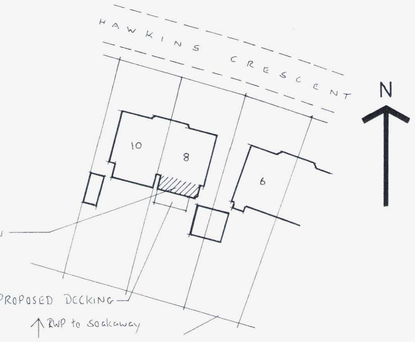
GENERAL: Do not scale from the drawings, all dimensions must be checked on site. The drawings and specification are the sole copyright of Insite Planning Ltd and neither the drawings, any part or any information contained therein shall be reproduced or disclosed to any third party without written consent of Insite Planning Ltd. All works to be carried out in accordance with the current 2000 Building Regulations, its latest amendments, British Standards and Codes of Practice.
The contractor is responsible for all temporary works and for the stability of the works in progress. Works not to commence until Planning and Building Regulation Approvals and any other relevant consents have been obtained. Any works carried out prior to approvals being obtained is undertaken entirely at the contractors and client's own risk.
Ensure that the Local Building Inspector is notified when work is about to commence and at other times during the progress of the works. Contractor/client, to obtain certificate of completion from the Building Inspector at the end of the works.
Ensure that Planning and Building Regulation conditions as stated on approvals are complied with. Seek approval from the council if any changes are to be made to that shown on this drawing/specification.
Any deviation from the drawings/specification is to be reported to Insite Planning Ltd.
Under the Party Wall Act 1996 the client has the duty to ensure compliance if the building works involve works on a existing wall shared with another property or new buildings/extensions on the boundary with a neighbouring property or excavating near an adjoining property.
The specification and drawings have been prepared only for the purposes of the planning application (where required) and building regulation application. Contractors providing estimates for works should discuss direct with the client/applicant with regard to the finishes, types, quality and numbers of fittings etc.

PLANNING SITUATION for EXTENSIONS:
Under new regulations that came into effect on 1 October 2008 an extension or addition to your home is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions.

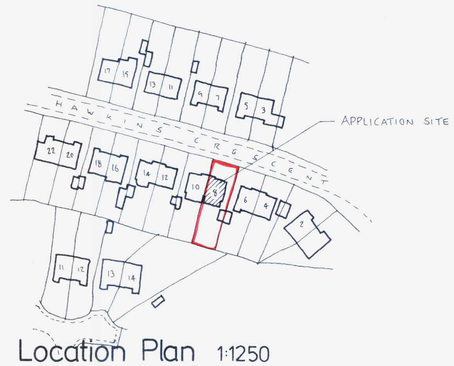
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum depth of a single-storey rear extension of three metres for an attached house and four metres for a detached house.
- Maximum height of a single-storey rear extension of four metres.
- Maximum depth of a rear extension of more than one storey of three metres including ground floor.
- 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 (Juliet balconies now accepted).
- 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.



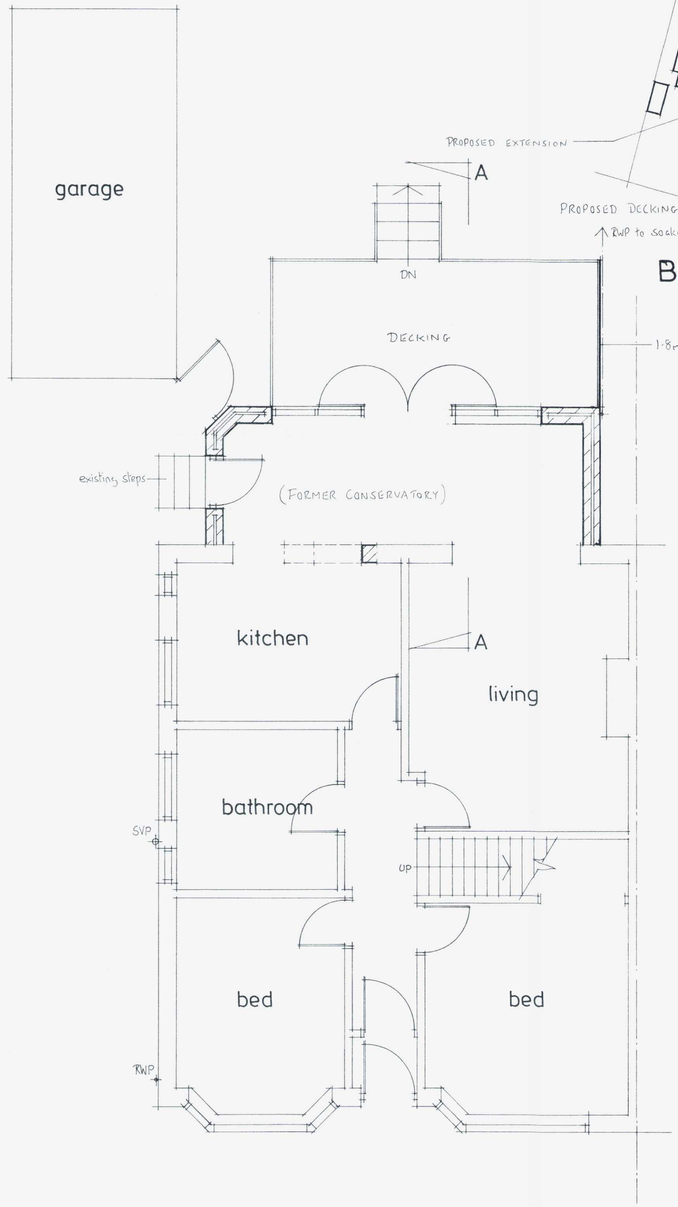
West Elevation | South Elevation | East Elevation



