GENERAL: Do not scale from the drawing, all dimensions must be checked on site. The drawing and specification is the sole copyright of Insite Planning Ltd and neither the drawing, any part of it 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.
This specification and drawing has 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:

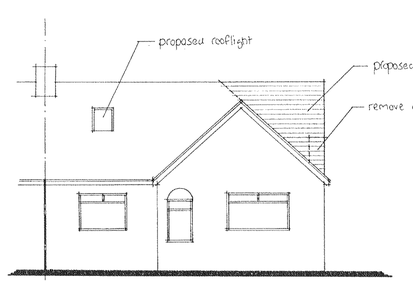
PROPOSED EXTENSION: Under new regulations that came into effect on 1 October 2008 an extension or addition to your home is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- 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 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.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.

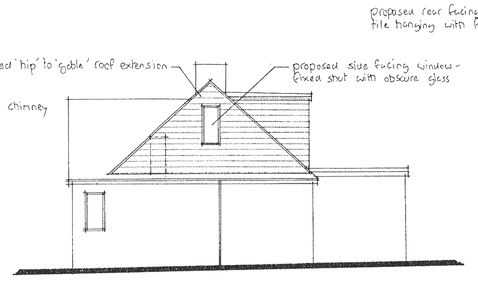
PROPOSED LOFT CONVERSION: Under new regulations that came into effect from 1 October 2008 a loft conversion for your home is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- 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 eaves.

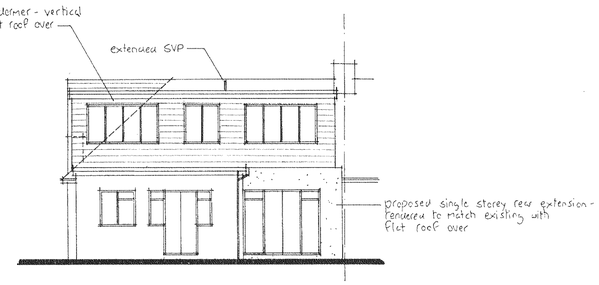
Proposed 'Hip to Gable' roof extension shown = 11.9 cubic metres.
Proposed Rear Facing Dormer = 34.2 cubic metres. **Total = 46.1 cubic metres.**



