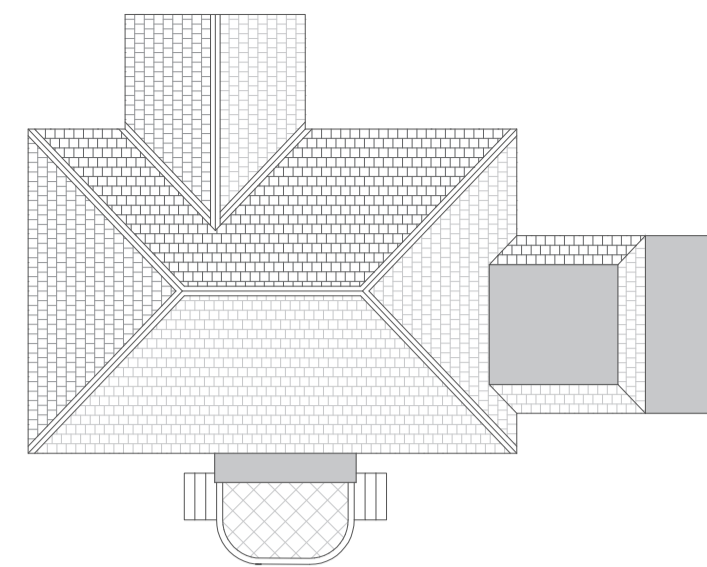


GROUND FLOOR PLAN
EXISTING



ROOF PLAN
EXISTING

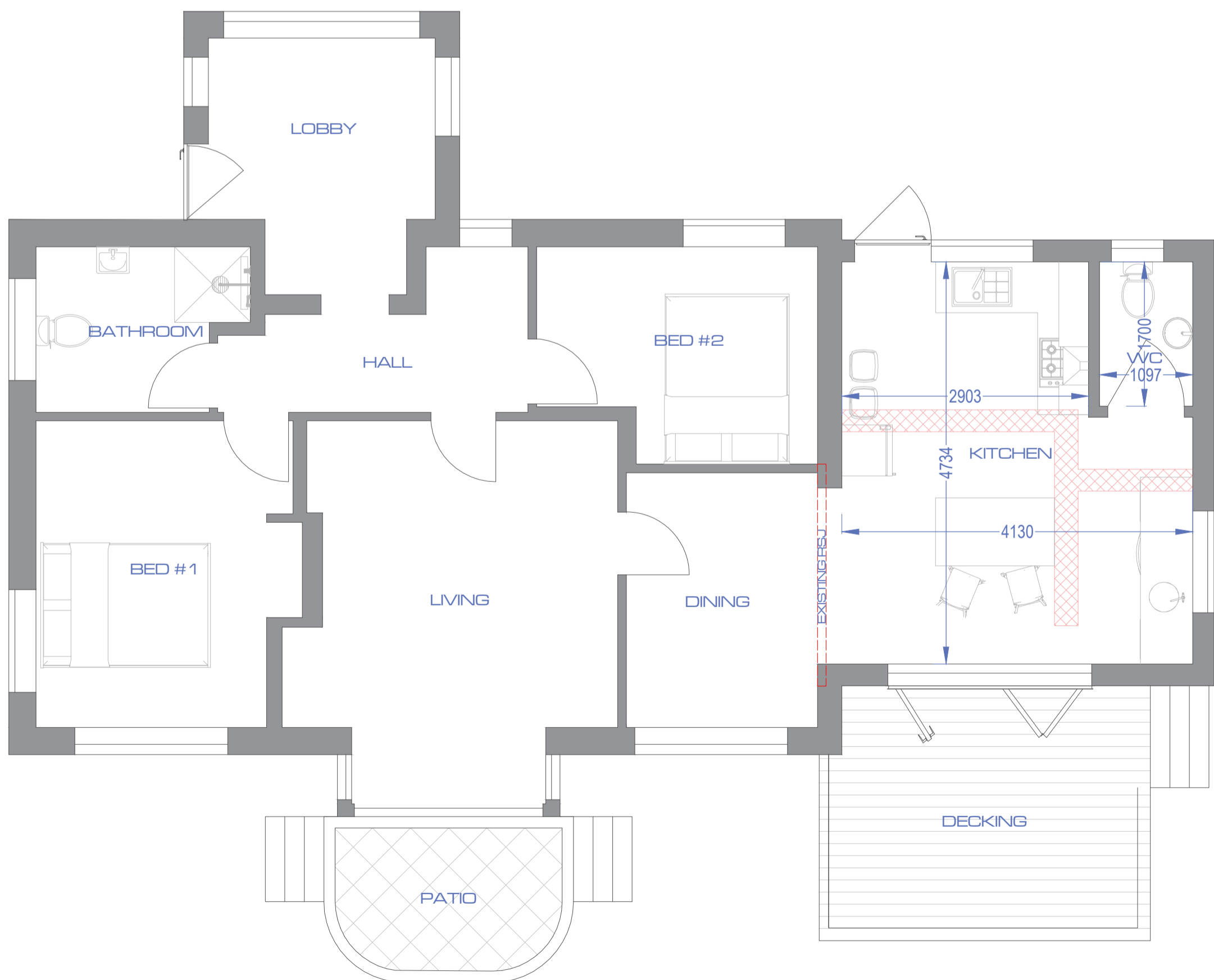
NOTES:
The contractor is responsible for verifying all dimensions and levels on site prior to commencing work.

