R.J.REYNOLDS HNC Con. Tech. (Arch)
Architectural Services
82 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992

CLIENT
Mr. J. White

PROJECT
6 Crabtree Lane
Lancing
West Sussex BN15 9JP

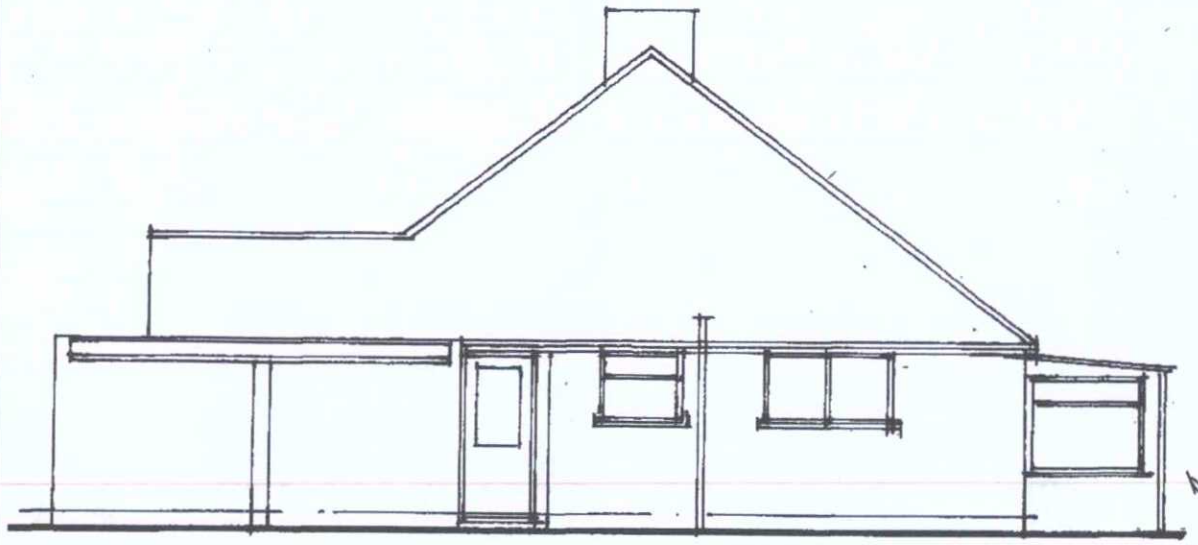
Proposed rooms in the roof and Rear Extension with internal alterations

Please note that this drawing is prepared to obtain planning approval from the local authority and does not constitute a working drawing

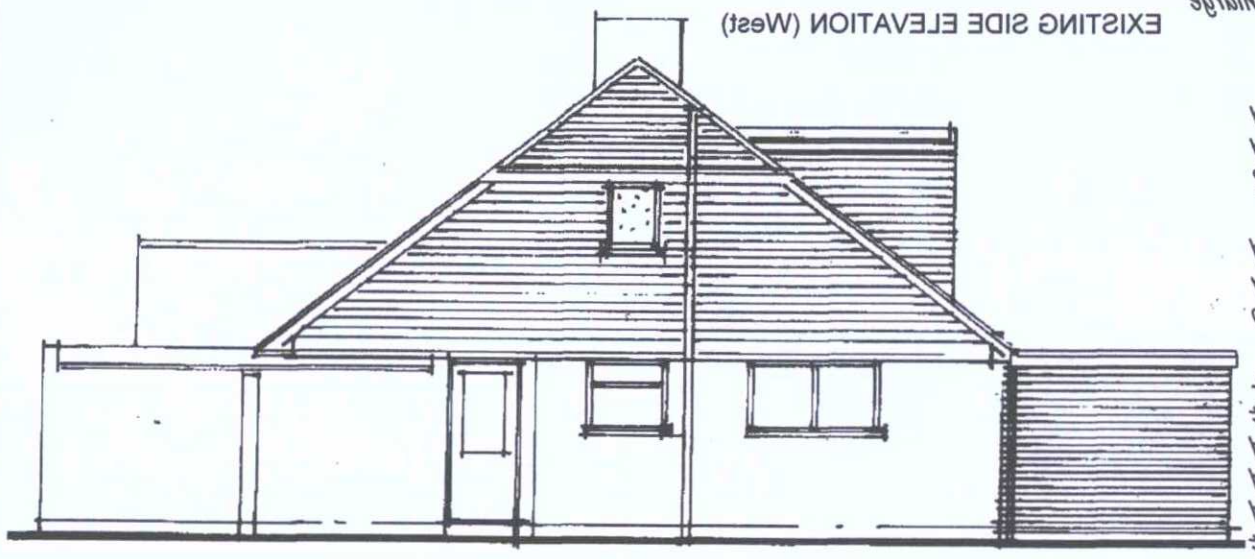
DRAWING
Existing & Proposed Floor Plans with Side Elevations

| drawing | 1731. P2 | scale | 1:100; | date | March. 2013 | Revisions | A | B |
|---|---|---|---|---|---|---|---|---|

Rev A March 2013. Internal layout revised at clients request. RJR. Rev B May 2013. Rear extension altered to comply with GDO at planners request. RJR



