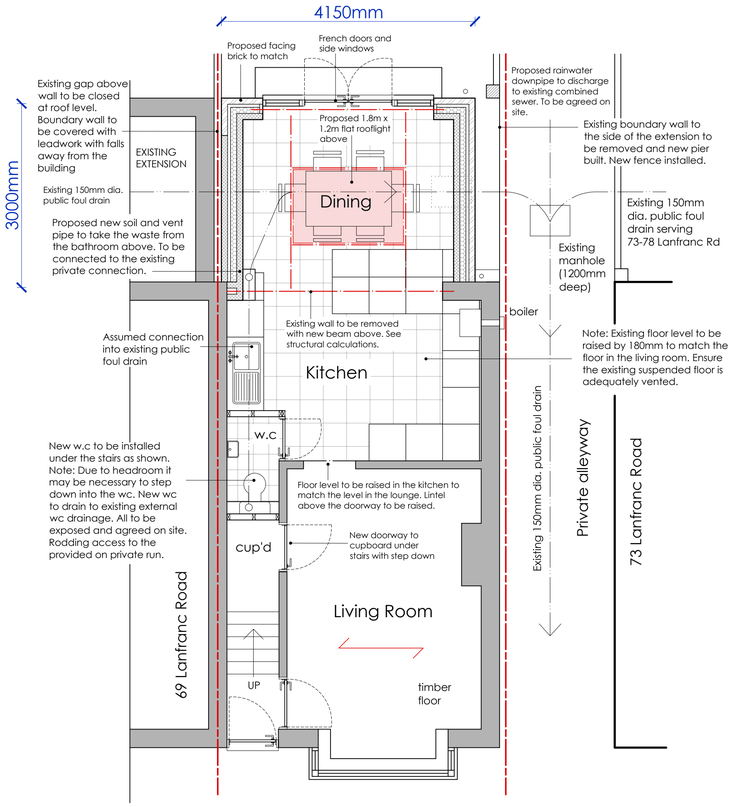
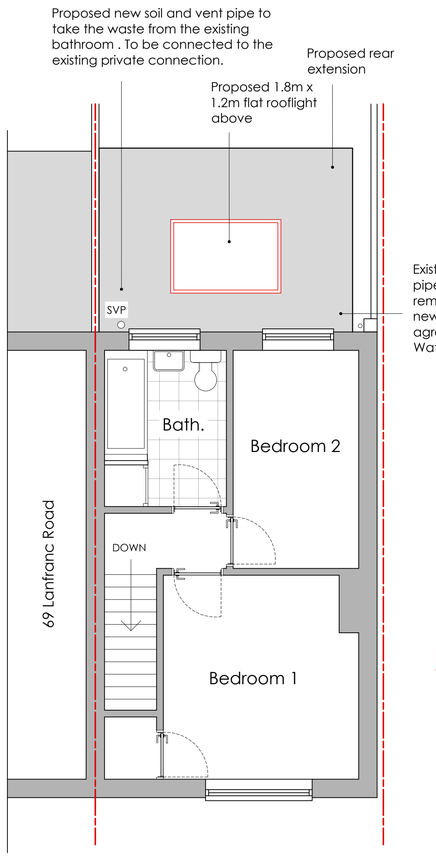
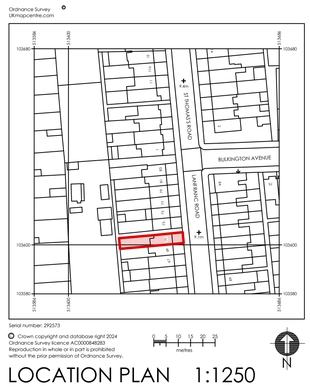
Note: The new extension is to be built above an existing 150mm dia. foul sewer, therefore a Build Over Agreement will be required with Southern Water prior to commencement of works. The proposals are to include the removal of the existing soil / vent pipe and the manhole. The new drainage is to be connected to the assumed private connection for the existing external wc. This will all need to be confirmed with Southern Water after a CCTV survey.



