CLIENT
Mr. I. White

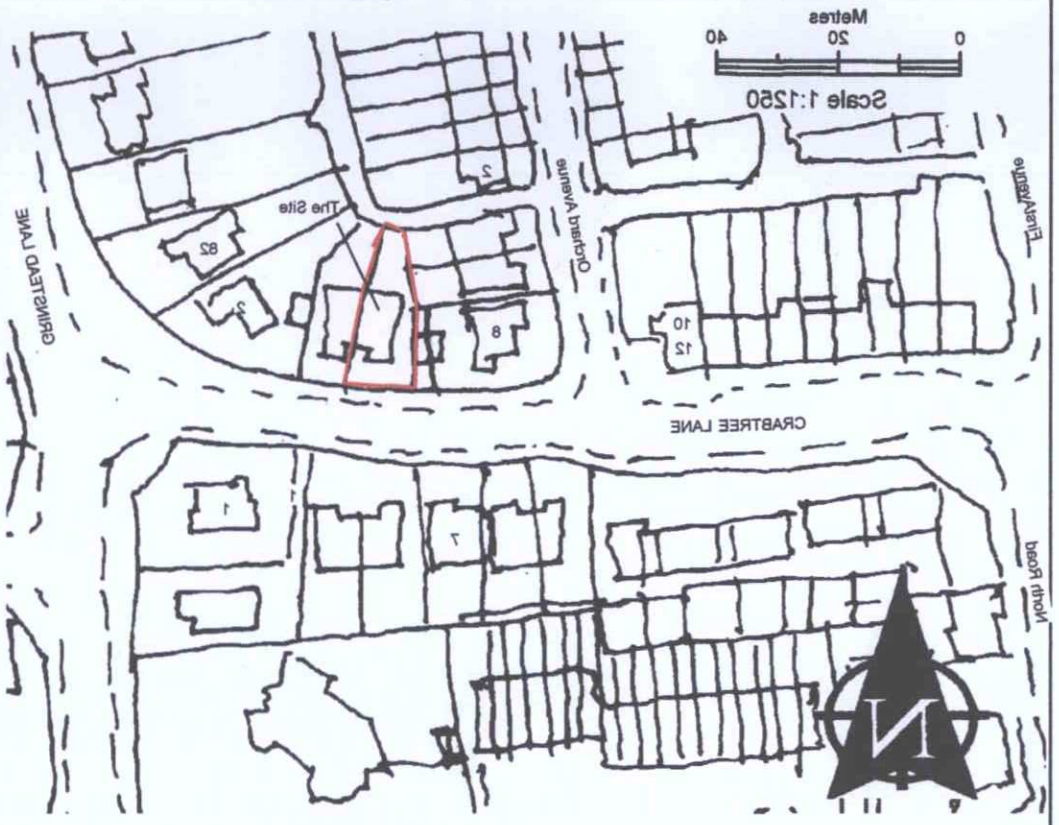
Please note that this drawing is prepared to obtain planning approval from the local authority and does not constitute a working drawing