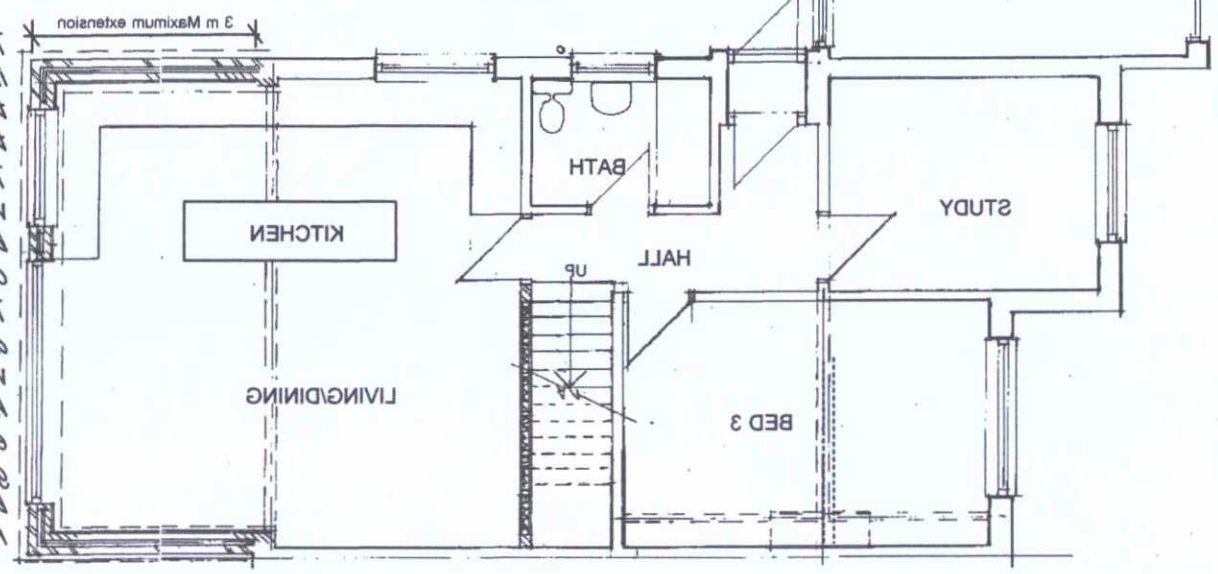
EXISTING SIDE ELEVATION (West)



PROPOSED SIDE ELEVATION (West)

PLANNING NOTES:
The existing bungalow is a 2 bedroom semidetached unit with attached garage and rear glazed conservatory
The proposals are to demolish an existing glazed conservatory and build a rear extension to enlarge the living area which is to be open plan with a new kitchen.

The existing living room is to reduced in area to allow a stair to be formed to the existing hall way and bed 2 turned into a study room.
The existing Bed 1 is to be enlarged with removal of an existing chimney breast supported at ceiling level to carry the stack above.
The roof is to be enlarged in accordance with permitted development with an extended ridge line and end hip end formed over a raised gable end with a small obscure fixed glazed window to a first floor en-suit bathroom and bedroom 1 within a rear dormer




PROPOSED GROUND FLOOR PLAN

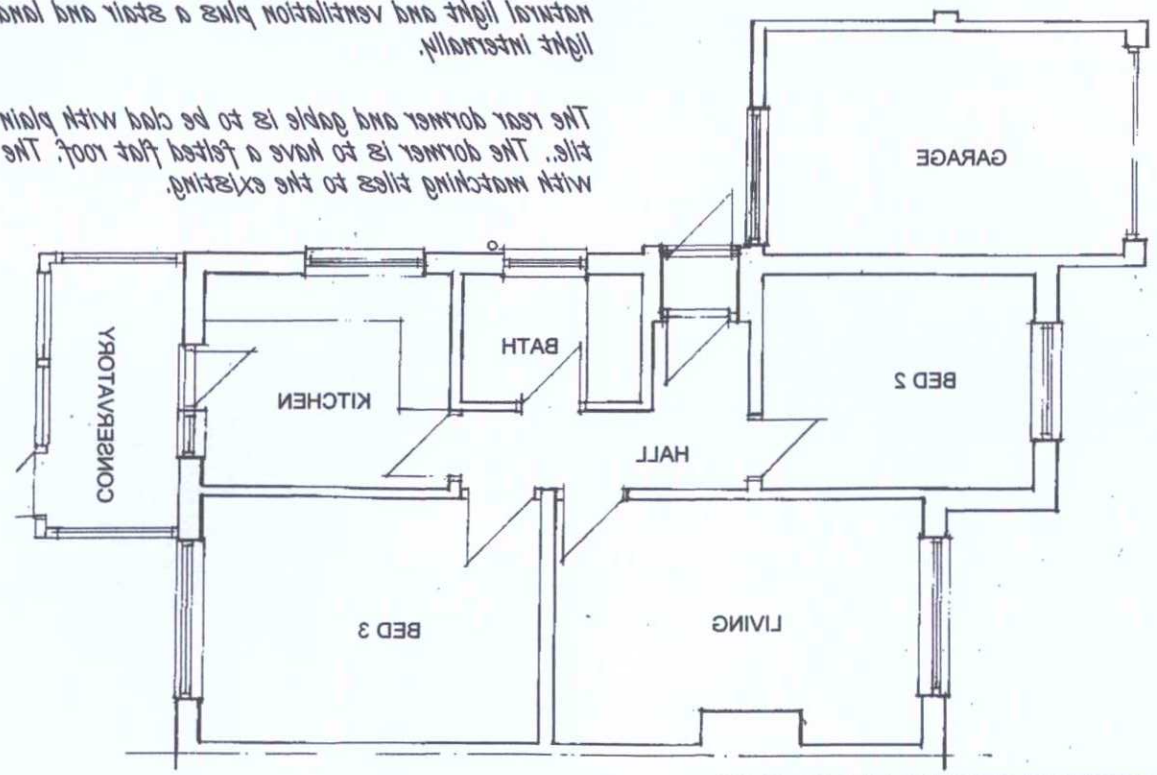
The enlarged roof will also provide space for a front bedroom 2 with a roof light providing natural light and ventilation plus a stair and landing with a roof light providing natural light internally.

