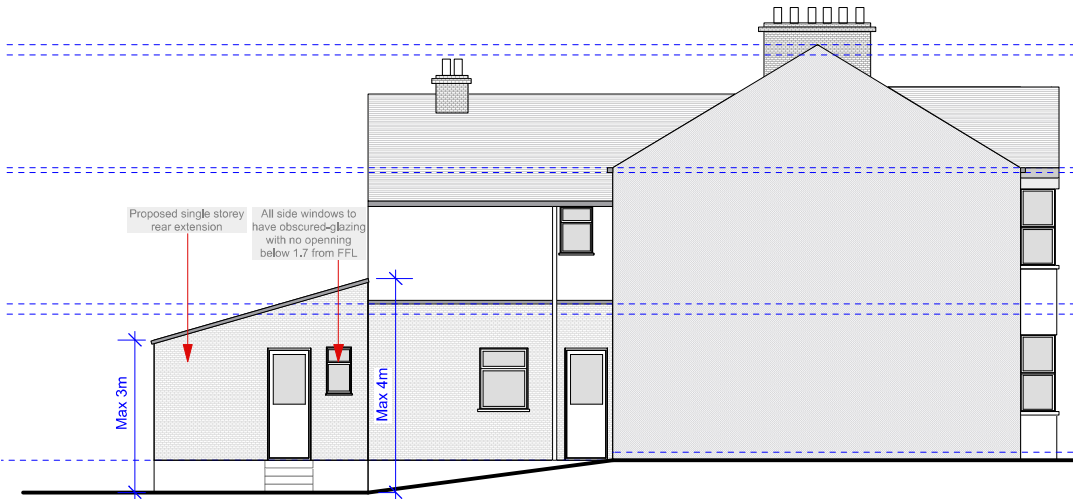
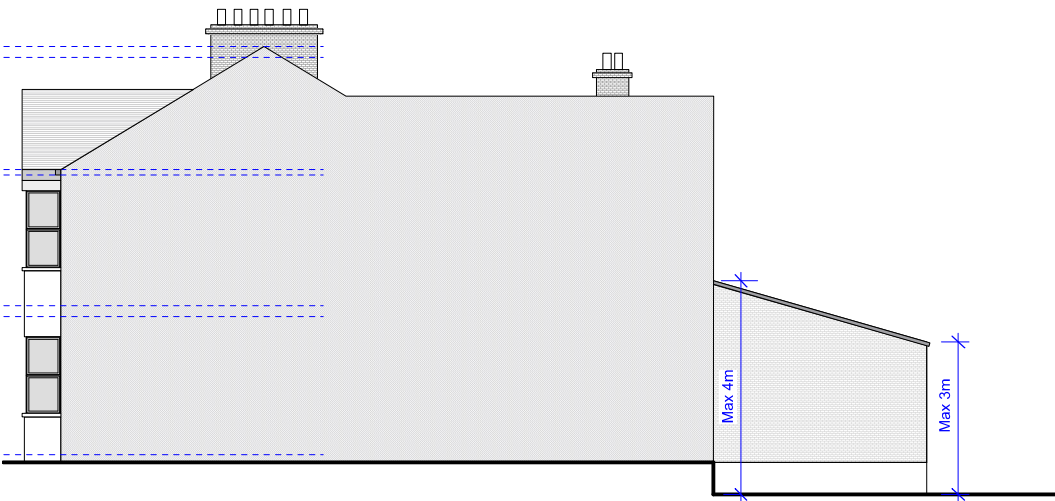


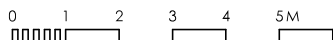
NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



