

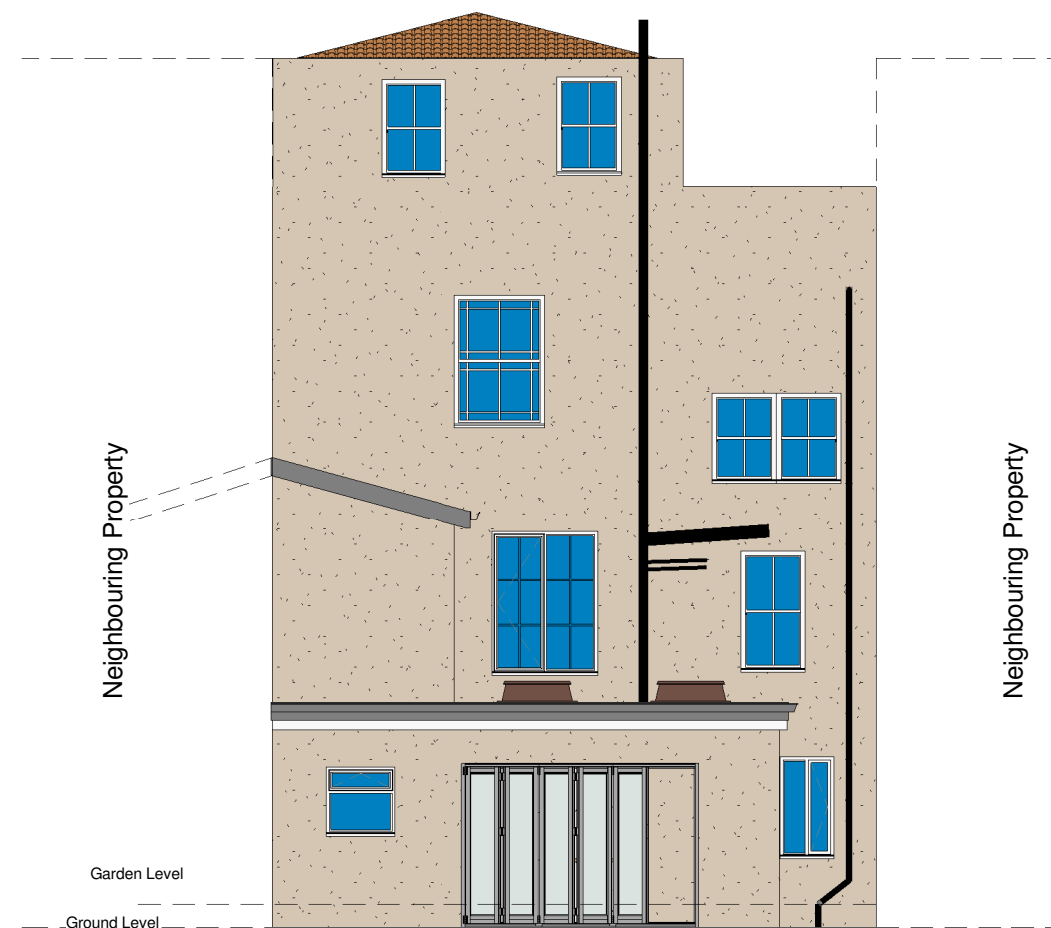
PLANNING NOTE
 Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the "original house" would be covered by additions to buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension higher than the highest part of the roof.
- Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
- Maximum height of a single storey rear extension to be four metres.
- Maximum ridge and eaves height no higher than existing house.
- Roof pitch of extensions higher than one storey to match existing house
- Materials to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

