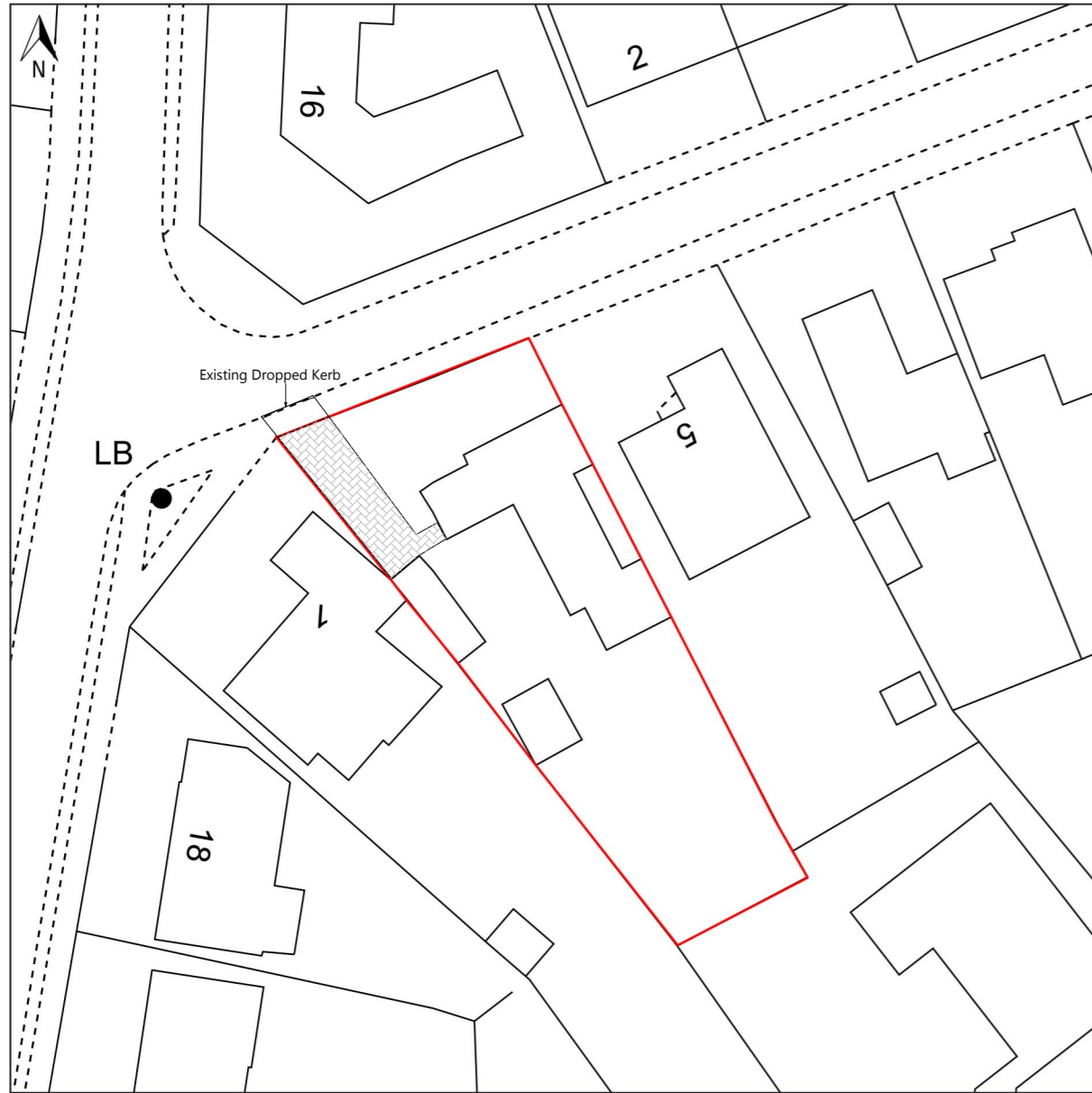


Existing Site Plan

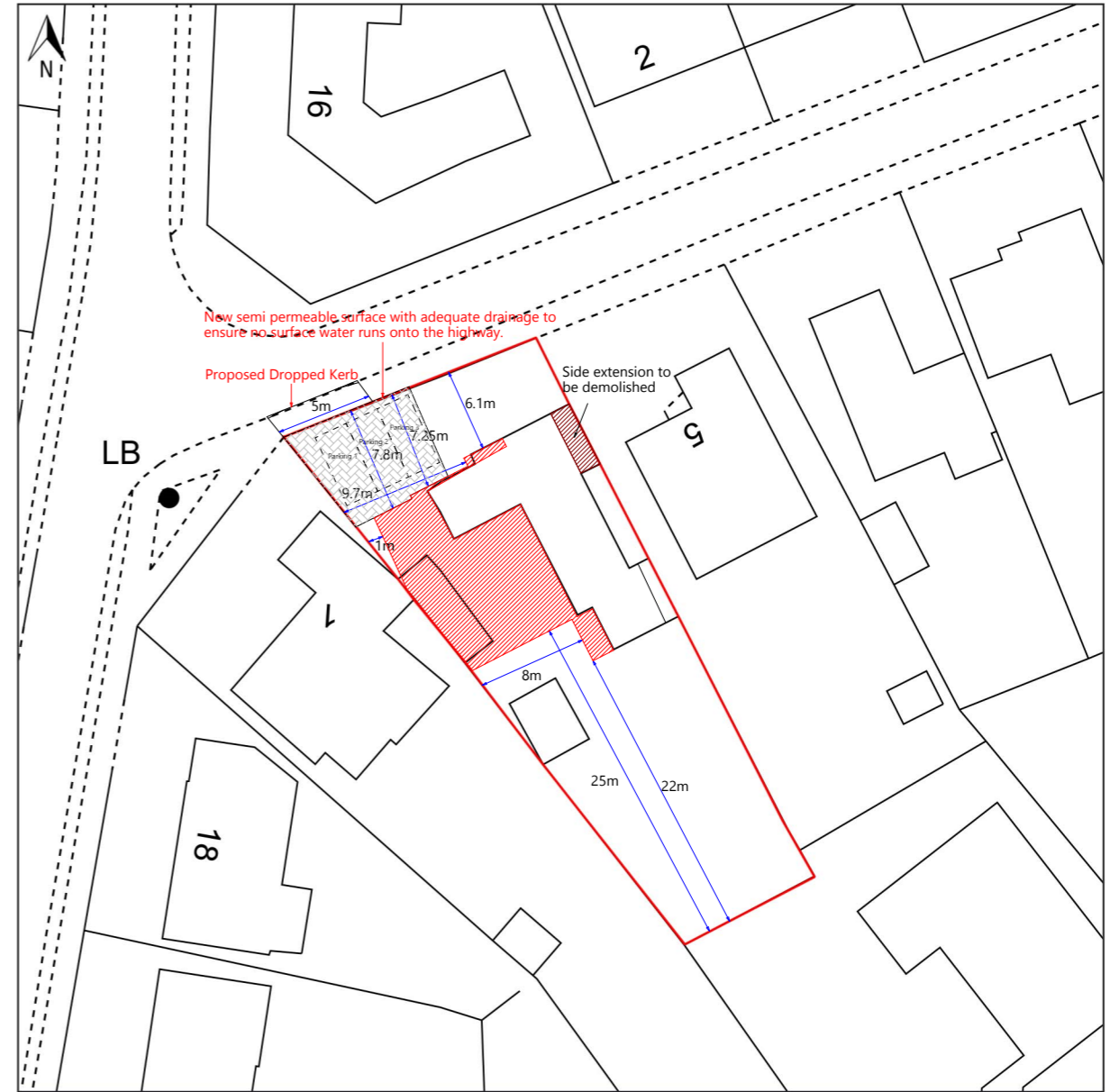


© Crown copyright and database rights, 2024. Ordnance Survey
0100031673 Created using Plans by Emapsite



Scale: 1:500 Paper Size: A4

Proposed Site Plan



© Crown copyright and database rights, 2024. Ordnance Survey
0100031673 Created using Plans by Emapsite



Scale: 1:500 Paper Size: A4

Proposed Development

Description of Works:
Single storey side/rear extension, new roof with loft conversion and demolition of existing garage.
Client:
Sema

Drawing Number:
D301- 11/03/2024
Drawing Revision:
11/03/2024 - A

Site Address:
3 Martin Avenue
Kirby Muxloe
LE9 2JH

Materiality:
All materials to be as close as possible to existing.

Planning Permission
Not Approved

Building Control
Not Approved

DRAWING NOTES

This project involves turning a bungalow into a dormer bungalow with a new single storey rear and side wraparound extension and the demolition of existing side extension and garage.

In terms of materiality, there is to be smooth render to the new external walls as well as existing walls along with dark grey Marley Modern roof tiles and dark grey composite windows and doors.

LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control and/or local authority is at the customer's own risk and in such a case, our duties as principal designer will end, with those responsibilities falling to the client as duty holder.

It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build. It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

Main Project Contact:
Benjamin Heginbotham

Email:
hello@practicalplanningco.co.uk

Phone:
07743 686654

