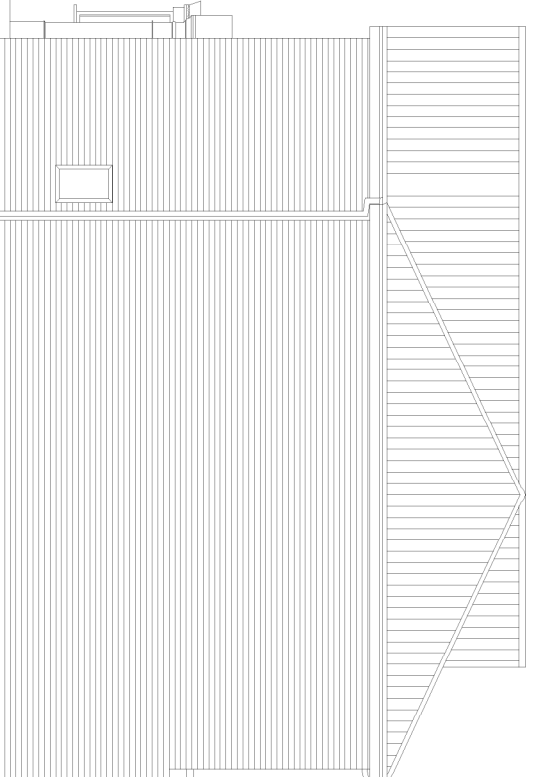
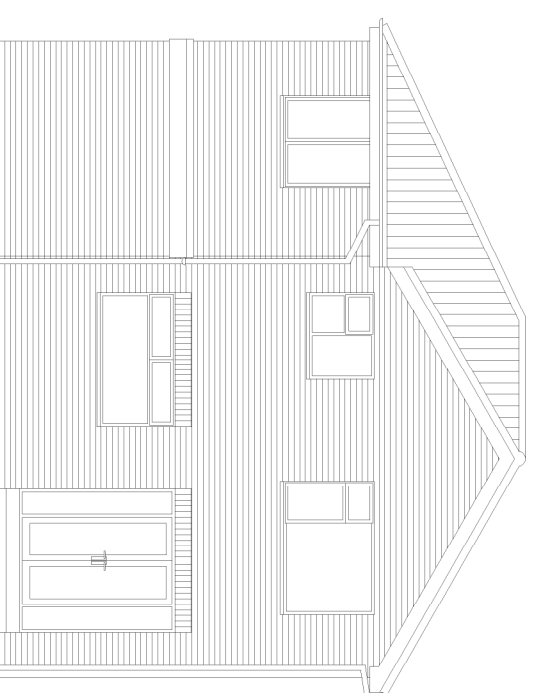


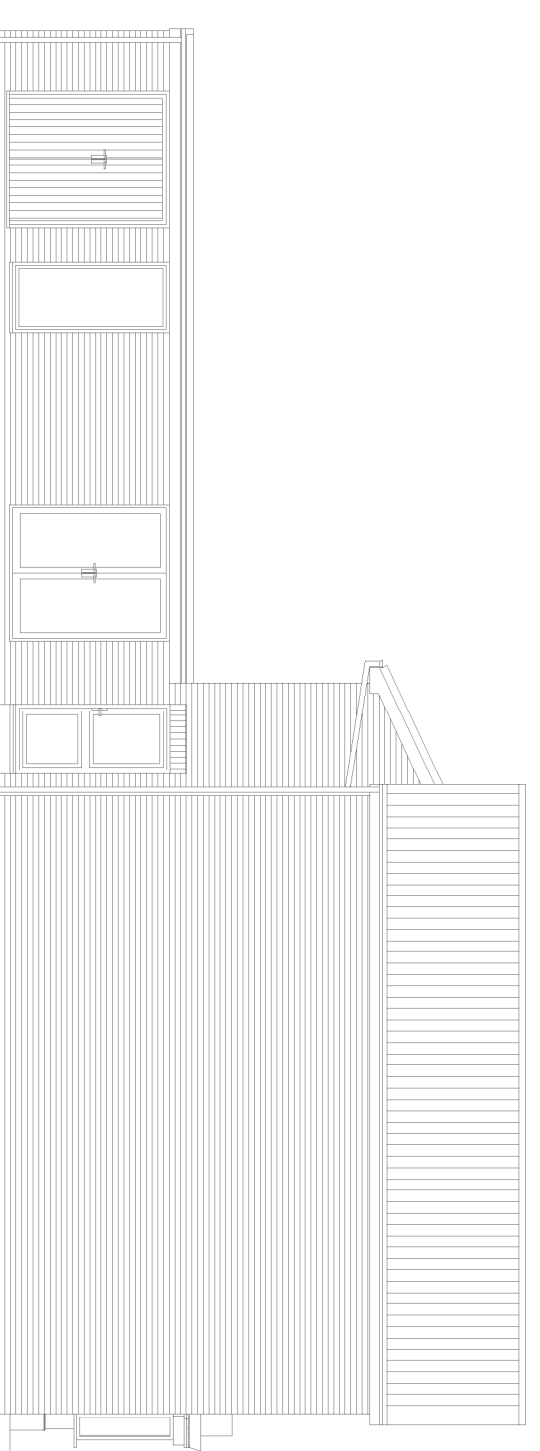
East Elevation  
PROPOSED ELEVATIONS  
Scale 1:100



