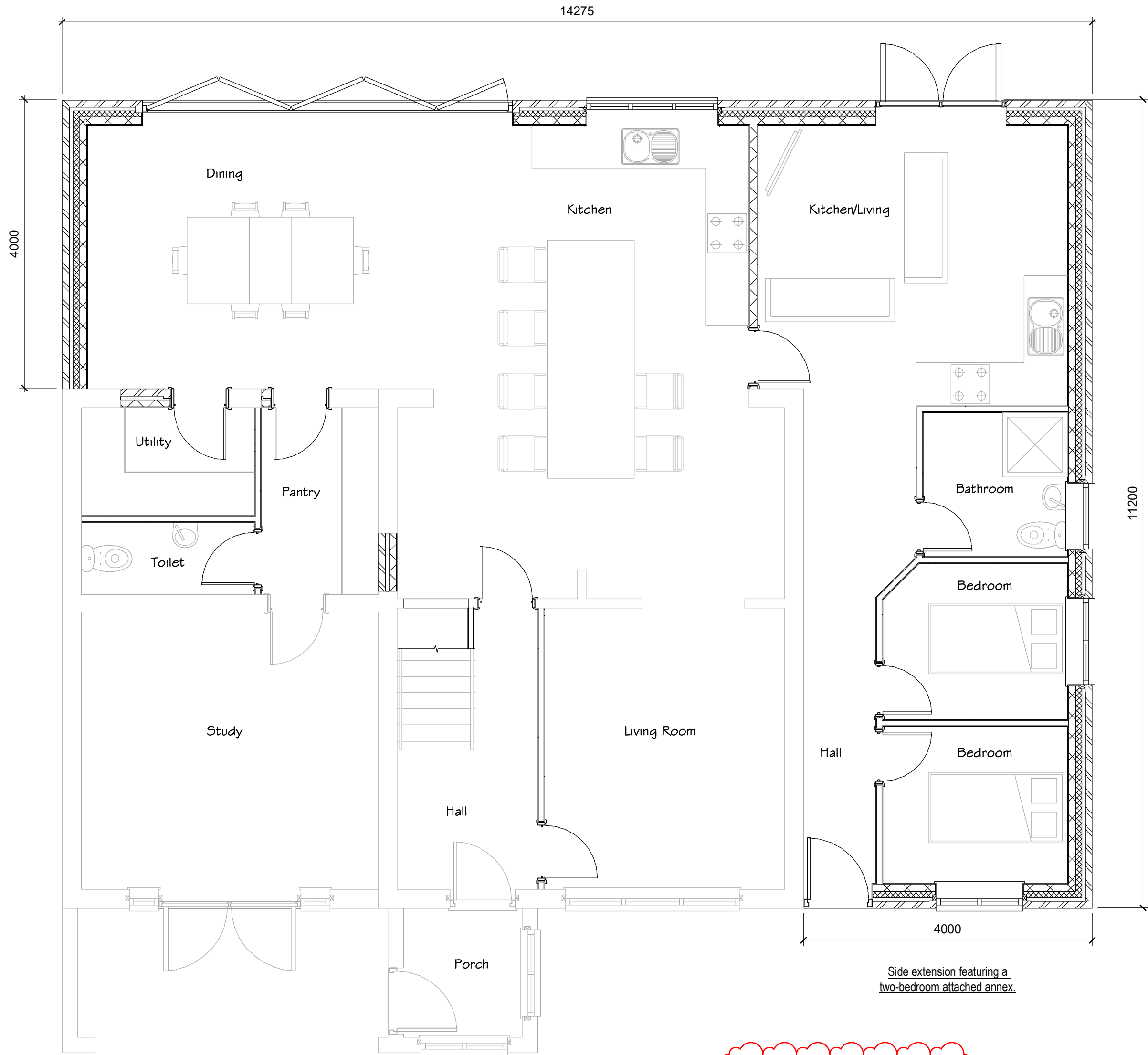


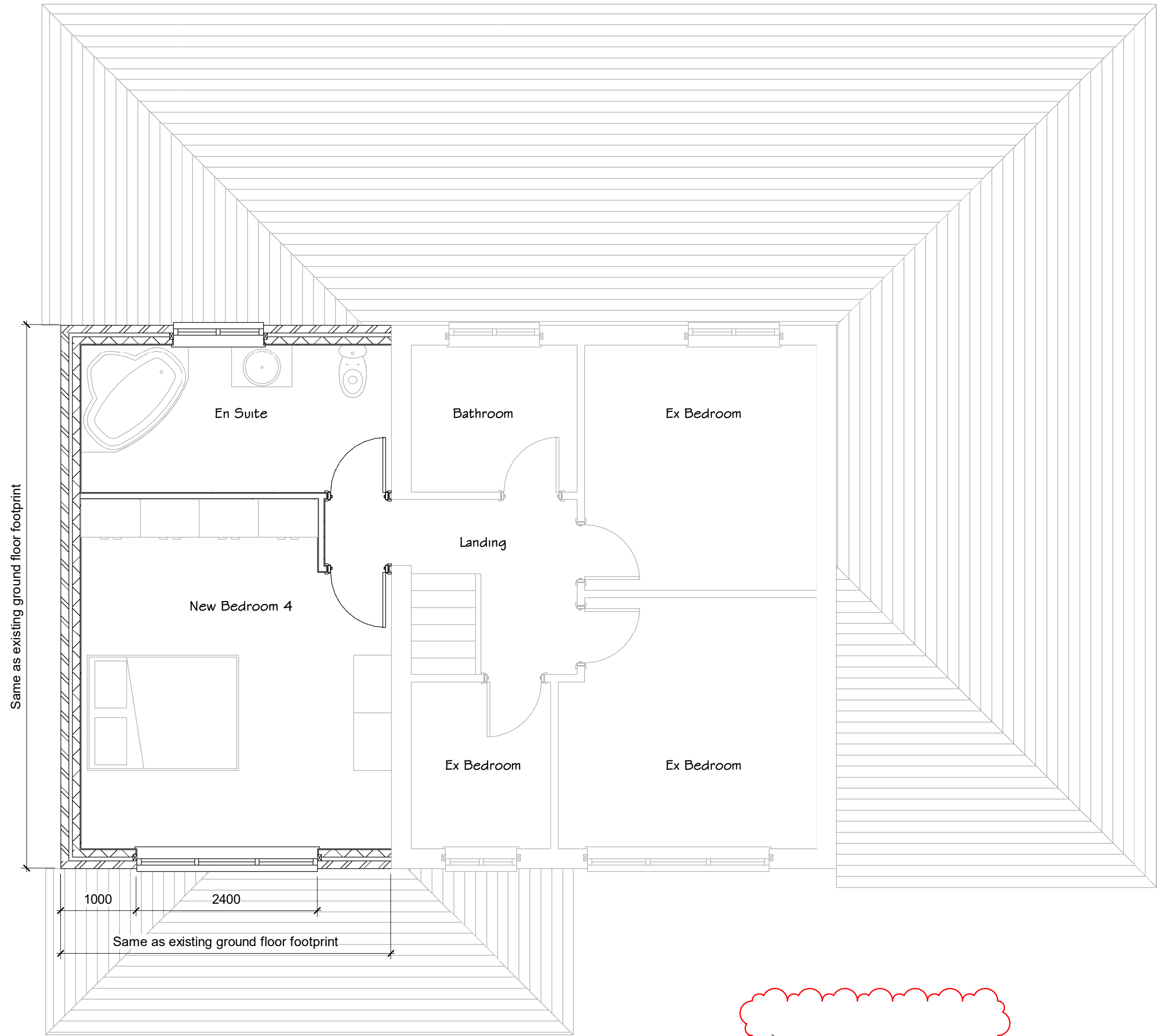
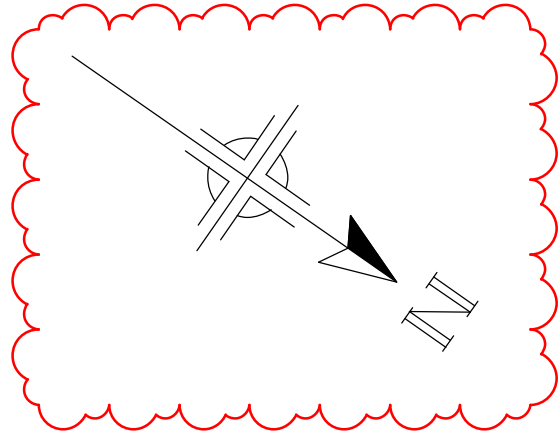
1:50 Scale Bar