All Figured dimensions are to be taken in preference of any scaled dimensions.

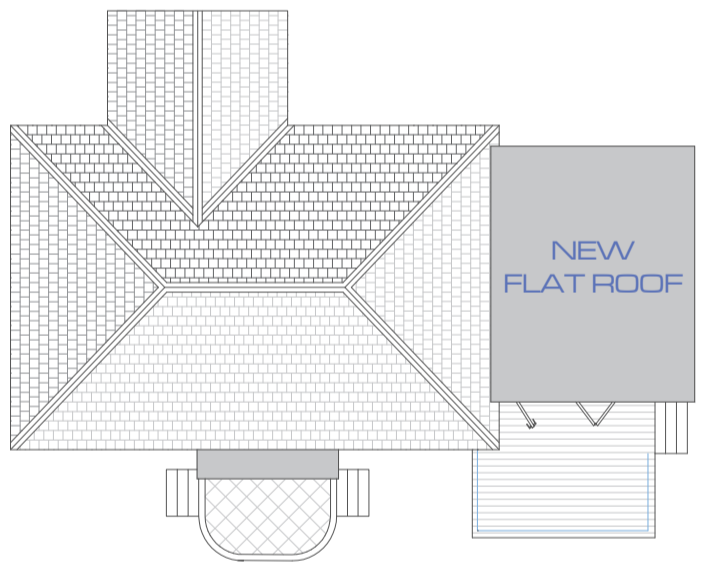
All works are to fully comply with current Building Regulations, Codes of Practice, British Standards and the requirements of CDM Regulations.

SINGLE-STORY EXTENSION
An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land* - no cladding of the exterior.
- *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
2. On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.
3. No more than half the area of land around the "original house" would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
4. No extension forward of the principal elevation or side elevation fronting a highway.
5. Materials to be similar in appearance to the existing house.
6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.
7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.
8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
9. Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
10. Maximum height of a single-storey rear extension of 4m.
11. Maximum eaves and ridge height of extension no higher than existing house.



GROUND FLOOR PLAN
PROPOSED



ROOF PLAN
EXISTING

Location: Iken, Church Lane, Brading, Sandown, PO36 0BX

Drawing: Floorplans Proposed/Existing

Scale @ A2: 1:50 Drawing No: DK/001 Rev: 301 123



Core Group Services Limited
27 Fairview Crescent,
Lake, Isle of Wight, PO36 9EL

W: www.coregroup.services
E: info@coregroup.services
T: 01983 404660