DRAWING
Site Location and Block Plan with Existing Elevations

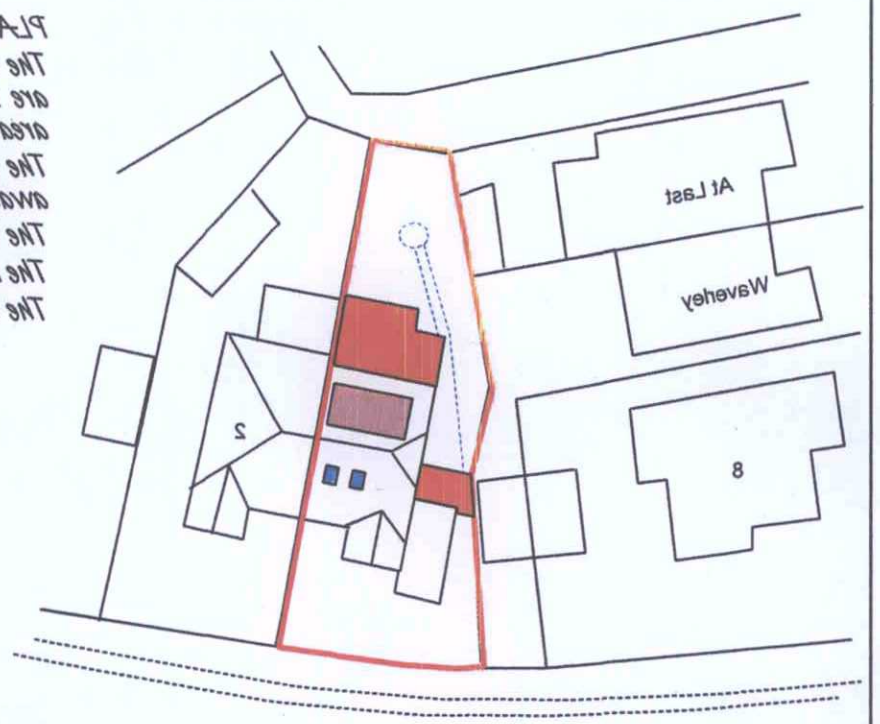
PROJECT
6 Crabtree Lane
Lancing
West Sussex BN15 9JP
Retrospective application for rooms in the roof to show compliance with GDO and new rear extension with side porch already constructed

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drawing	scale	date	Revisions
1231. P1	1:100;	January 2015	



