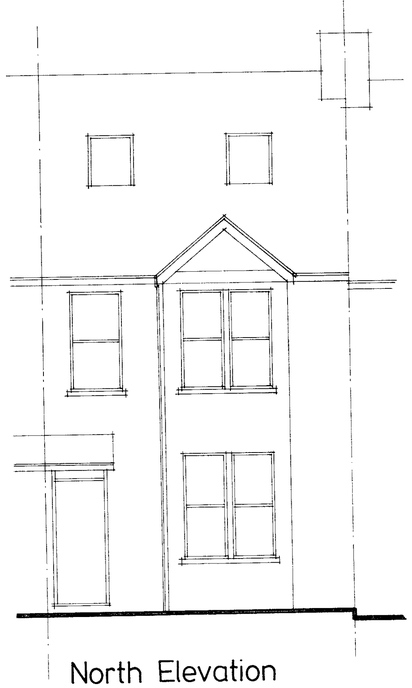
GENERAL:
Do not scale from the drawings, all dimensions must be checked on site. The drawings and specification are the sole copyright of Insite Planning Ltd and neither the drawings, any part or any information contained therein shall be reproduced or disclosed to any third party without written consent of Insite Planning Ltd.
All works to be carried out in accordance with the current 2000 Building Regulations, its latest amendments, British Standards and Codes of Practice.
The contractor is responsible for all temporary works and for the stability of the works in progress. Works not to commence until Planning and Building Regulation Approvals and any other relevant consents have been obtained. Any works carried out prior to approvals being obtained is undertaken entirely at the contractors and client's own risk.
Ensure that the Local Building Inspector is notified when work is about to commence and at other times during the progress of the works. Contractor/client, to obtain certificate of completion from the Building Inspector at the end of the works.
Ensure that Planning and Building Regulation conditions as stated on approvals are complied with. Seek approval from the council if any changes are to be made to that shown on this drawing/specification.
Any deviation from the drawings/specification is to be reported to Insite Planning Ltd.
Under the Party Wall Act 1996 the client has the duty to ensure compliance if the building works involve works on a existing wall shared with another property or new buildings/extensions on the boundary with a neighbouring property or excavating near an adjoining property.
The specification and drawings have been prepared only for the purposes of the planning application (where required) and building regulation application. Contractors providing estimates for works should discuss direct with the client/applicant with regard to the finishes, types, quality and numbers of fittings etc.

PLANNING SITUATION FOR LOFT CONVERSIONS:
Under new regulations that came into effect from 1 October 2008 a loft conversion for your home is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

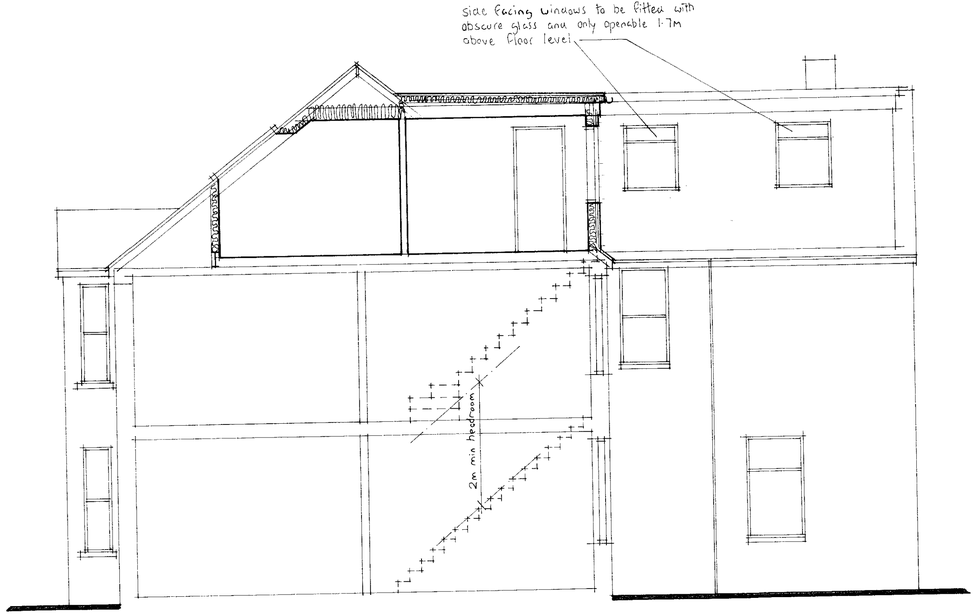
- A volume allowance of 40 cubic metres for terraced houses
- A volume allowance of 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms (Juliet balconies now accepted).
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Roof extensions not to be permitted development in designated areas*.
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves.
- Rooflights to project no more than 150 millimetres from the existing roof plane.

*Designated areas include national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

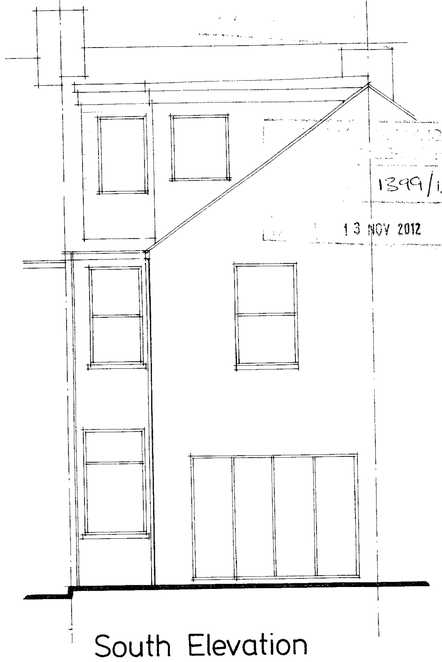
Proposed Rear Facing Dormer shown = 15.1 cubic metres
Proposed Side Facing Dormer shown = 22.7 cubic metres
Total = 37.8 cubic metres



