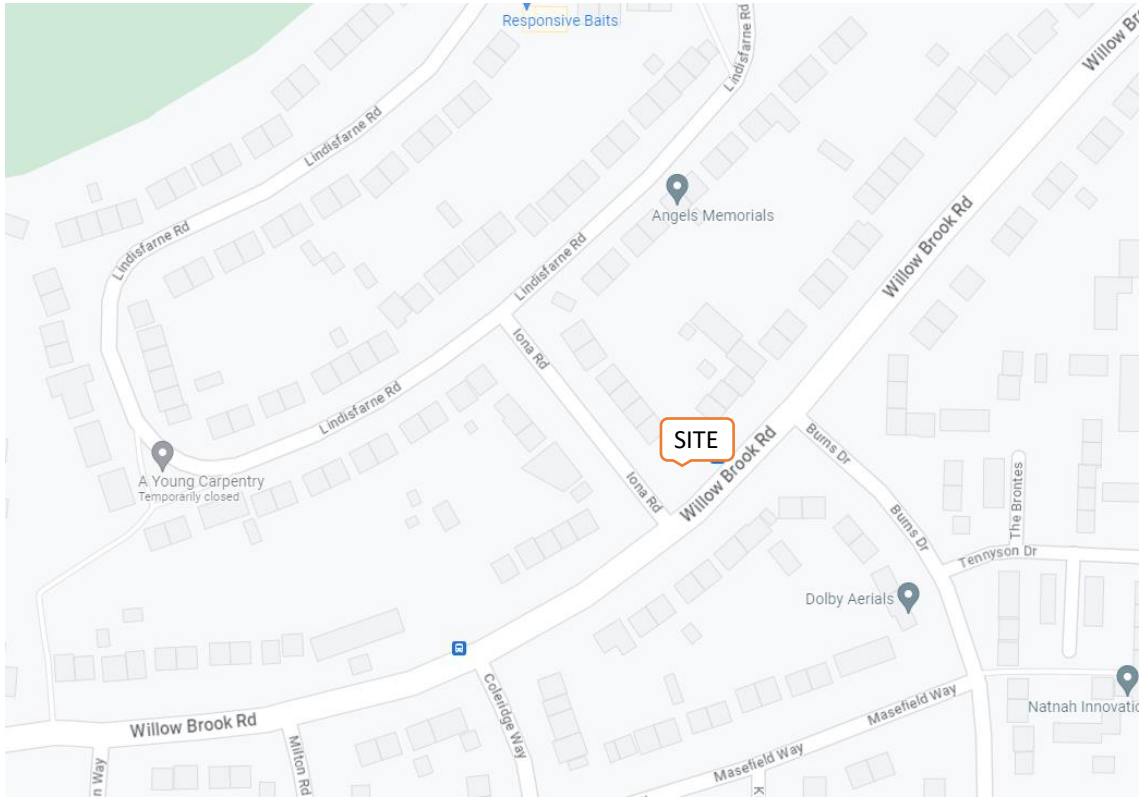


PLANNING STATEMENT

Attached 3 bedroom dwelling

Site Address:

