# No.37 COKEHAM ROAD, LANCING, WEST SUSSEX



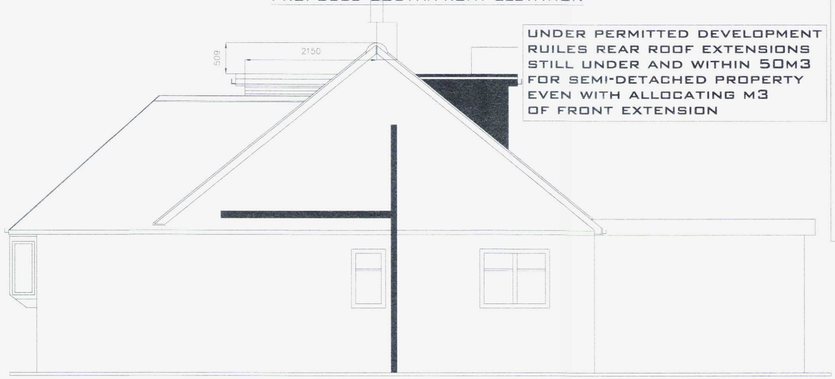

SCALE: 1:50

PROPOSED GROUND FLOOR PLAN



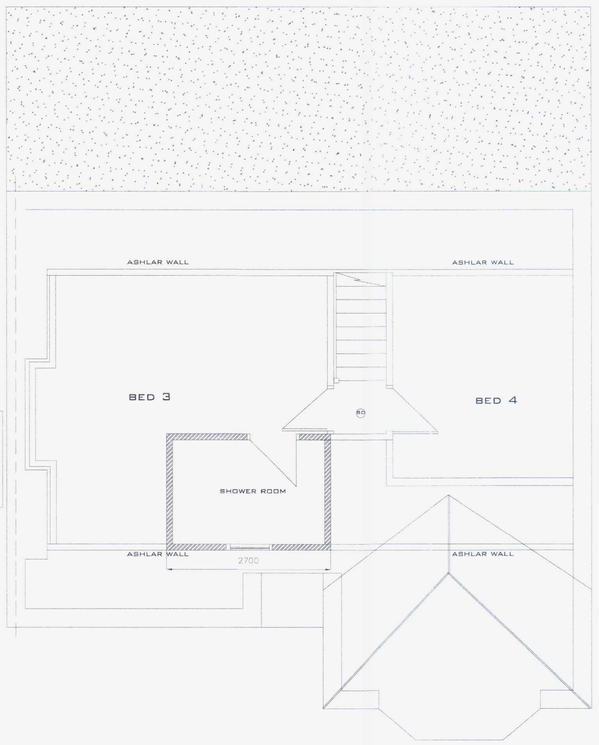

FRONT DORMER WITH FLAT ROOF AS REQUESTED BY PLANNING OFFICER TO MATCH/BLEND WITH EXISTING ROOF FRONT ELEVATION, WINDOW TO BE OBSCURE FROSTED OBLIQUE PRIVACY GLASS

PROPOSED SOUTH/FRONT ELEVATION




UNDER PERMITTED DEVELOPMENT RUILES REAR ROOF EXTENSIONS STILL UNDER AND WITHIN 50m3 FOR SEMI-DETACHED PROPERTY EVEN WITH ALLOCATING M3 OF FRONT EXTENSION