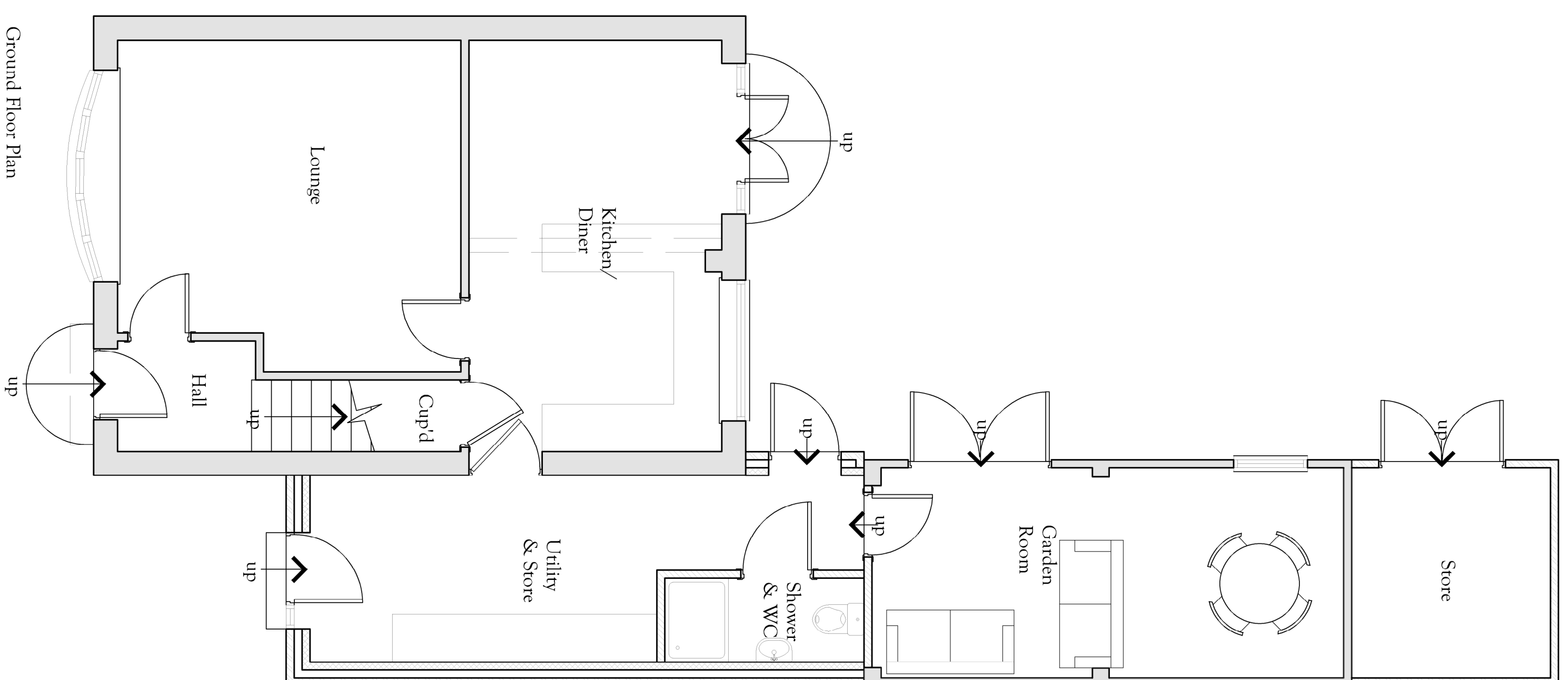
North Elevation



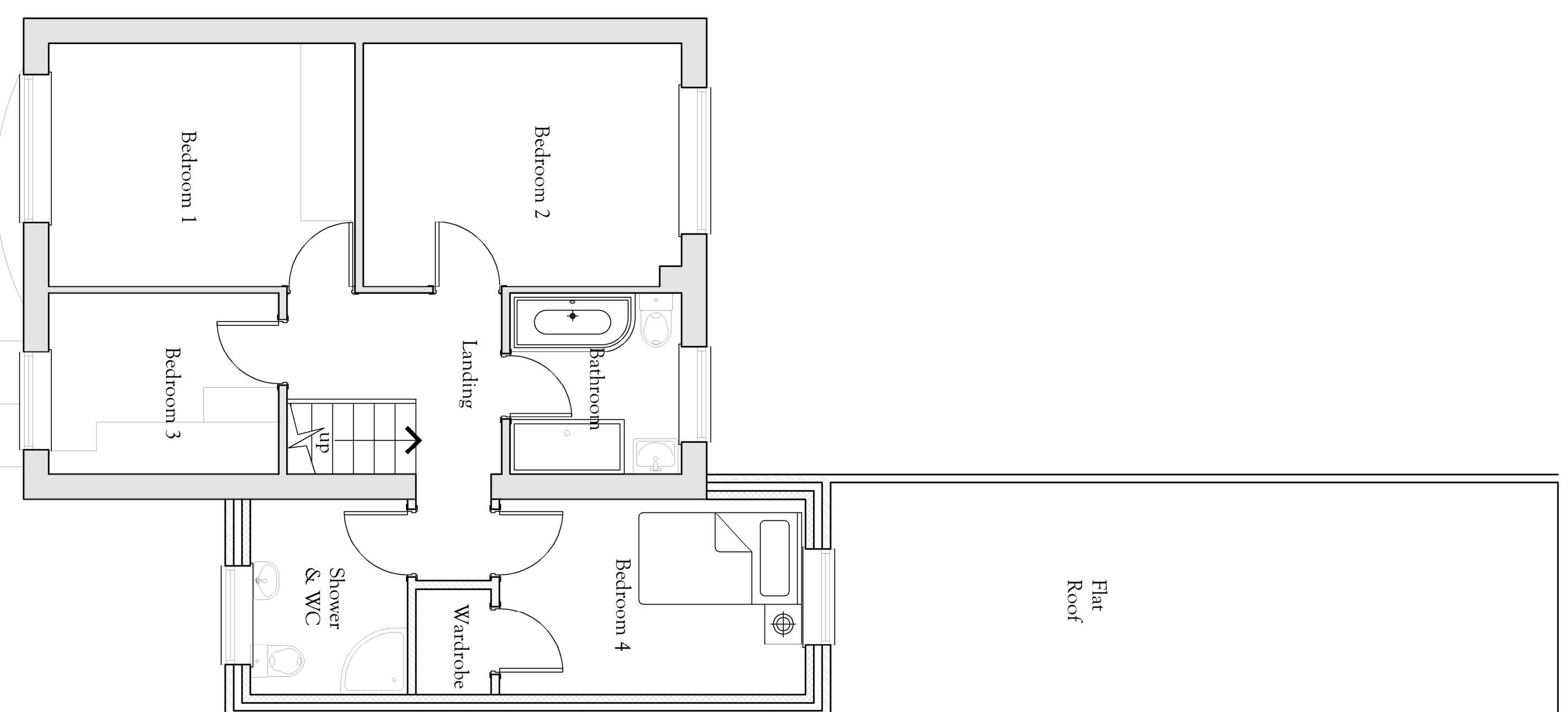
West Elevation



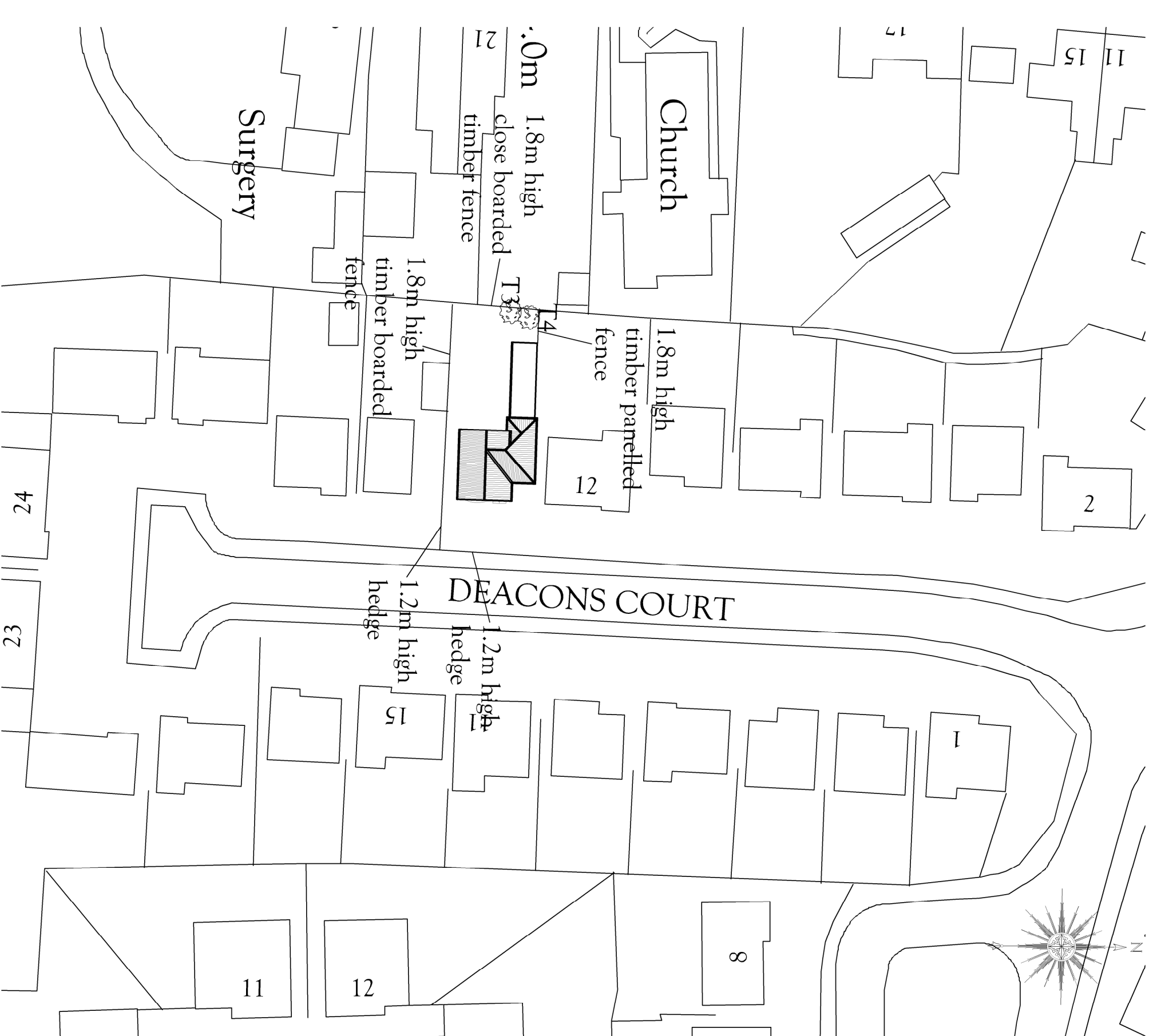
South Elevation



Ground Floor Plan  
PROPOSED PLANS  
Scale 1:50



First Floor Plan - B



SITE PLAN Scale 1:500

**PLEASE NOTE:**

Do not scale any measurement from this drawing for construction purposes. All dimensions for fabrication and manufacture must be checked on site. Scheduling of items must be checked & cross referenced with all information available to avoid mistakes when ordering. Any drawing discrepancies reproduced without the written consent of The Planning & Design Associates.

**WARNING TO HOMEOWNERS/PURCHASERS**

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specific matters prescribed by order made under the above act. The contents of this drawing may be subject to change at the drawing. Consequently, the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of a contract or warranty.

