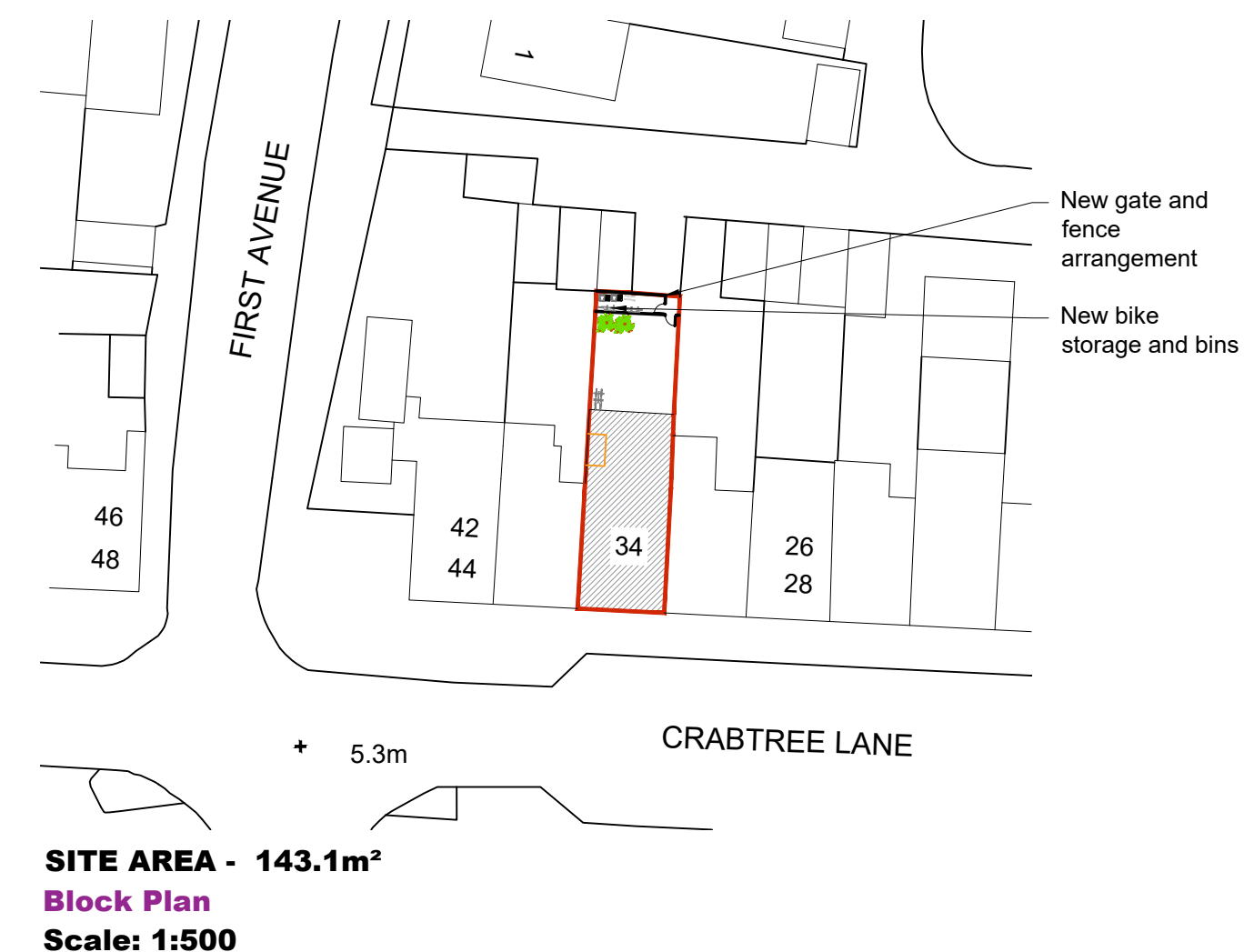