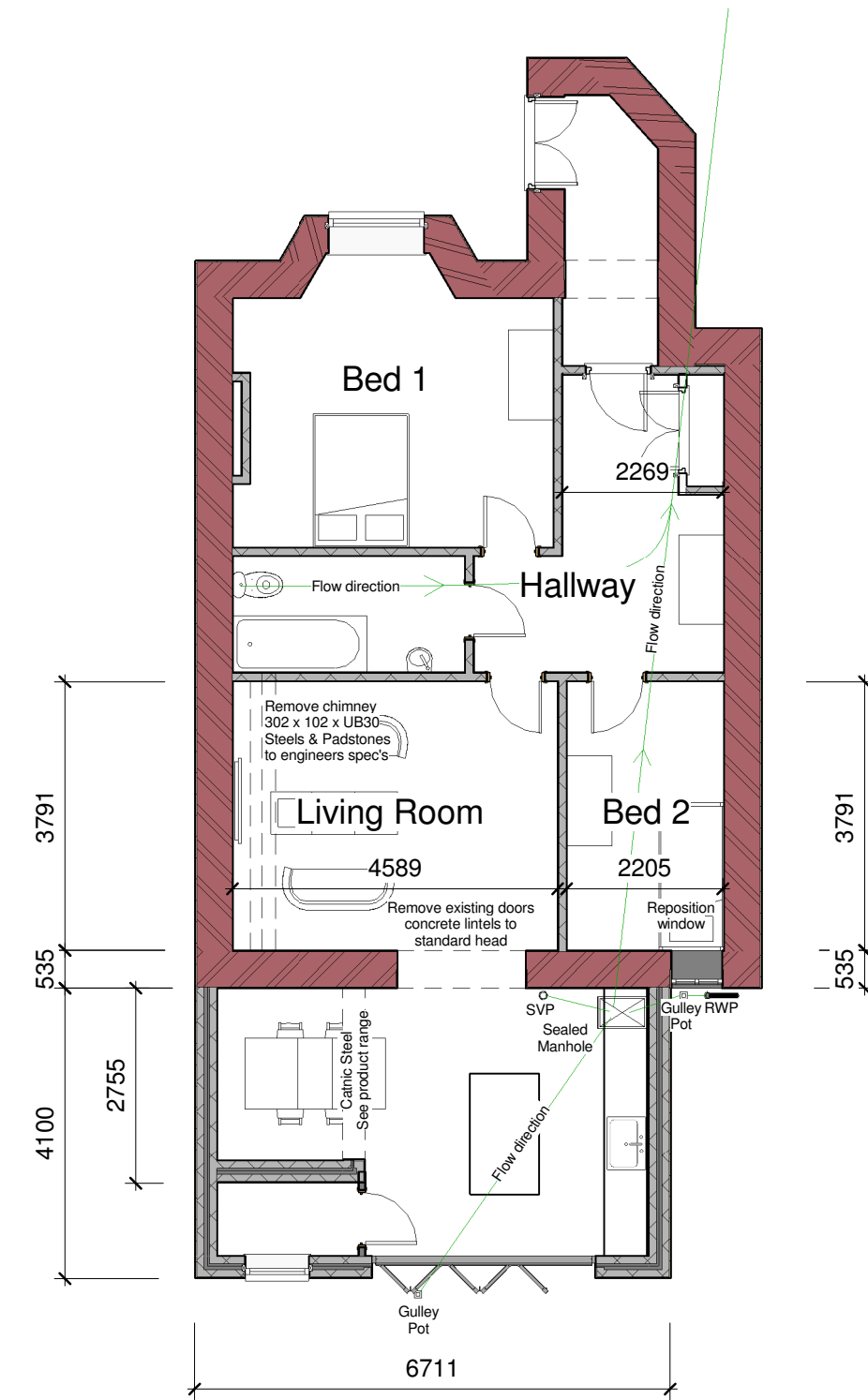
PARTY WALL ACT
 The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

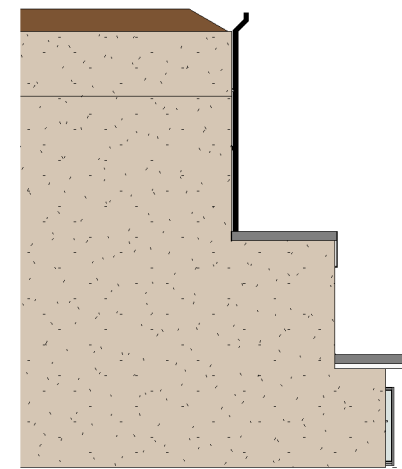
A Party Wall Agreement is to be in place prior to start of works on site.