The rear dormer and gable is to be clad with plain tile hanging to match the main roof tile.. The dormer is to have a felted flat roof; The enlarged roof areas are to be clad with matching tiles to the existing.

The rear extension is to be constructed in face brickwork to match the existing.

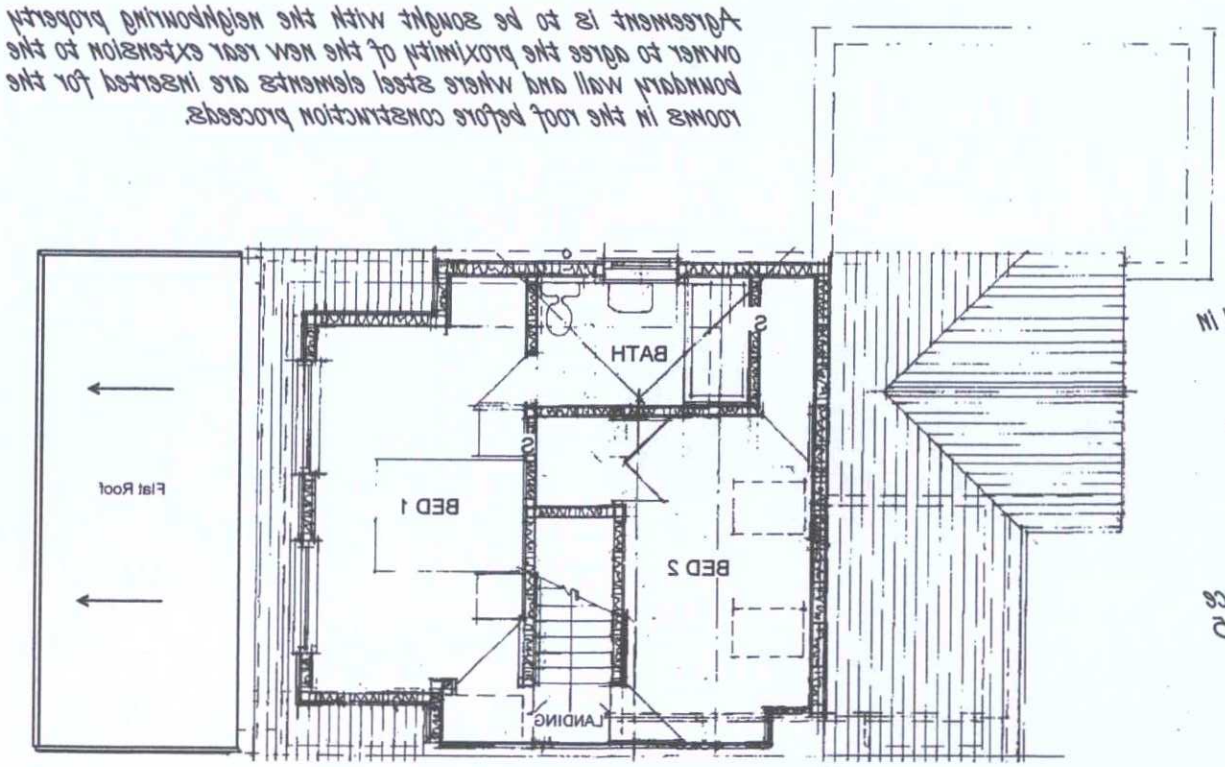
The new doors and windows are to be double glazed units to match the existing.

All materials used are to match the existing or their equivalent in compliance with General Development Order 1995 revised 2008




EXISTING GROUND FLOOR PLAN

PLEASE NOTE:
Agreement is to be sought with the neighbouring property owner to agree the proximity of the new rear extension to the boundary wall and where steel elements are inserted for the rooms in the roof before construction proceeds.




PROPOSED FIRST FLOOR PLAN

-1 0 1 2 3 4 5 6 7 8 9 10
Scale bar. metres at 1: 100 at A 3 reproduction

THIS IS AN A3 DRAWING AS SUBMITTED