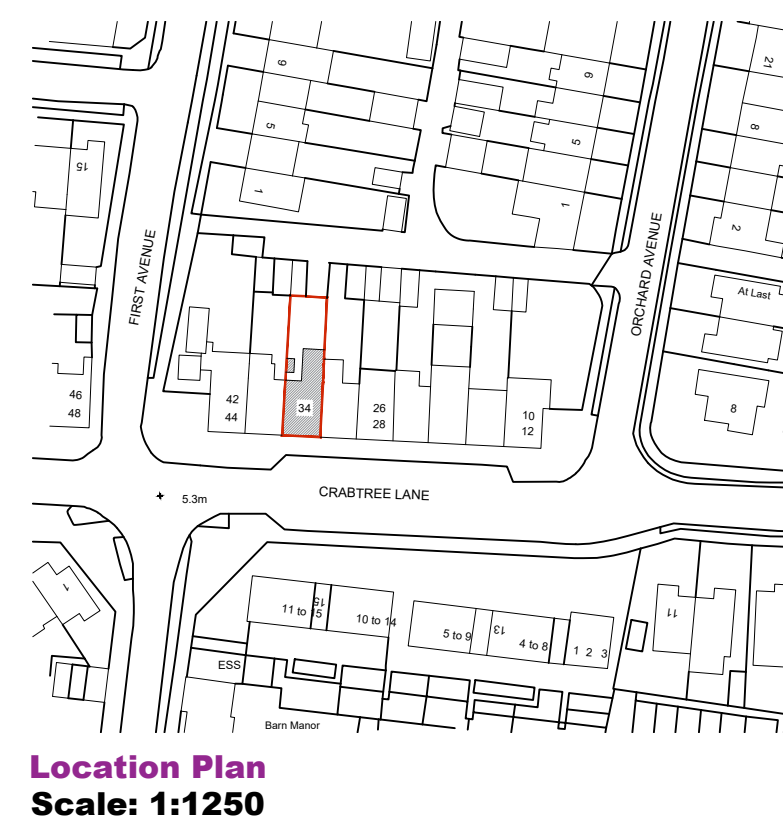
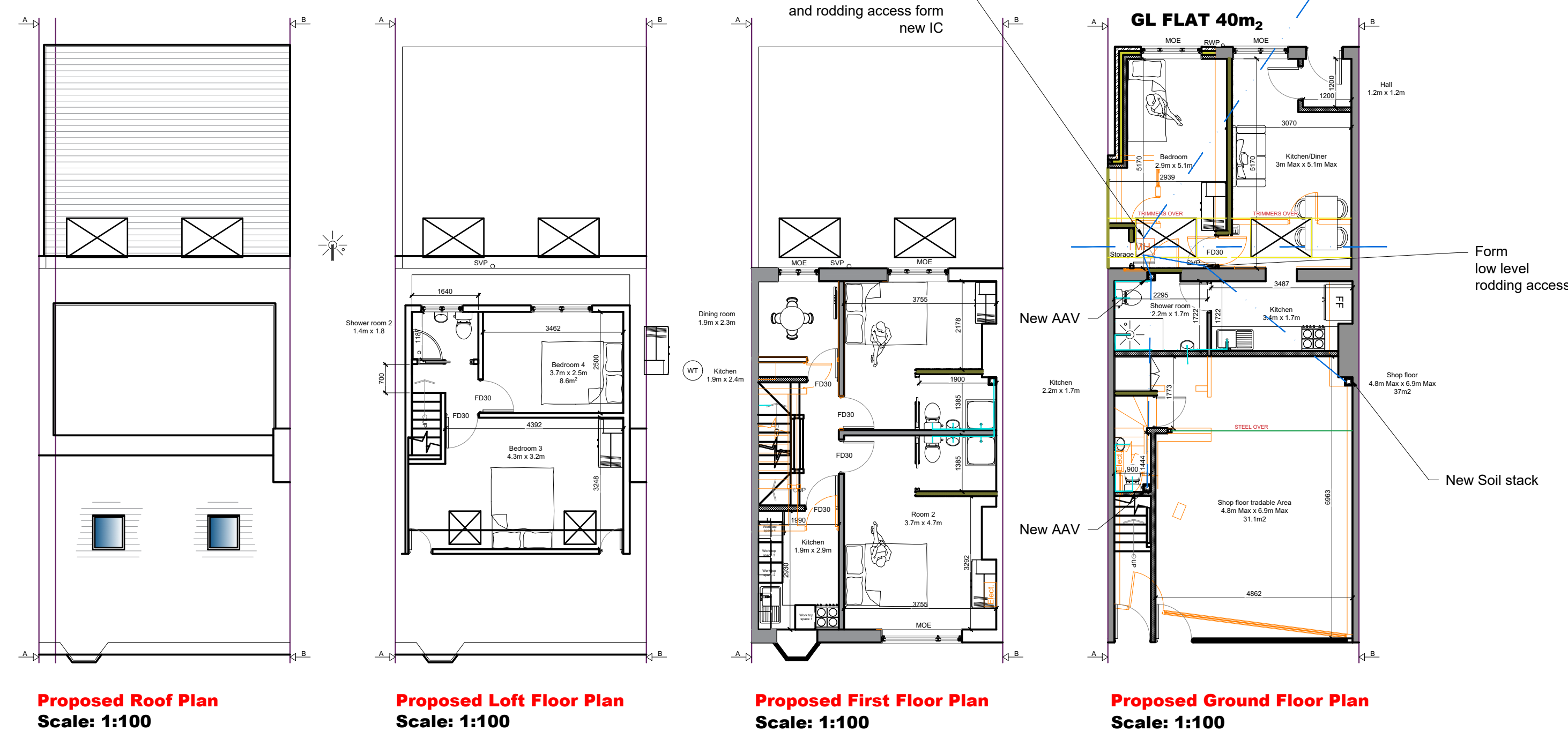