1 SIDE ELEVATION PLAN
EX-20 Scale: 1/100



1 SIDE ELEVATION PLAN
EX-20 Scale: 1/100



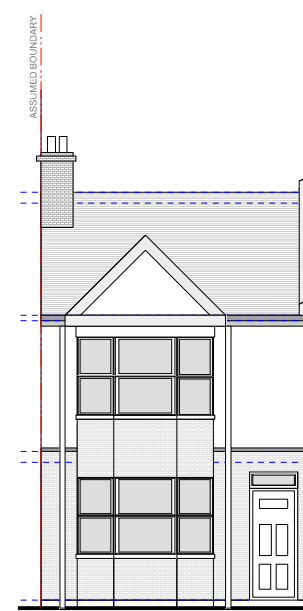
PERMITTED DEVELOPMENT NOTES FOR EXTENSION:

- * No more than half the area of land around the "original house" would be covered by additions or other buildings.
- * No extension forward of the principal elevation or side elevation fronting a highway.
- * No extension to be higher than the highest part of the roof.
- * Single-storey rear extension must not extend beyond the rear wall of the original house* by more than three metres if an attached house or by four metres if a detached house.

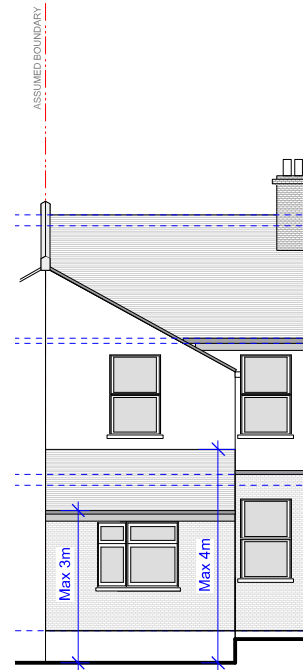
In addition, outside Article 2(3) designated land* and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house.

These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the prior notification of the proposal to the Local Planning Authority and the implementation of a neighbour consultation scheme. If objections are received, the proposal might not be allowed.

- * Maximum height of a single-storey rear extension of four metres.
- * Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres.
- * Maximum eaves height of an extension within two metres of the boundary of three metres.
- * Maximum eaves and ridge height of extension no higher than existing house.
- * Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- * Two-storey extensions no closer than seven metres to rear boundary.
- * Roof pitch of extensions higher than one storey to match existing house.
- * Materials to be similar in appearance to the existing house.
- * No verandas, balconies or raised platforms.
- * Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- * On designated land* no permitted development for rear extensions of more than one storey.
- * On designated land no cladding of the exterior.
- * On designated land no side extensions.



1 FRONT ELEVATION PLAN
EX-20 Scale: 1/100



1 REAR ELEVATION PLAN
EX-20 Scale: 1/100

Issue.

Planning Application

Not for construction
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General Notes.
Contractor must verify all dimensions/levels and carry out all necessary exploratory works on site and confirm existing structure, temporary support or setting out before commencing any works. Do not scale off the drawings. If in doubt or any missing info please ask, do not assume. Any discrepancies to be reported to us.

No construction work before all Local Authority consents, Planning Permission, Building Control approval and structural engineer confirmation.

You Architecture Ltd is not liable for any work undertaken without Planning Consent or Building Regulations Approval before or after our involvement. Any unauthorised works without all necessary approvals from Local Authority are entirely at the risk of the owner/builder.

If any variation is made to design without our permission, we accept no liability for the entire design.

All structural elements inc. loadbearing walls, joists, beams and columns to be confirmed by structural engineer. All drawings are to be read in conjunction with all relevant drawings and specifications.

All work to be carried out in accordance with the manufacturer's guidelines, the latest British Standards Codes of Practice, regulation 7 of Building Regs and recognised working practices. All work and materials should comply with health and safety legislation.

Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015

The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- (b) Exceeds 500 person days.

If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- (a) Various work that is going to be carried out directly to an existing party wall or party structure.
- (b) New building at or astride the boundary line between properties.
- (c) Excavation within 3 or 6 metres of a neighbouring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

We confirm that we do not accept any responsibilities regarding the boundary line or party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.

COPYRIGHT ACT

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Revision	Description

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Drawing Title:

Proposed Plans

Dwg no:	Revision:	Date:
0189-PR-20	B	25.02.2024

Scale: 1:100@A3p
Drawn by: **Checked by:**