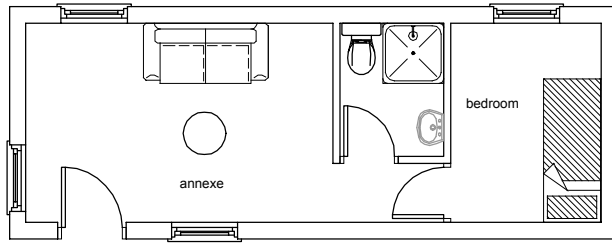


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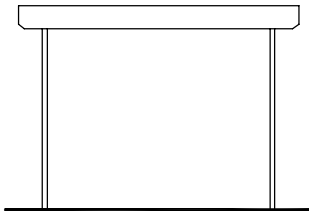
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e: james.smith@justplans.net
e: info@justplans.net



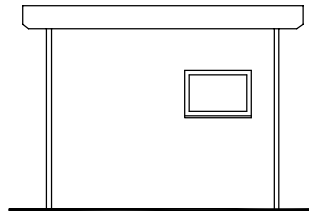
Floor Plan



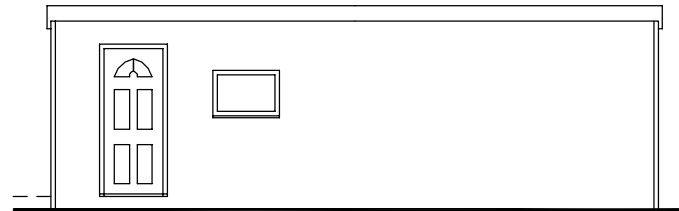
Roof Plan



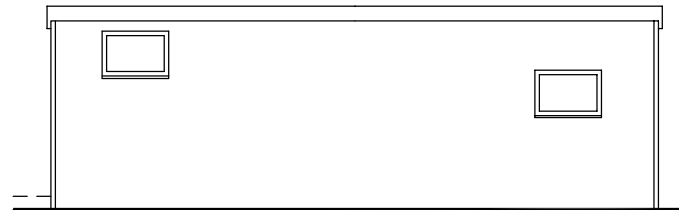
West Elevation



East Elevation



North Elevation



South Elevation

- Terms of Reference Service**
- A RELATING TO THE DRAWINGS**
- All drawings, plans and services supplied by JustPlans are subject to approval under the Town and Country Planning Act.
 - All drawings and information supplied are designed for exclusive use as part of a planning application.
 - No drawing or information supplied is designed for any purpose other than as part of a planning application, especially and including any building notice or any building regulations application.
 - No drawing or information supplied should be used as an on-site reference.
 - No drawing supplied should be scaled from, except by a council officer or administrator for the purpose of either submitting or granting permission for the planning application.
 - No drawing supplied should be used other than the basis of its contents. Any drawings, observations or work of any kind by a third party. Especially they should not be used as the basis of or to corroborate any future building regulations application.
 - No drawing supplied should be used for a building contractor to build from.
 - Any discrepancy between information contained within the drawings and the accuracy of the site must be immediately reported to JustPlans upon discovery.
 - JustPlans's liability for any discrepancy between drawing information and site reality is limited by the nature of the planning process and expires once the council has made a decision.
 - In the event that a council issues planning approval but subsequently refuses approval on the basis that drawings or information supplied are inaccurate or incorrect, JustPlans does not accept liability for:
 - any direct or indirect resultant expense
 - providing any additional planning application or amendment to correct the position.
 - Any discrepancy contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission, regulation and registration. Especially they should not be built from.
 - Drawings are approximate only and should not be relied upon for any calculation work. Especially they should not be relied upon for any calculation relating to beam size.

- B RELATING TO THE TERMS OF SERVICE**
- The Reg file (CAD file) remains the exclusive property of Just Plans Ltd.
 - Any changes or amendments required to the 3D extension design must be clearly drawn and/or annotated on the 2D plan drawings and returned to JustPlans Ltd in either hard or soft copy form.
 - JustPlans commits itself to providing one opportunity for amendments to the draft design as described in paragraph 2 above. Unless otherwise agreed in writing, JustPlans Ltd does not agree to provide additional opportunities to further amend the design.
 - In the event that more than one change to the draft design is recommended provided by us, beyond the terms of paragraph 2 above, be advised that such additional modifications greatly increase the likelihood of errors arising in our drawings and that of any other professional drawing. Digital drawings like this include the right to email or work with and digital copies may become corrupt in such circumstances. JustPlans Ltd takes no responsibility for problems, whether relating to our own digital files or those of other third parties including the local council.
 - Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be kept on file.
 - Any digital copies of drawings which JustPlans Ltd agrees to supply are subject to these terms.
 - When a planning application is received by the local authority it is checked for suitability by the planning administration team. JustPlans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and indeed it is common for the validation process to take a considerable period of time.
 - JustPlans Ltd offers no commitment to provide any service for listing and is not registering with any professional person or body for any part of the construction process, including any building contracts, structural engineer or council officer.
 - No guarantee is provided that any drawing supplied will be granted planning approval or will be built without requiring specific planning approval. Planning permission guidelines are general in nature and vary significantly between councils and are a guide to current law. Most councils award or deny planning approval based on past experience and subjective assessment of the merits of each individual property in relation to the immediate environment. Because of the broad discretionary power it is impossible to predict with certainty or even high accuracy whether a proposal will receive or be denied planning permission.

Just Plans is a trading name for Just Plans Limited, company number 10113667.

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Scale 1-100
Paper Size: A4

Rev - - J O'Neill