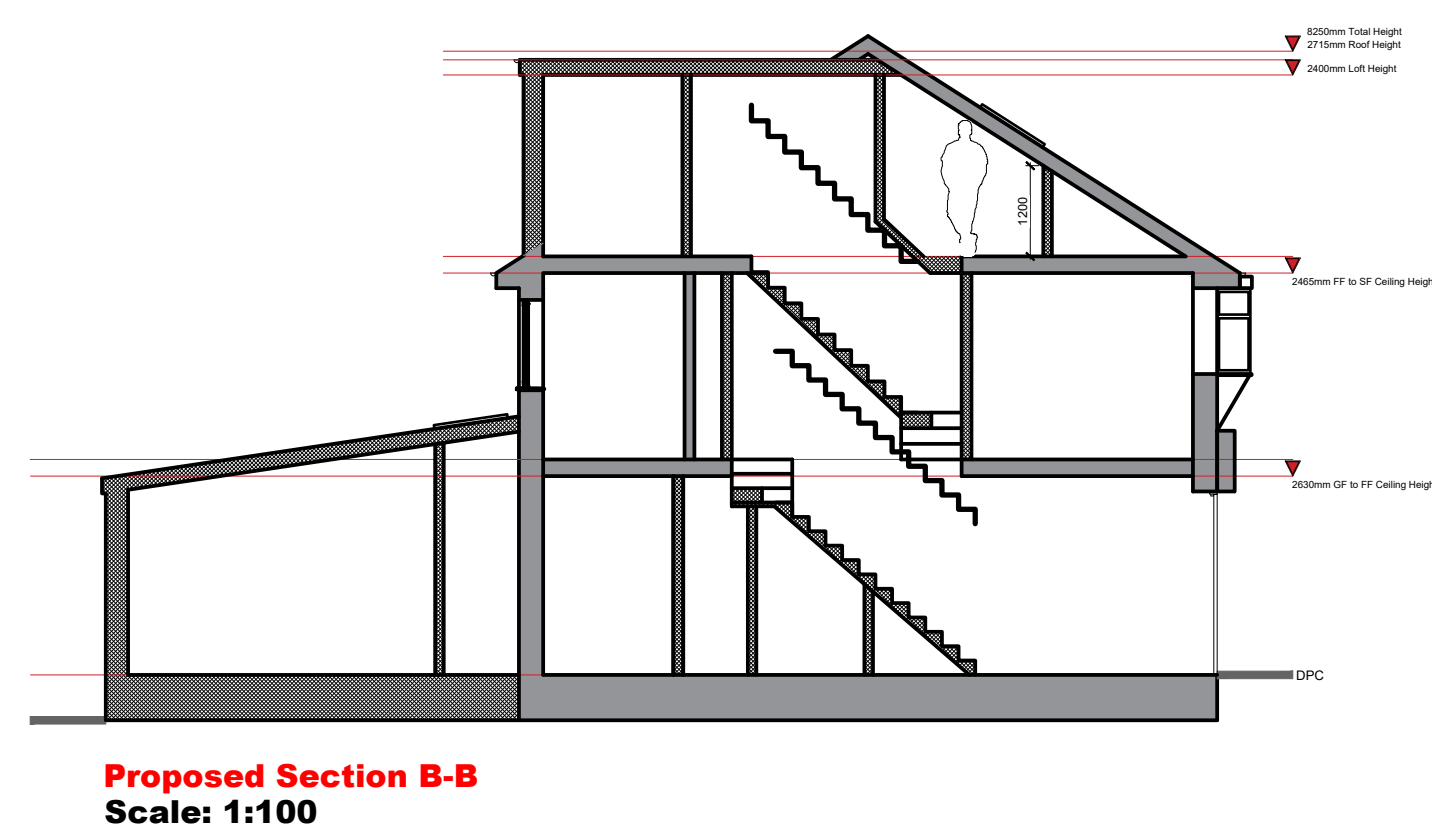