Block Plan 1:500

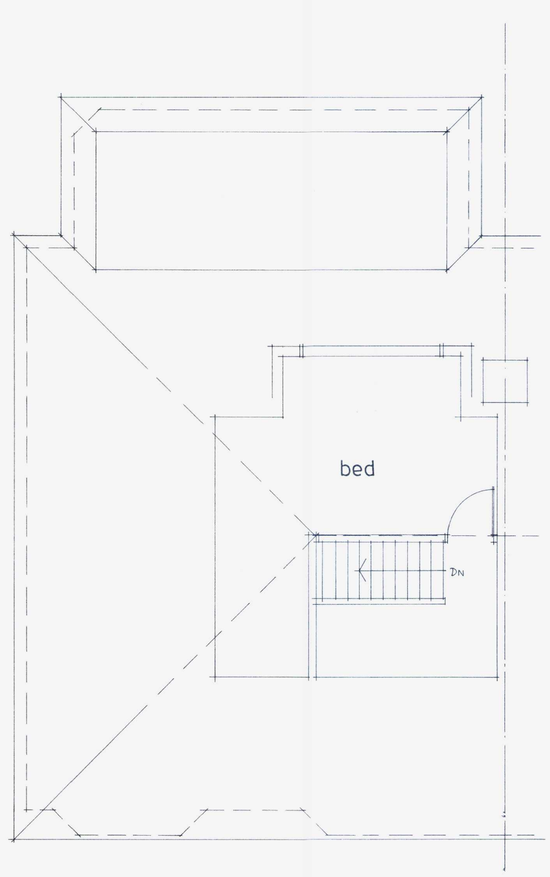


Location Plan 1:1250

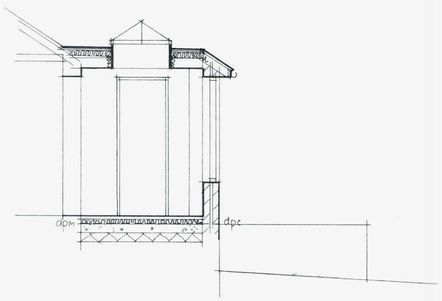


Ground Floor Plan

north



First Floor Plan



Section A-A

A1 PAPER SIZE SCALE 1:50 1:100 1:500 1:1250

REVISIONS:
REV 'A' 19.10.12
Drg amended to suit 'householder' planning application
Decking included.
REV 'B' 7.11.12
Rear window opening reduced to suit glazing calculations.
REV 'C' 7.12.12.
Rooflight omitted.
1.8m high obscure glazed side screen shown.
Obscure glazed side door shown.

Do not scale from this drawing all dimensions must be checked on site. This drawing is the sole copyright of Insite Planning Ltd.

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Tel: 01273 558118

Client:

Job:
8 Hawkins Crescent
Shoreham

Proposed Single Storey Rear Extension
(TO REPLACE CONSERVATORY)

Date: 18.9.12 **Scale:** 1:50, 1:100

Drawing No. 1458/1634C