Land adjacent to 156 Willow Brook Road, Corby, NN17 2EQ



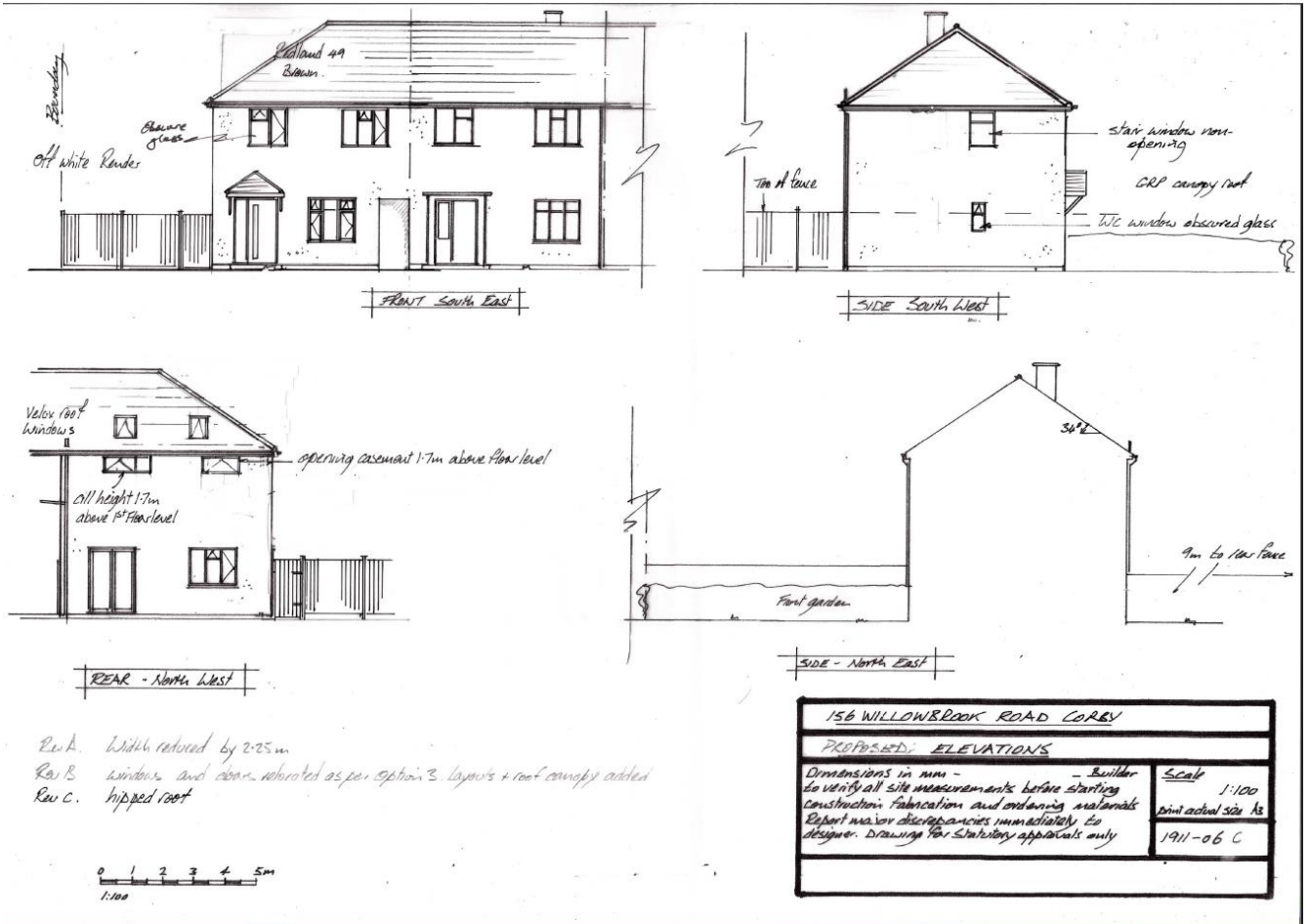
Agent:

Amico Design Limited

Farriers Barn, Station Farm, Denton Road, Northamptonshire, NN7 2BG

Planning History

Ref. NC/21/00075/DPA - ATTACHED 3 BEDROOM DWELLING.



Amended Scheme

Ref. NC/21/00075/DPA - ATTACHED 3 BEDROOM DWELLING.



Notes:

General Notes

Builder to check and clarify all levels, dimensions, all storage construction & specification prior to any work on site and to bring to the client attention any variations or omissions for written confirmation before being carried out on site.

Do not scale from these drawings (except for purposes of planning) - If in doubt check with the architect.

Report any discrepancies and omissions to Amico Design (architect).

The Drawing is Copyright:

Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulations Approval only.

All materials shall be fixed, applied or related in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fixed in the positions that they are to be used for.

The contractor shall take into account everything necessary for the proper execution of the works and the completion of the local authority Building Regulations, whether or not indicated on the drawing or in the specifications.

If necessary, it is the responsibility of the owner / client to serve a notice on the architect or adjacent neighbours for the proposed works under the Party Wall Act, or other applicable legislation can be obtained free of charge from the architect's office.

CONTRACT DOCUMENTS:

The client must obtain the Construction Design and Management Regulations 2015. The architect must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a project manager to plan, manage and coordinate the pricing of design work and a principal contractor to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project.

PROFESSIONAL LIABILITY:

The architect shall be appointed a principal designer and a principal contractor when there is more than one contractor. If four or more contractors are appointed, the architect shall be appointed a principal contractor.

The architect can take on the duties, provided there is a written agreement between you and the architect to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts on the site.

20% and longer than 48 working days and has more than 20 workers working simultaneously at any point in the project.

10) Screens 100 percent deep.

PROJECT NAME	156 WILLOW BROOK ROAD, CORBY, NN17 2EQ
DATE	25/08/23
SCALE	1:50
PROJECT NO.	23053
DESIGNER	AMICO DESIGN
PROJECT MANAGER	LORRAINE JANSEN
DATE OF ISSUE	25/08/23
ISSUE NO.	AD-01-00
ISSUED BY	AMICO DESIGN
ISSUED FOR	AMICO DESIGN
ISSUED TO	AMICO DESIGN

CONCLUSION

Amended scheme incorporates hip to gable to loft conversion design change. This scheme would be acceptable under permitted development. However as the proposal has yet to be built, we have submitted a Variation of conditions (Section 73) application.

We believe that the application is compliant with the local planning policy and should thus be looked upon favorably.