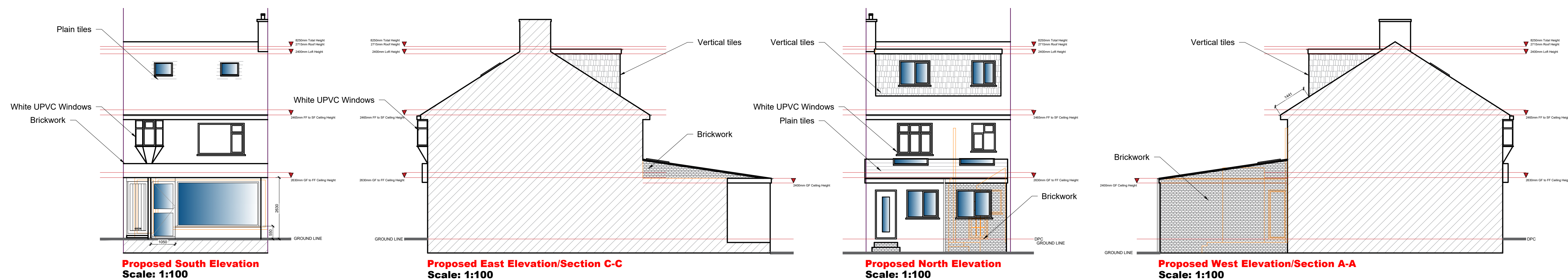




