

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:

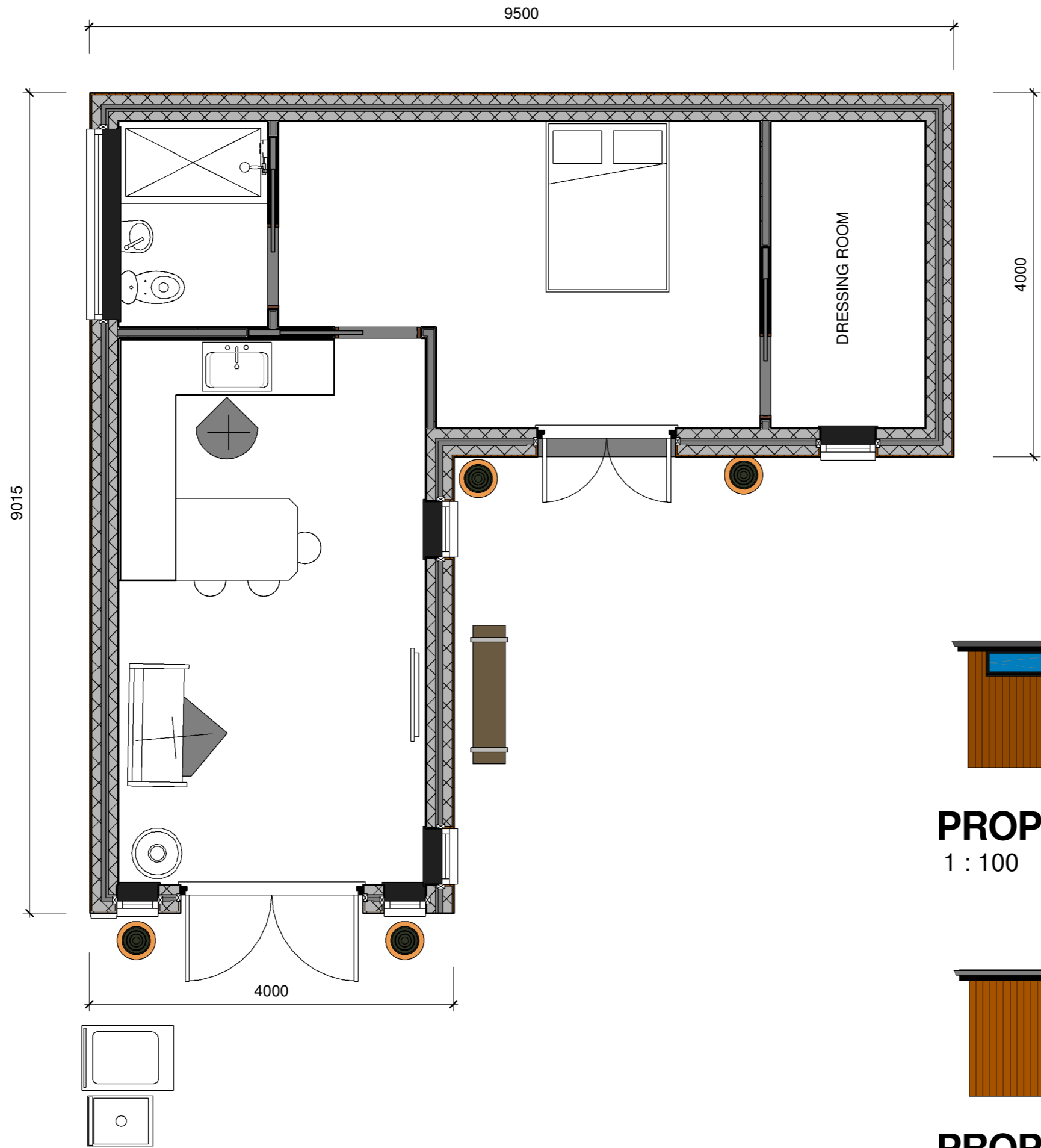
- No more than half the area of land around the "original house" would be covered by additions to buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension higher than the highest part of the roof.
- Maximum depth of a single storey rear extension 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.