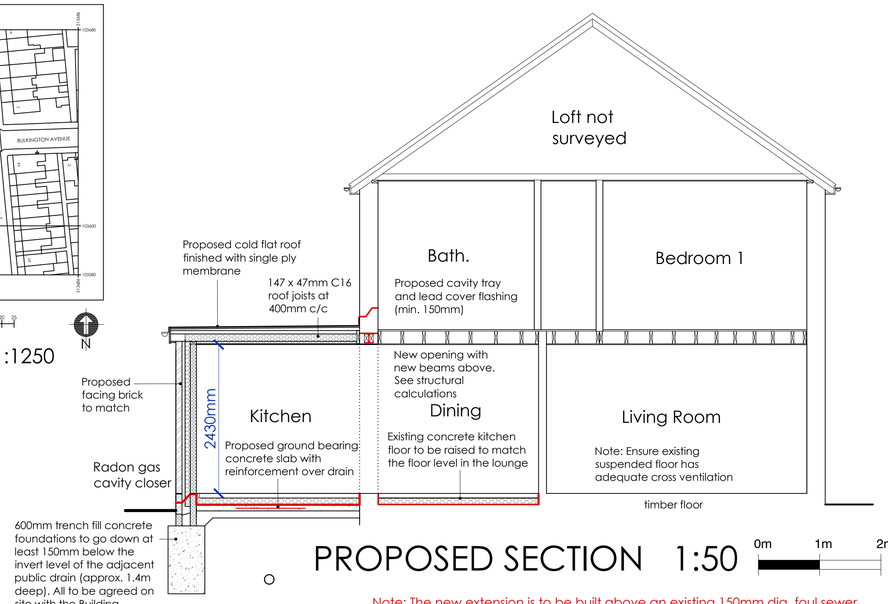
PROPOSED GROUND



PROPOSED FIRST



LOCATION PLAN 1:250



PROPOSED SECTION 1:50

0m 1m 2m

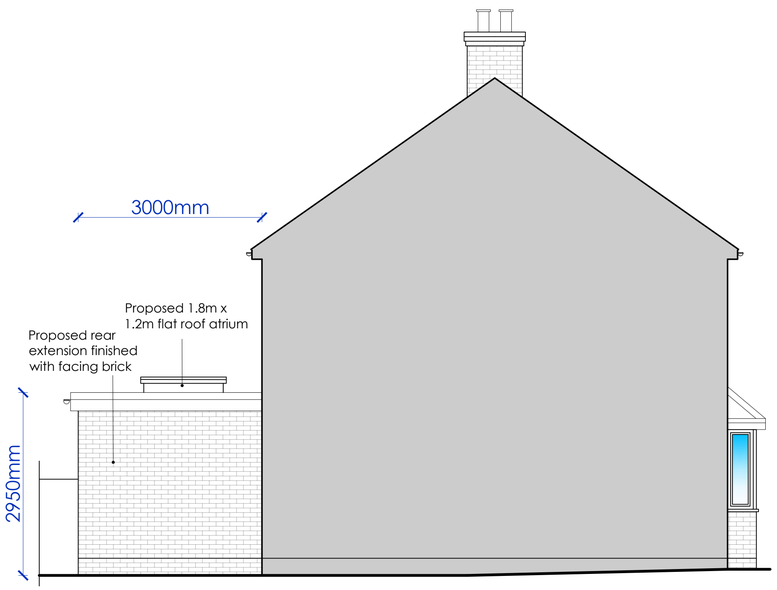
Note: The new extension is to be built above an existing 150mm dia. foul sewer, therefore a Build Over Agreement will be required with Southern Water prior to commencement of works. The proposals are to include the removal of the existing soil / vent pipe and the manhole. The new drainage is to be connected to the assumed private connection for the existing external wc. This will all need to be confirmed with Southern Water after a CCTV survey.

PERMITTED DEVELOPMENT:

PROPOSED EXTENSION

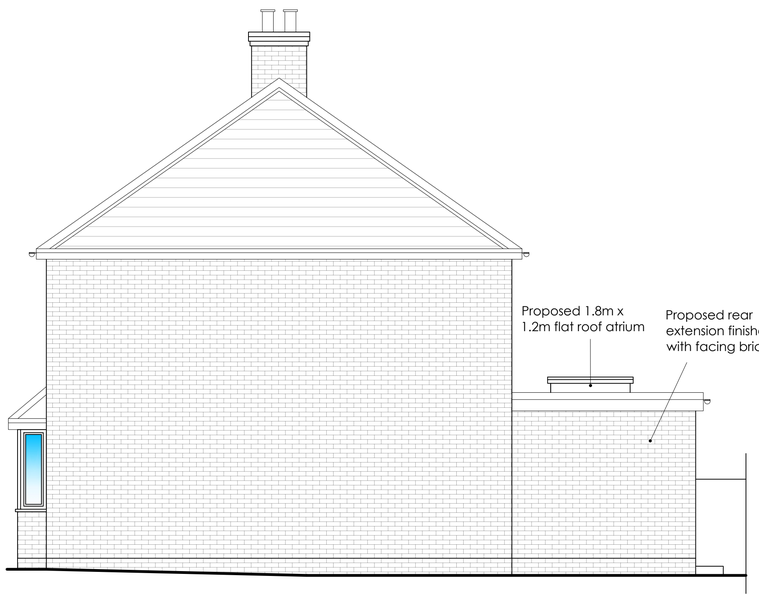
1. Depth not to exceed 3.0m.
2. All materials to match existing.
3. Eaves height not to exceed 3.0m.
4. Height of rooflight not to exceed 4.0m above ground level.

71 LANFRANC ROAD, WORTHING

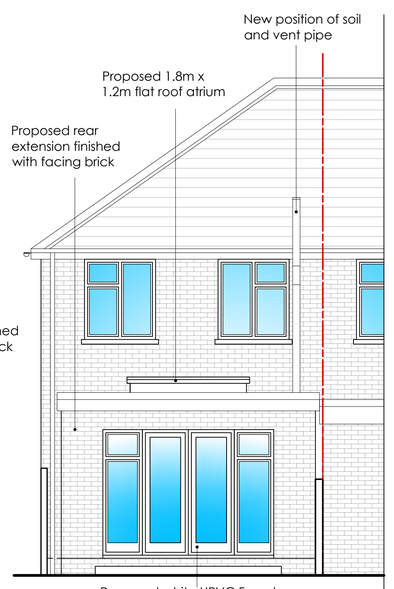


PROPOSED SOUTH ELEVATION 1:50

0m 1m 2m



PROPOSED NORTH ELEVATION 1:50



PROPOSED WEST ELEVATION 1:50

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Address of Works:	71 LANFRANC ROAD WORTHING BN14 7ES
Drawing Title:	PROPOSED REAR EXTENSION
Paper Size/ Scale:	A1
Date:	OCT. 2025
Drawing Number:	WG-314-01
Revision:	Revision

General Notes:

1: Do not scale from these drawings (unless for planning purposes).
2: Drawings to be read in conjunction with the structural calculations and the building notes provided.
3: The client/ contractor is advised to read the separate notes and the details provided in the structural calculations regarding the CDM regulations.
4: The property owner is reminded to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
5: No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the clients risk.
6: All dimensions to be checked on site prior to ordering any materials, kitchens or bathrooms.
7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.