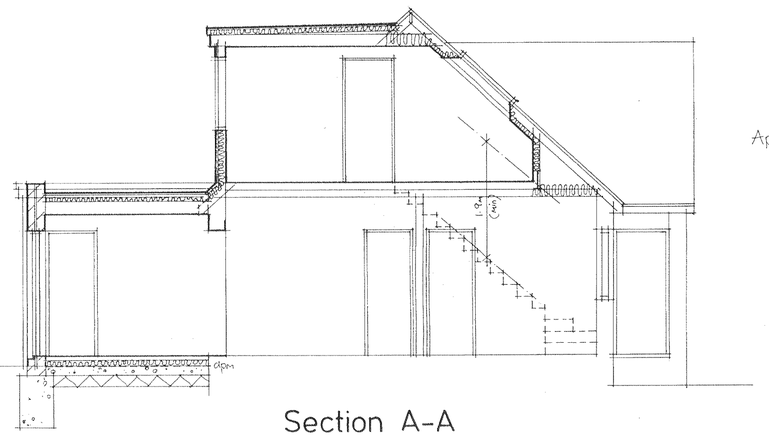
South Elevation



East Elevation



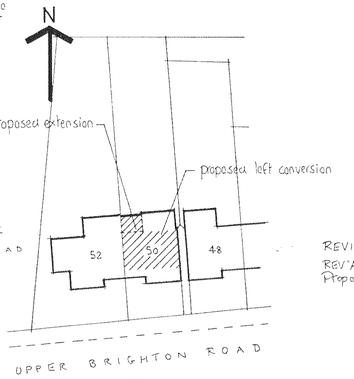
North Elevation



Section A-A

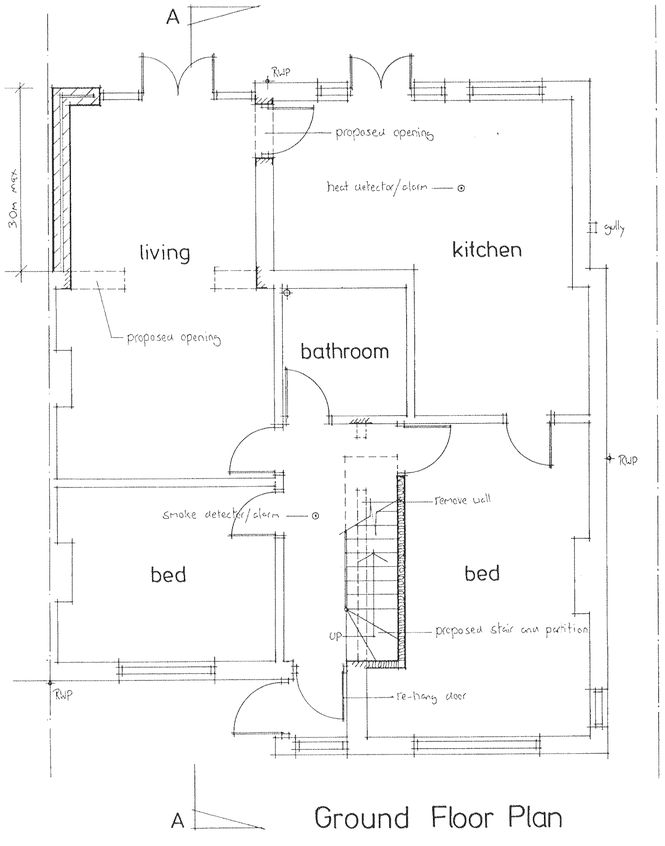
A1 PAPER SIZE SCALE 1:50 0 1 2 3 4 5
1:100 0 1 2 3 4 5 6 7 8 9 10
1:500 0 10 20 30
1:1250 0 10 20 30 40 50



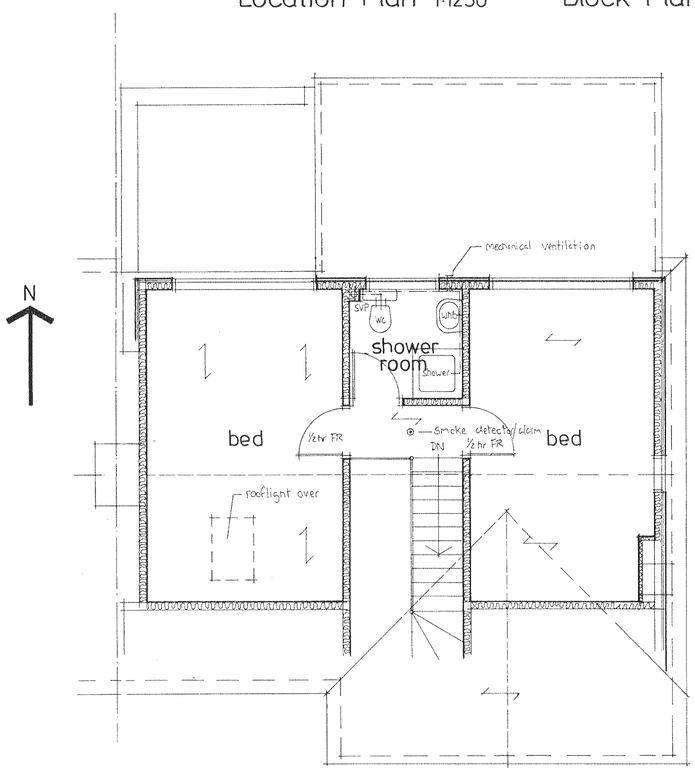


Location Plan 1:1250 Block Plan 1:500

REVISIONS:
REV'A' 28.4.10
Proposed extension door/window changes.



Ground Floor Plan



First Floor Plan

Application No.
Received
- 4 MAY 2010

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Insite Planning Ltd
5 Beechwood Avenue
Brighton, East Sussex
BN1 8ED
Tel: 01273 558118

Client:

Job:
50 Upper Brighton Road
Lancing

Proposed Single Storey Rear Extension and Loft Conversion

Date: 21.4.10 **Scale:** 1:50, 1:100

Drawing No. 1338/1394A