MATERIALS AND WORKMANSHIP
 All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

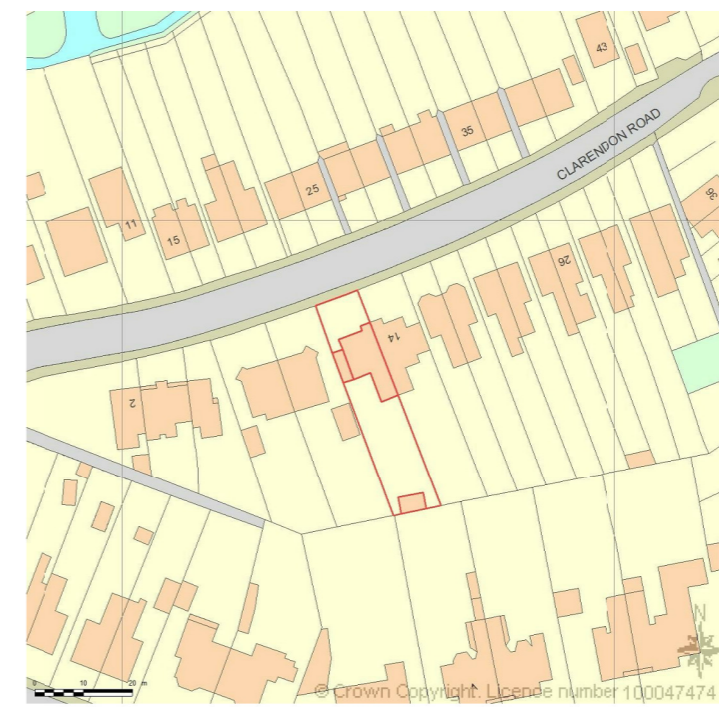
PARTY WALL ACT
 The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- 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.



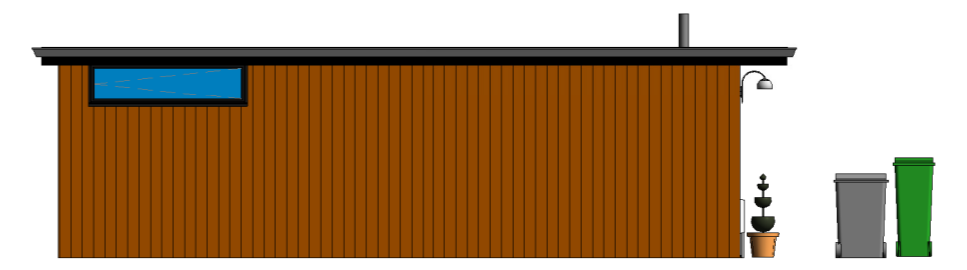
PROPOSED GROUND FLOOR PLAN
 1 : 50



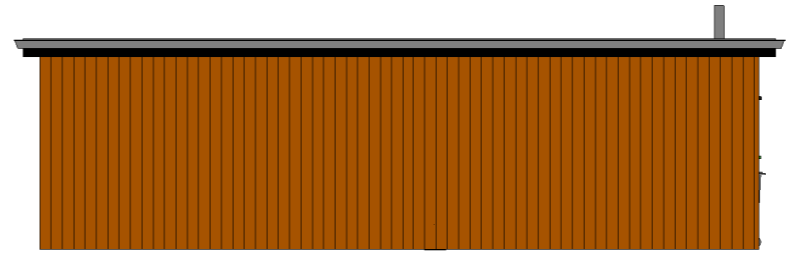
Site Location Map - 1:1250



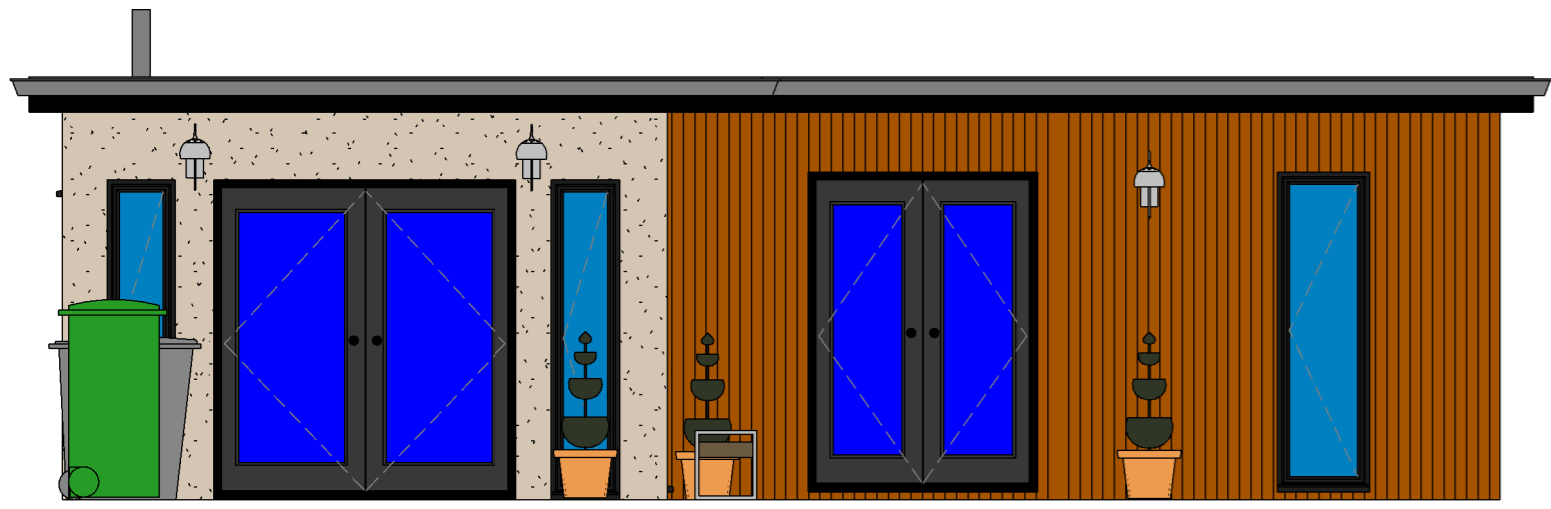
Please note:
 All drawings are for the purposes of planning only.
 Do not scale for building/construction works.
 Report all discrepancies to the person named below, do not proceed without instruction.
 HDP take no responsibility should any drawing/s unless specified are used for building purposes.