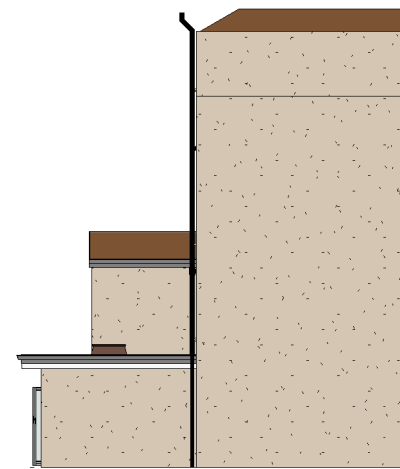
2 REAR ELEVATION PLAN
 1 : 100



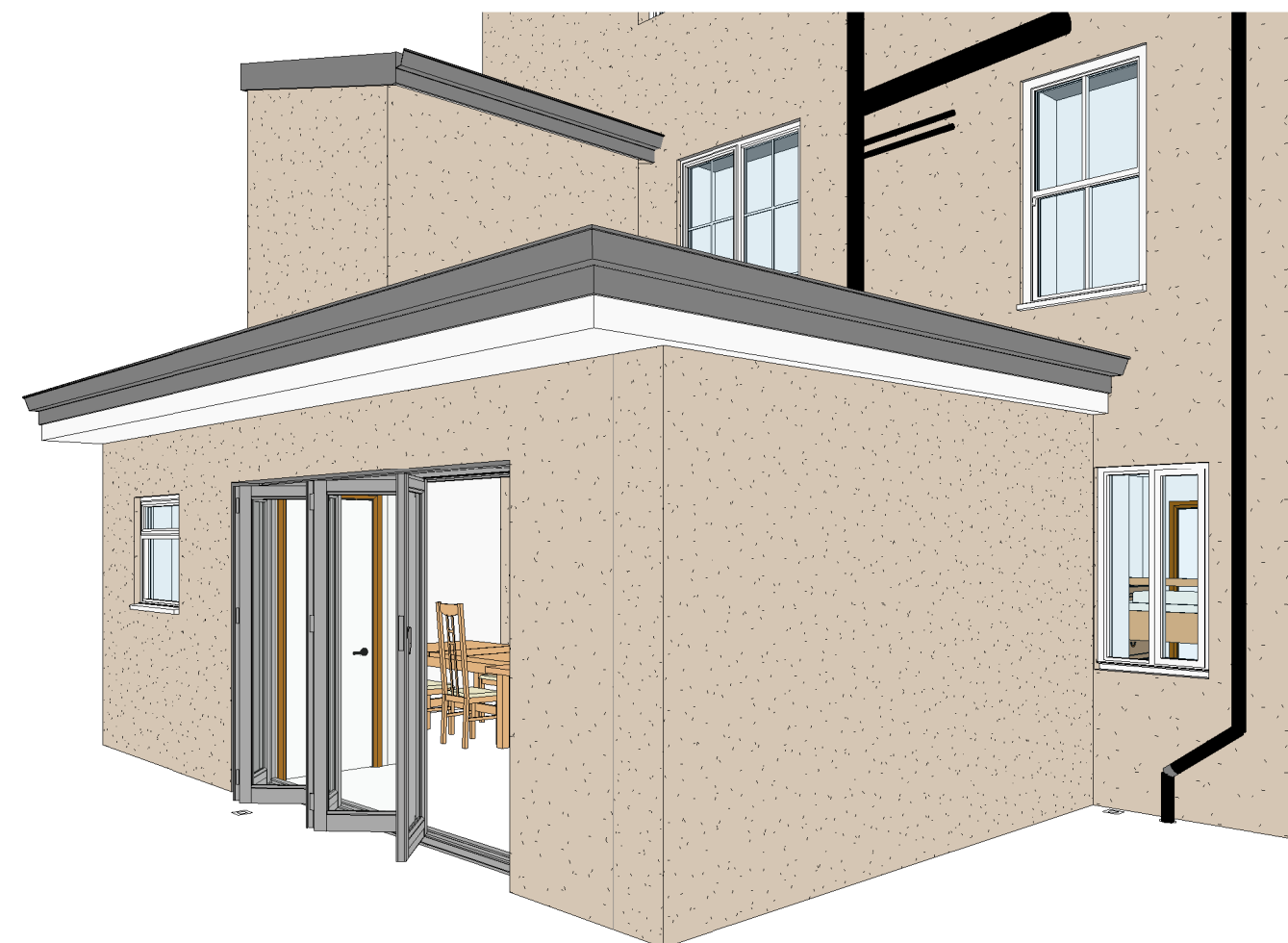
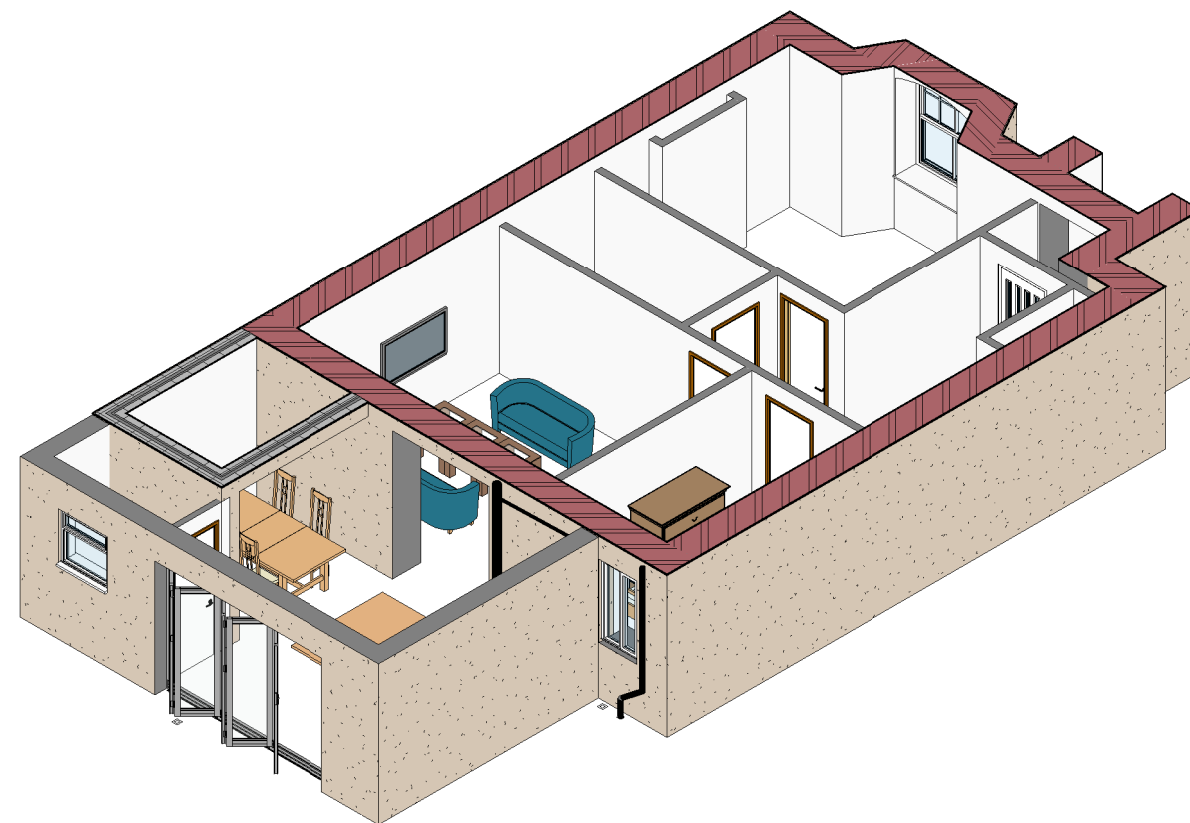
1 GROUND FLOOR PLAN
 1 : 100



5 LEFT ELEVATION
 1 : 200



4 RIGHT ELEVATION
 1 : 200



Please note:
 All drawings are for the purposes of planning only.

Do not scale for building/construction works.

Report all discrepancies to the person named below, do not proceed without instruction.

HDP take no responsibility should any drawing/s unless specified are used for building purposes.

CODE SUITABILITY DESCRIPTION

STATUS PURPOSE OF ISSUE

PROJECT

Proposed Rear Extension

TITLE

Alma Rd Clifton

CLIENT

Client

DRAWN BY SH CHECKED BY Client DATE 31/07/2015

SCALE (@A2) As indicated PROJECT NUMBER SH/HDP/300715

DRAWING NUMBER REV

Proposed Ground Floor Plan