1m 5m



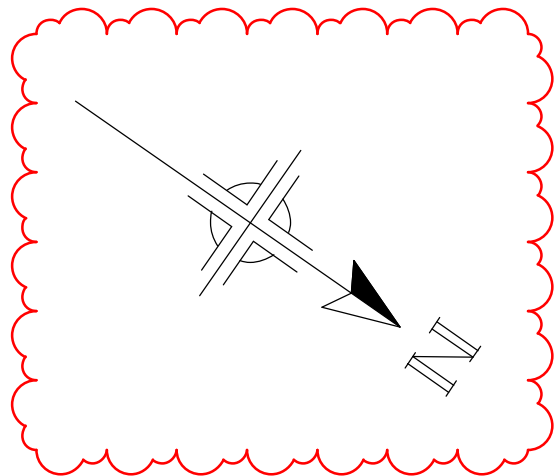
Proposed Ground Floor Plan

1 : 50



Proposed First Floor Plan

1 : 50



Planning Conditions

The proposed annex is to be used and occupied solely in connection with, or for purposes ancillary to, the residential use of the main dwellinghouse. It must not be used or sold separately as an independent unit of accommodation at any time in the future. The annex should remain reliant on the main property.

The Annexe must not have a separate:

- Address
- Utility metres
- Services

Due to the site constraints, and access only being through the main property and its dependence on the main dwelling, it would be difficult to classify the annex as a separate dwelling. Additionally, the annex is attached to the main property and is separated only by a single skin blockwork wall at the rear.

All new UPVC windows and doors will be installed to match existing, according to the client's specifications and subject to approval by the local authority.

All existing drainage positions to be determined prior to commencing work on site.

This drawing is to be read in conjunction with all engineers and specialists drawings along with all relevant specifications.

All permissions & approvals are to be obtained prior to commencement of any works on site.

All gridlines, dimensions, building lines, etc. are to be checked carefully on site prior to the commencement of any works.

All workmanship and materials shall comply with current Building Regulations, British Standards, Codes of Practice and N.H.B.C. requirements.

All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications and all materials shall be suitable for their purpose.

Any discrepancies between the information given by engineers and other specialists must be brought to the attention of the designer prior to the commencement of any works.

Where it is required that inspection be made by the local authority this shall be arranged by the contractor to suit their program.

The contractor shall comply with the health and safety requirements as set out by the CDM Regulations, The Health and Safety Executive.

Prior to commencing work the contractor shall carry out an internal and external condition survey of the existing building and shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether indicated on the drawing or not.

Drainage Notes

Soakaway

The contractor must confirm that the ground conditions are suitable for stormwater runoff by conducting a trial pit to determine whether sand is present in the soil. If the conditions are appropriate, the contractor shall construct a soakaway in accordance with BS EN 752 and the following guidelines:

- Install a new soakaway at the rear of the property, ensuring it is located more than 5m from the proposed extension.
- The soakaway should be approximately 2-3m deep (final depth determined based on trial pit results) and backfilled with a 30-50mm single-size granular material to allow free flow to the sub-surface.
- The backfill must then be wrapped in a suitable geo-textile membrane to prevent fines from entering the granular surround.

If the ground conditions are unsuitable for the construction of a soakaway, the stormwater should be directed to the local authority sewer network, subject to prior approval from United Utilities.

Drawing Reference List	
Drawing Number	Drawing Title
001	Existing Plans and Site & Block Plans
002	Existing Elevations and 3D Views
101	Proposed Plans
102	Proposed Elevations
103	Proposed Isometric Views

Rev	Description	Date
P01	Issued to planning for a full planning application.	05.04.2025
P02	North arrows added to plans and references made to 'not scaling from dimensions' removed from drawing.	22.04.2025



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Client Name:
Mr & Mrs Dunn

Site Address:
**2 Kingfisher Close,
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Drawing Title:
Proposed Plans

Drawn: **JC** Status: **Full Planning Application**

Project No:	Drawing No:	Scale @ A1	Revision:
25.009	101	1 : 50	P02