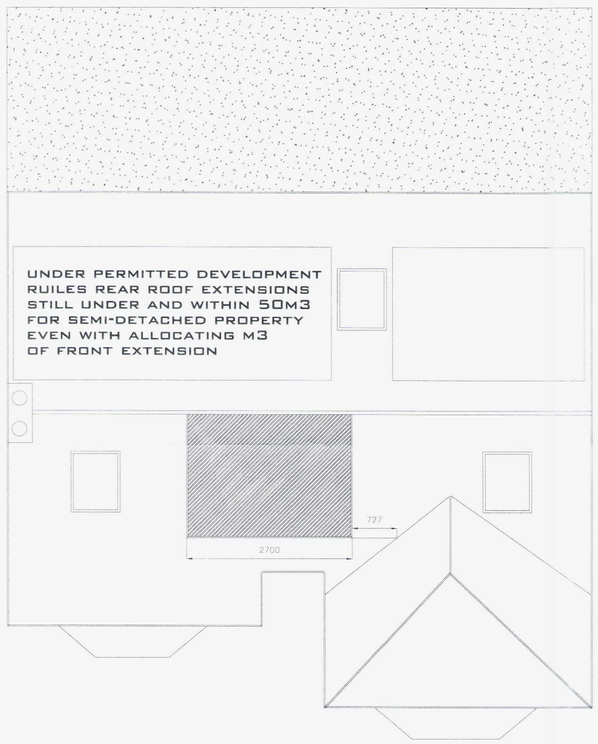
PROPOSED SOUTH /SIDE ELEVATION




RIDGE

PROPOSED FIRST FLOOR PLAN

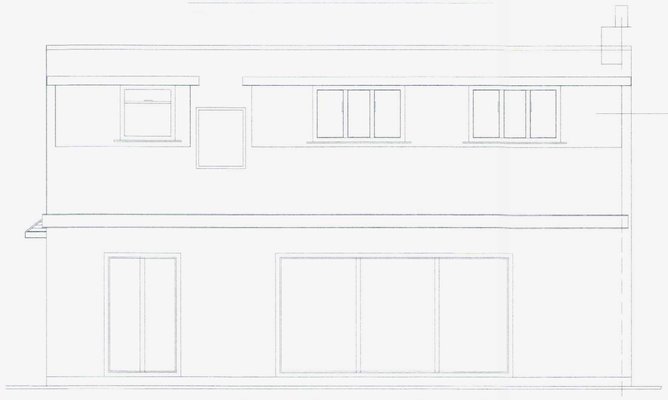
SCALE: 1:50



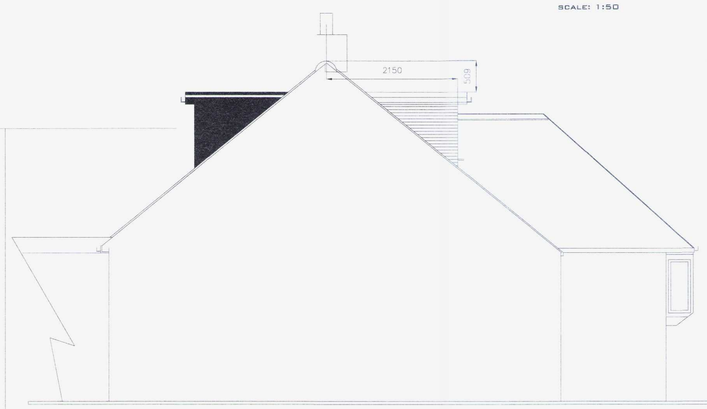

UNDER PERMITTED DEVELOPMENT RUILES REAR ROOF EXTENSIONS STILL UNDER AND WITHIN 50m3 FOR SEMI-DETACHED PROPERTY EVEN WITH ALLOCATING M3 OF FRONT EXTENSION

SCALE: 1:50

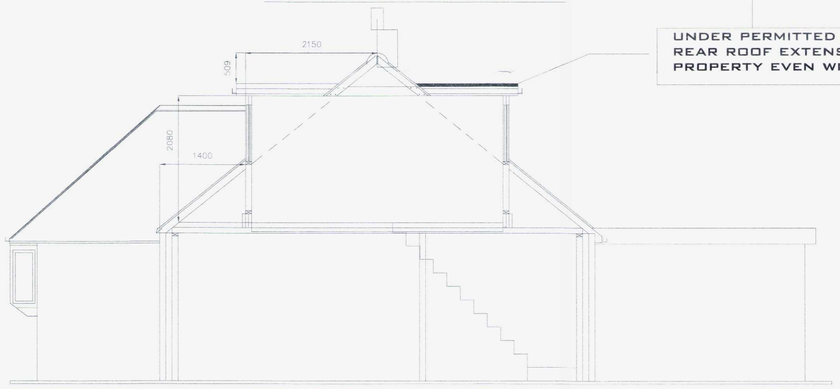
PROPOSED ROOF PLAN



PROPOSED NORTH/REAR ELEVATION




PROPOSED WEST/SIDE ELEVATION




PROPOSED SECTION THROUGH

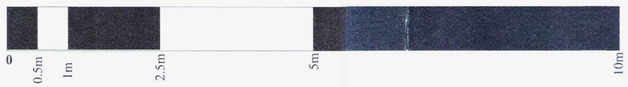
UNDER PERMITTED DEVELOPMENT RUILES REAR ROOF EXTENSIONS STILL UNDER AND WITHIN 50m3 FOR SEMI-DETACHED PROPERTY EVEN WITH ALLOCATING M3 OF FRONT EXTENSION

