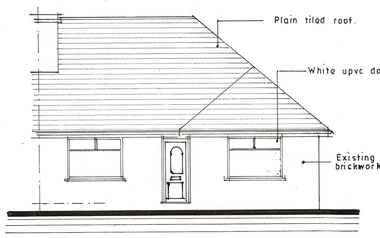
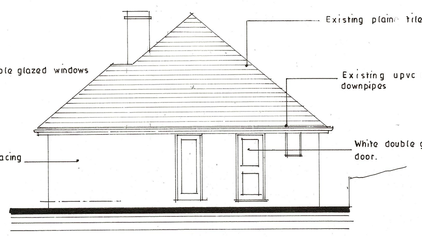
For building regulation notes refer to drawing number 1542017 / 03.



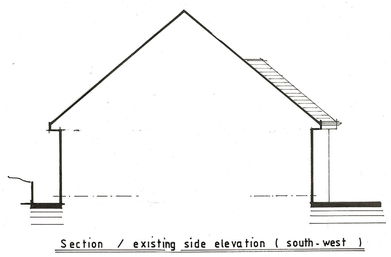
Existing front elevation (south - east)



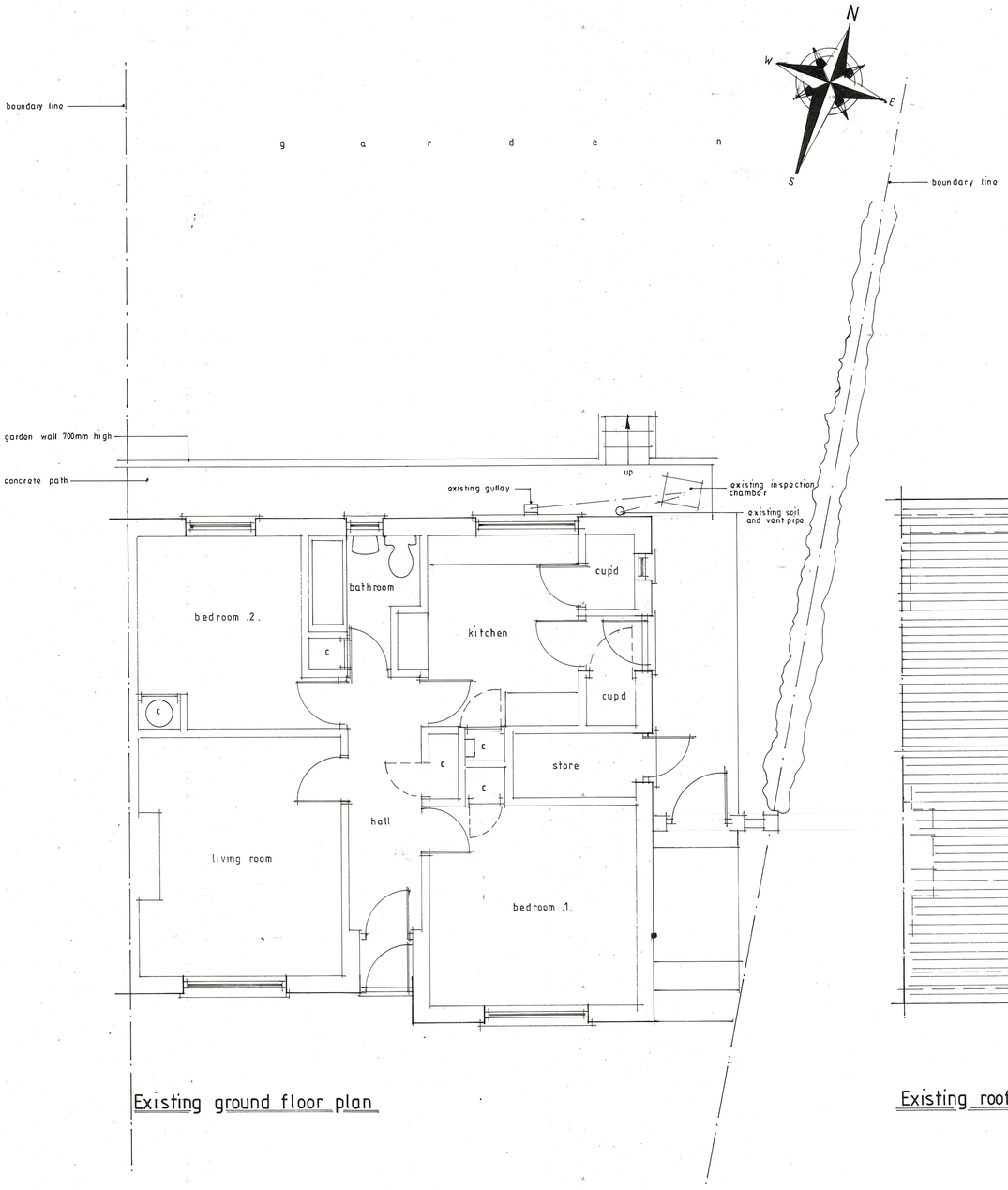
Existing side elevation (north - east)