NOTE:

This drawing is to be read in conjunction with the Construction Notes and Structural Engineer's details.

The Contractor is responsible for all setting out and must check levels and dimensions on site before ordering materials or commencing work.

Refer to written dimensions only. Do not scale from drawings, except for the purposes of Planning assessment.

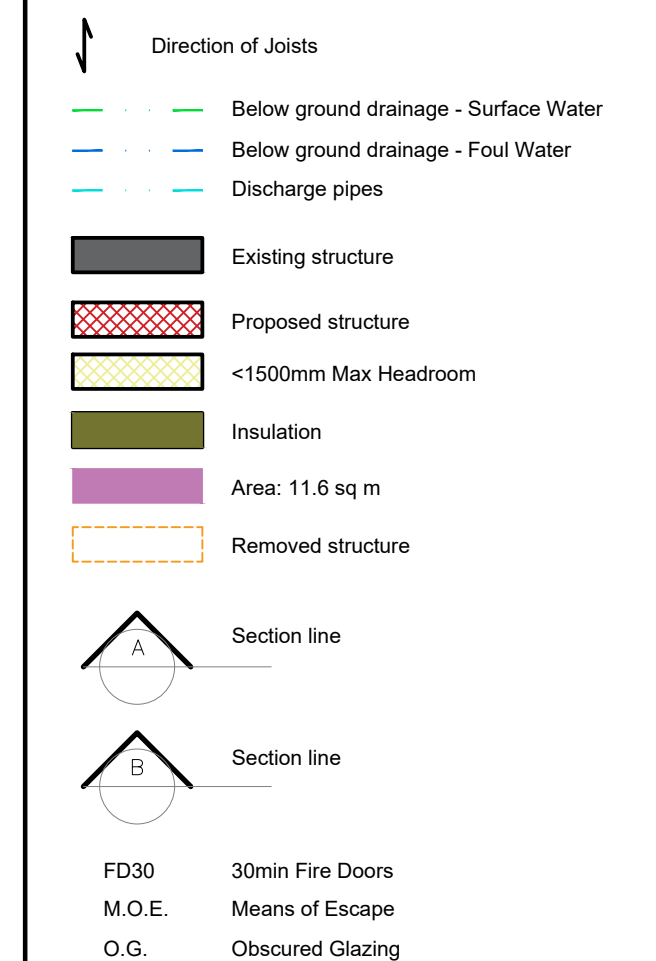
The Architect is to be immediately notified of any omissions or discrepancies.

Building work should not commence until all statutory approvals have been granted, i.e. Planning, Building Control, etc.

If a public sewer is discovered, consent to 'Build-over/Close-off' may be required from the Water Authority.

PARTY WALLS:

Work to Party Walls (including insertion of flashings, beam bearings, etc.) are subject to Party Wall agreements with neighbours and are to be arranged by the Client in accordance with the Party Wall Act (i.e. Providing two months written notice)



NOTE:
This design do fall under permitted development because:-
Volume of rear dormer = $H \times 2.5, D \times 3, L \times 5.7 = 29.25m^3$
Total Volume = $29.25m^3 < PD = 50m^3$
Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
Materials to be similar in appearance to the existing house
The roof enlargement does not overhang the outer face of the wall of the original house.

E	13/03/2026	Planning Amendments	DLS
D	06/03/2026	Planning Amendments	DLS
C	05/03/2026	Client Amendments	DLS
B	09/02/2026	Client Amendments	DLS
A	13/01/2026	Client Amendments	DLS

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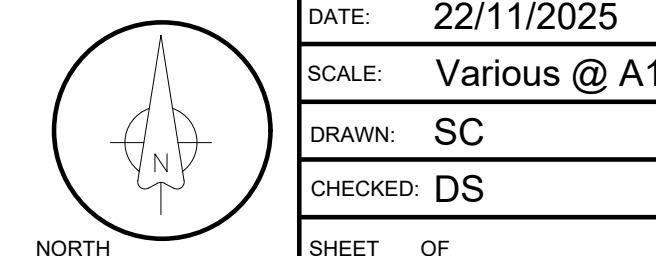


CREATE INSPIRE ENHANCE

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PROJECT:
34/36 Crabtree Lane,
Lancing, BN15 9PQ
West Sussex

DRAWING TITLE:
Ground floor extension - 1-bedroom flat.
Loft conversion with rear dormer - 4-bedroom
HMO.



25/063	PL1	E
PROJECT NUMBER:	DRAWING NUMBER:	REVISION:

FOR APPROVAL