AMENDMENT

ADUR & WORTHING PLANNING SERVICES

| | |
|---|---|
| PLAN | AWDM/0387/17 |
| DATE VALID | Rec. 13/6/17 |

Scale Bar (Meters)




PROVISION OF INFORMATION FOR GUIDANCE:

All drawings printed can effect scale and presentation.
Please scale onsite during construction for
exact dimensions any descrepencies should be reported
by to the designer. Independant companies to take there own
measurments onsite especially for structural elements
stairs & windows and doors.

AMENDMENT

THIS DRG IS COPYRIGHT (C.)
and may not be reproduced without written
consent from the designer.

CLIENTS MUST TAKE THEIR OWN ASSURANCES ON:

1. Soil conditions, resistance from contaminants & gradient of land.
2. Suitability of storm and foul water drainage.
3. location and position of main sewer & services.
   (Consultation with Southern Water & Statatory
   undertakers such as EDF, GAS board.
4. Trees type and distances and their effect on soil type & foundations.
5. Existing structure, foundations and load bearing elements.

Additional costs invloving all the above and any other site problems
onsite issues are NOT the responsibility of the designer.
Civil Law matters, such as the 'PartyWall Act 1996' neighbour
disputes and boundary issues DO NOT form part of this drawing service.
You should seek a independant accredited RICS Surveyors Guidance.

(Any Details Specified by Structural Engineers are to be checked onsite
before ordering: including steel beams measurements, legnths, timber
spans and lintels locations and bearings etc...)

All installations for plumbing and santitary, sewarage, water quality
& supply and risk from contaminants To comply with the Water Act 2014 &
Environmental Health & Environmental Agency & Protection Act 1990.

The Designer is NOT responsible for onsite construction or health
and safety issues. All owners, contractors, builders and trades should
follow all the guidance of full site CDM regulations and HSE regulations.
All contractors & trades should be fully qualified and should members of
recognised competent proffessional bodys & do there own risk assessments.

RECOGNISED PROFESSIONAL BODIES, REGULATIONS AND STANDARDS:

CDM (Construction Design Management for onsite health and saftey
responsibilties, site managers and contractors)
HSE (Health & Saftey Guidance for contractors & Trades)
NAPIT & BS7671 (Electrical Installations and Testing)
BS 5839 & 5446, Part 6 :2013 Type LD3 Fire Detection & Alarm Sytems)
ESA (Electrical Safety Association)
OFTEC (Oil Installations and Testing)
HETAS (Solid Fuel Installations and Testing)
GASAFE (Gas Installations and Testing)
RRO (Regulatory Reform Fire Safety Order)
Building Regulations (England & Wales as Amended 2010 & Building
Act 1984, Planning Act 2008, Local Policies & Core Strategy of Local
Authorities & Planning Permissions), TRADA Span Tables (Timber
Research And Development Association).

PLANNING REVISION D DRAWING

PROPOSED

BUILDING REGULATIONS DRAWINGS

DRAWING TITLE:

FRONT DORMER EXTENSION TO BUNGALOW

@

MR A WINCELL
NO. 37 COKEHAM ROAD
LANCING
WEST SUSSEX

PROPOSED

ADUR & WORTHING PLANNING SERVICES 13 JUN 2017 RECEIVED

| | |
|---|---|
| DATE: JUNE 2017 | DRWG 02/17D |
| SCALE: 1:50 | |

DRAWINGS FOR PLANNING APPLICATION:

ALL MATERIALS USED I.E. BRICKWORK, TILES, WINDOWS TO BE APPROVED BY PLANNING OFFICER BEFORE COMMENCEMENT OF ANY WORKS.