**THE PARTY WALL ACT 1996**

The Party Wall Act does not affect any requirement for Planning Permission or Building Regulations Approval. Approval does not remove the requirements under the Party Wall Act. The Party Wall Act 1996 gives you rights and responsibilities whichever the side of the wall you are on i.e. whether you are planning/digging work on a relevant structure or if your neighbour is.

- The Party Wall Act comes into effect if someone is planning to do work on a relevant structure, for the purposes of the Act. Party wall does not just mean the wall between two residential properties, it covers:
  - A wall forming part of only one building but which is on the boundary line between two (or more) properties.
  - A wall which is common to two (or more) properties, this includes where someone built a wall and a neighbour subsequently built the adjoining part of the wall.
  - A wall which is common to two (or more) properties, this includes where someone built a wall and a neighbour subsequently built the adjoining part of the wall (for flats, up against it) and is used to separate the properties but is not part of any building.
  - Floors and ceilings of flats etc.
  - Excavation near to a neighbouring property.

As with all work affecting neighbours, it is always better to reach a friendly agreement rather than resort to any law. Even where the work requires a notice to be served, it is better to informally discuss the intended work, consider the neighbour's concerns, and agreed your plans (if appropriate) before the notice is served. If there is any doubt please contact The Planning & Design Associates or a party wall surveyor.

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Client	Mrs Boyle		
Project	Side Extension 14 Deacons Court, Copmanthorpe		
Drawing	Proposed Plans & Elevations		
Date	March 2024	Drawn	PAN
Scale	As shown @ A1	Rev.	
Series	PLANNING		
Dwg No.	BOY-201401-002		