North Elevation

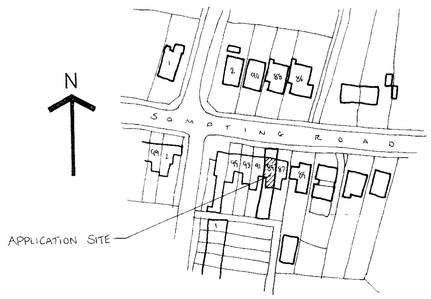


West Elevation / Section



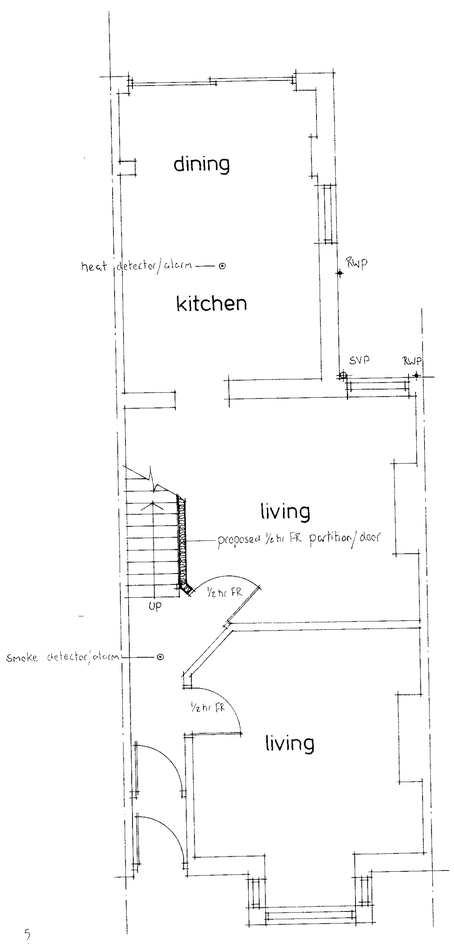
South Elevation

REVISIONS
REV 'A' 26.10.12
2nd floor layout amended.
Drg completed ready for planning (permitted development) and Bldg Regs applications.

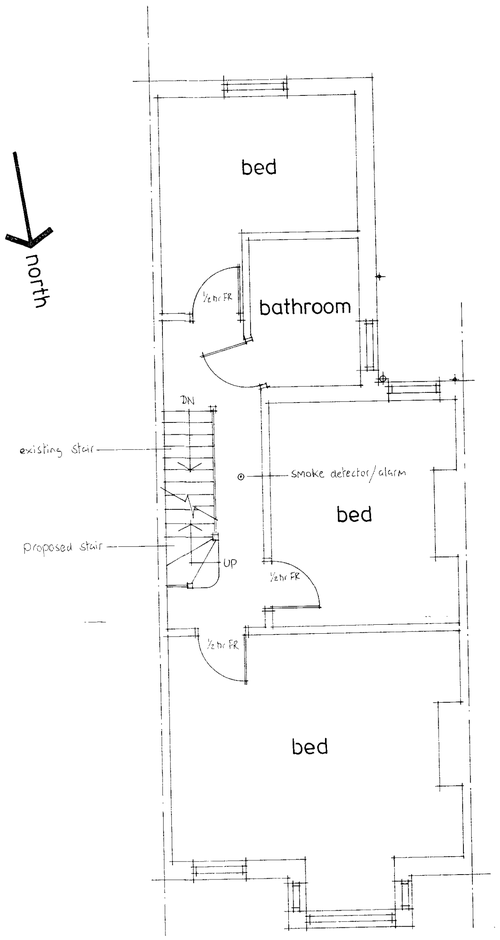


Location Plan 1:1250

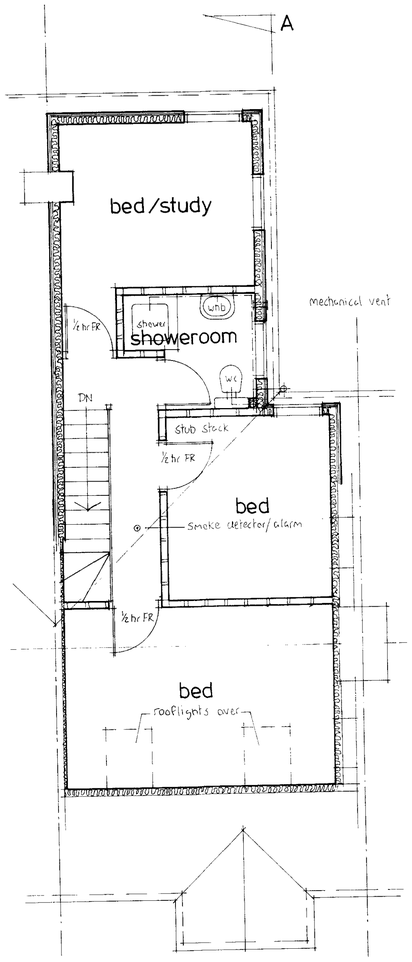
A1 PAPER SIZE SCALE 1:50 0 1 2 3 4 5
1:1250 0 10 20 30 40 50



Ground Floor Plan



First Floor Plan



Second Floor Plan

THIS DRAWING TO BE READ WITH DRG Nº 1459/1642 SPECIFICATION NOTES AND STRUCTURAL ENGINEERS CALCULATIONS

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BN1 8ED
Tel: 01273 558118

Client:

Job:
89 Sompting Road
Sompting

Proposed
Loft Conversion

Date: 16.10.12 **Scale:** 1:50

Drawing No. 1459/1643A