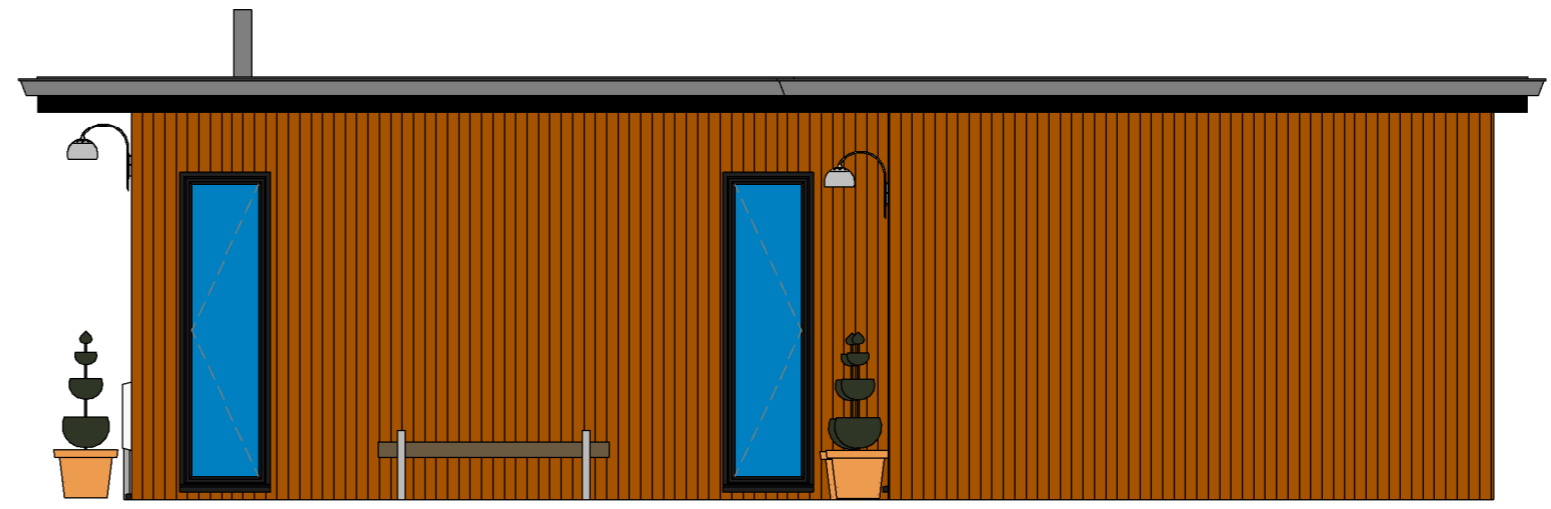
PROPOSED REAR ELEVATION 1
 1 : 100



PROPOSED REAR ELEVATION 2
 1 : 100



PROPOSED SIDE ELEVATION
 1 : 50



PROPOSED FRONT ELEVATION
 1 : 50

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
 Garden Annexe

TITLE
 Clarendon Rd
 BATH

CLIENT
 Client

DRAWN BY: SH
 CHECKED BY: Client
 DATE: 28/02/2015
 SCALE (@A2): As indicated
 PROJECT NUMBER: SH/HDP/030615
 DRAWING NUMBER: PROPOSED ELEVATIONS
 REV