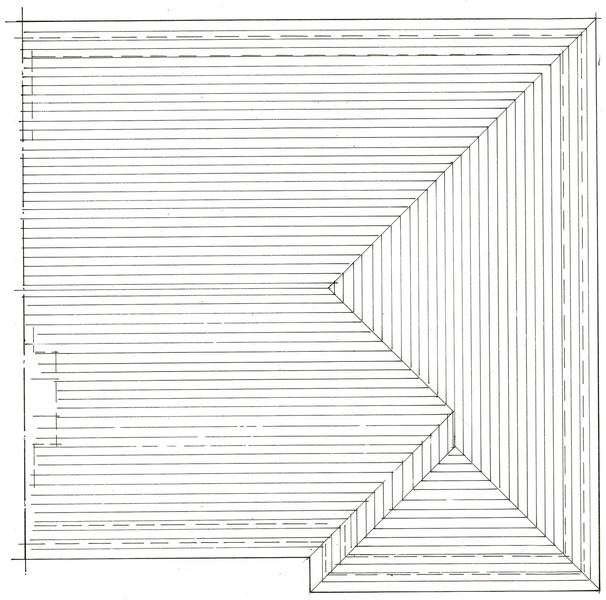
Existing rear elevation (north - west)



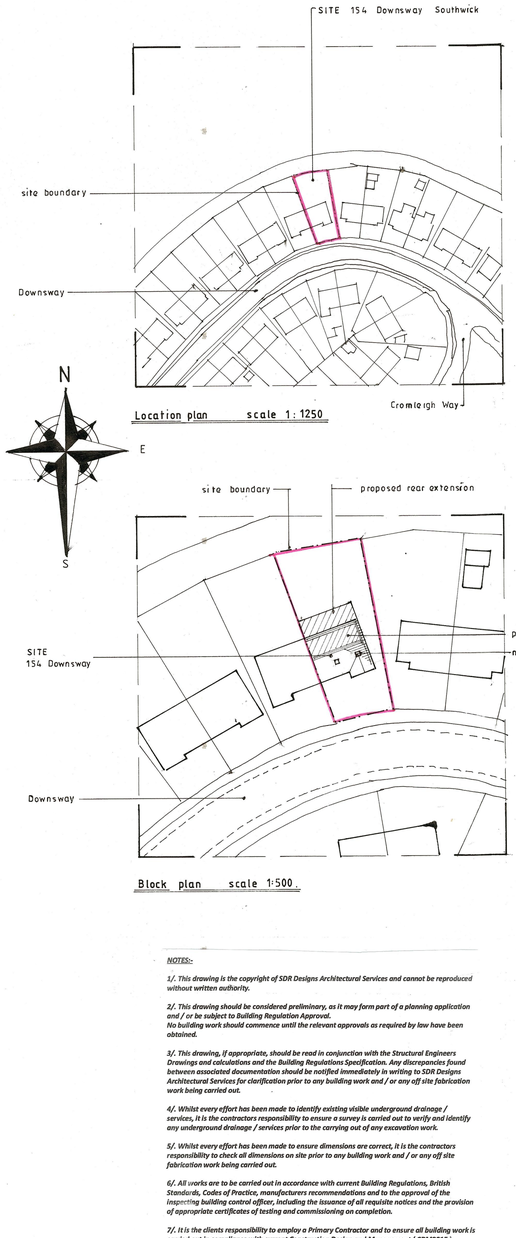
Section / existing side elevation (south - west)



Existing ground floor plan



Existing roof plan.



Location plan scale 1:1250

Block plan scale 1:500.

1-50 0 1 2 3 4 5

1-500 0 5 10 15 20 25 30 35 40 45 50

1 - 100 0 1 2 3 4 5 6 7 8 9 10

1 - 1250 0 10 20 30 40 50 60 70 80 90 100

Proposed single storey rear extension

This guidance reflects temporary increases to the size limits for single-storey rear extensions that must be completed by 30 May 2019, and the associated neighbour consultation scheme.
An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

No more than half the area of land around the "original house"* would be covered by additions or other buildings.

No extension forward of the principal elevation or side elevation fronting a highway.

No extension to be higher than the highest part of the roof.

Single-storey rear extension must not extend beyond the rear wall of the original house* by more than three metres if an attached house or by four metres if a detached house.

In addition, outside Article 2(3) designated land* and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2019.

These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the prior notification of the proposal to the Local Planning Authority and the implementation of a neighbour consultation scheme. If objections are received, the proposal might not be allowed.

Maximum height of a single-storey rear extension of four metres.

Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres

Maximum eaves height of an extension within two metres of the boundary of three metres.

Maximum eaves and ridge height of extension no higher than existing house.

Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.

Two-storey extensions no closer than seven metres to rear boundary.

Roof pitch of extensions higher than one storey to match existing house.

Materials to be similar in appearance to the existing house.

No verandas, balconies or raised platforms.

Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.

On designated land* no permitted development for rear extensions of more than one storey.

On designated land no cladding of the exterior.
On designated land no side extensions.
**** The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.***

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

Please note: The permitted development allowances described here apply to houses and not to:
Flats and maisonettes (view our guidance on flats and maisonettes)
Converted houses or houses created through the permitted development rights to change use (as detailed in our change of use section)
Other **buildings**
Areas **where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.**

NOTES:-

1/. This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.

2/. This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval.
No building work should commence until the relevant approvals as required by law have been obtained.

3/. This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off site fabrication work being carried out.

4/. Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.

5/. Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and / or any off site fabrication work being carried out.

6/. All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.

7/. It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.

8/. The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.

	Date	Revisions
.A.	7/11/2017	Road name added to location plan block plan altered.

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Client
Mr. C. Drewitt - Barlow.

Job Title
Proposed roof conversion and flat / pitched roof single storey rear extension.
154. Downsway.
Southwick.
West Sussex.

Drawing Title
Existing floor / roof plan and elevations.
Location plan.
Block plan.

Scale
1:100, 1:50, 1:500, 1:1250 at .A1.

Date
.October 2017.

Drawn
.SLW.

Drg. No.
.1542017 / 01.

Rev.
.B.

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