SITE LOCATION PLAN 1:1250

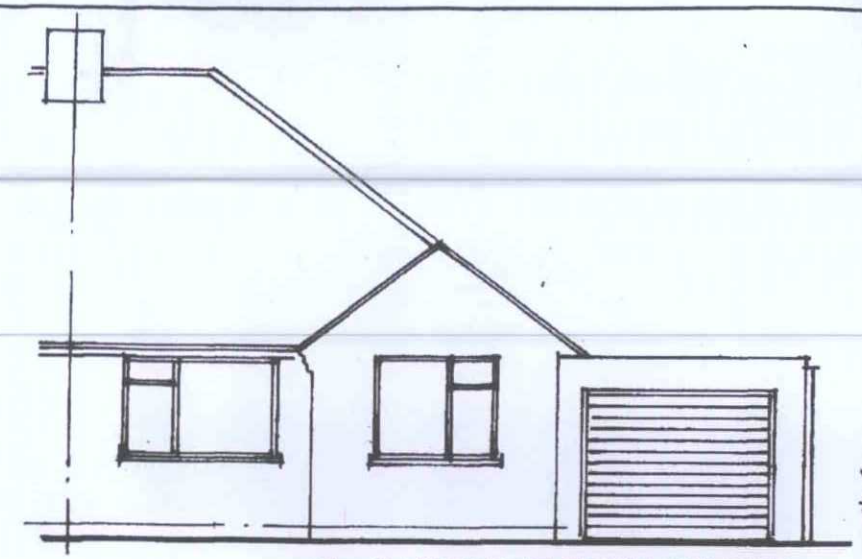


BLOCK PLAN 1:500

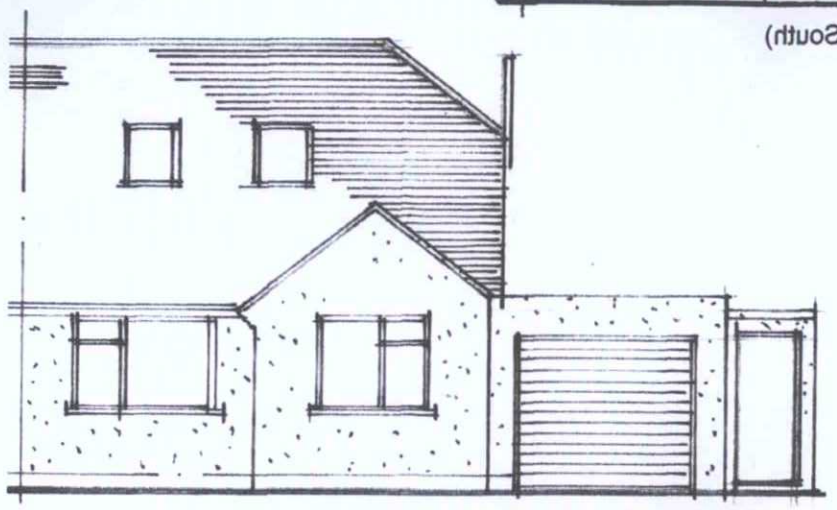
PERMITTED DEVELOPMENT:
The proposal for the rooms in the roof comply with GDO 1995 Permitted development amended 2008 Part 1 Class B1
The rooms in the roof are to have a rear dormer only with roof lights at the front which are not to project more than 150 mm from the level of the roof slope.
The ridge line is to be extended and a small hip end formed in place of the existing hip roof structure to allow the additional space to be formed.
The Gable end window is to be obscure glazed and the non opening fitted with trickle vents which serves the ensuite bathroom which will be mechanically ventilated
The increased cubic capacity of the roof does not exceed 50 Cubic metres. The extended ridge and gable is 34 Cubic metres the dormer is 14 cubic metres which totals 48 cubic metres which complies

PLANNING NOTES:
The site boundaries are indicated with a red line the site dimensions are 1.1.5 m frontage by 30 m depth which tapers giving a total site area of 270 Square metres of an irregular shape.
The building is on mains drainage and surface water will go to soak aways set 5 metres from the building face
The existing foul Drainage is unaffected by the new proposals.
The rear dormer is indicated solid Brown and the front roof lights in blue
The new rear extension and side porch are in solid red

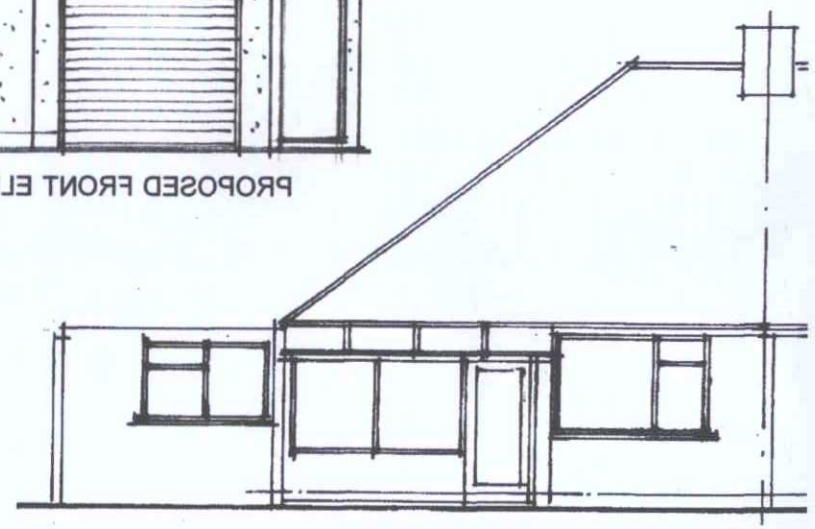
PLANNING NOTES::
The rear Dormer and new formed gable is clad with black plastic boarding. This is to be over clad with plain tile hanging to achieve compliance with the GDO. The existing French casement doors are to be re-hung to open inwards and a black painted Juliette balcony railing is to be provided to allow escape to the rear flat roof in an emergency for the rear bedroom.
The new rear extension and side porch are to be finished in yellow rendered block work to match the front elevation all the new windows and doors are double glazed in white uPVC frames and casements. The flat roof areas are finished in a black mineralised felt gutters and downpipes are black uPVC set on white uPVC fascias



EXISTING FRONT ELEVATION (South)



PROPOSED FRONT ELEVATION (South)



EXISTING REAR ELEVATION (North)



PROPOSED REAR ELEVATION (North)

-1 0 1 2 3 4 5 6 7 8 9 10

Scale bar. metres at 1: 100 at A 3 reproduction

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/0112/15
DATE VALID	29 JAN 2015

THIS IS AN A3 DRAWING AS SUBMITTED