



General Notes

Elevations to be of facing brick and cedar cladding to match existing.

Roof to be of concrete tiles and EPDM to closely match the existing.

All dimensions in metres. All dimensions to be checked on site and any discrepancies to be reported to Planman3D for clarification.

The main contractor is to consult with the Statutory Undertakers to establish the location of their services and provide the necessary protection.

This application is for Planning only and a separate application will be made for Building Regulation approval.

The CDM Regulations 2015.

The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:

(a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) exceeds 500 person days.

PARTY WALL ACT 1996

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

Support of beam, Insertion of DPC through wall, Raising a wall or cutting off projections, Demolition and rebuilding, Underpinning, Insertion of lead flashings, Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45-degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

Planman3D cad
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1018 Planning Submission **Cover Page**	**Proposed single storey extension, internal alterations and external insulation with cladding.**	**Client: VTS Ventures Ltd** **Reference: A3\1018** **Page No: 01 of 08**	**Rev**
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Existing Front Elevation



Existing Rear Elevation

0 1 2 3 4 5 10

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Existing Front & Rear Elevations (1:100)		Reference: A3\1018 Page No: 02 of 08	Rev
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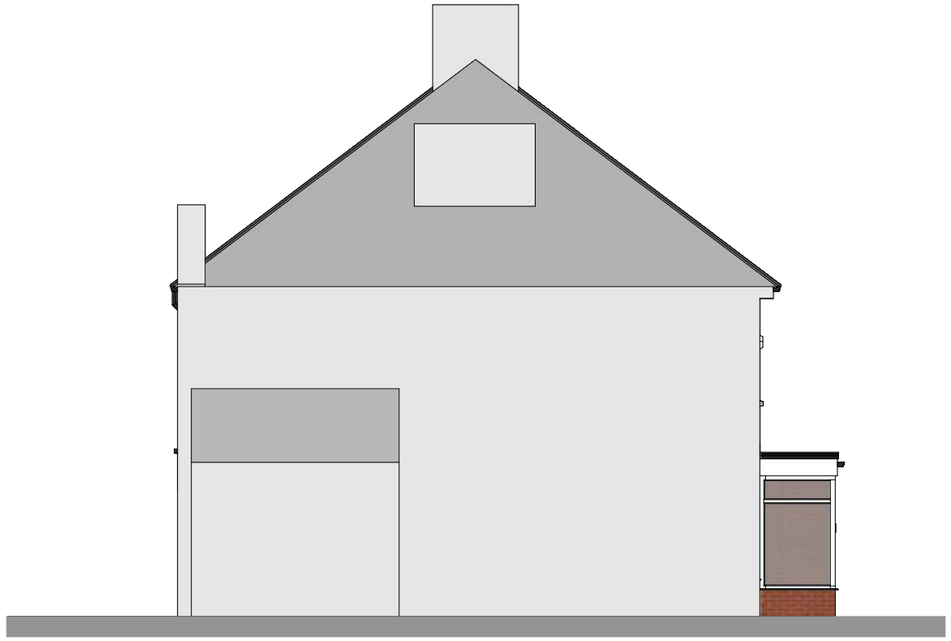

Existing Side Elevations



0 1 2 3 4 5 10

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1018 Planning Submission Existing Side Elevations (1:100)	Proposed single storey extension, internal alterations and external insulation with cladding.	Client: VTS Ventures Ltd Reference: A3\1018 Page No: 03 of 08	Rev
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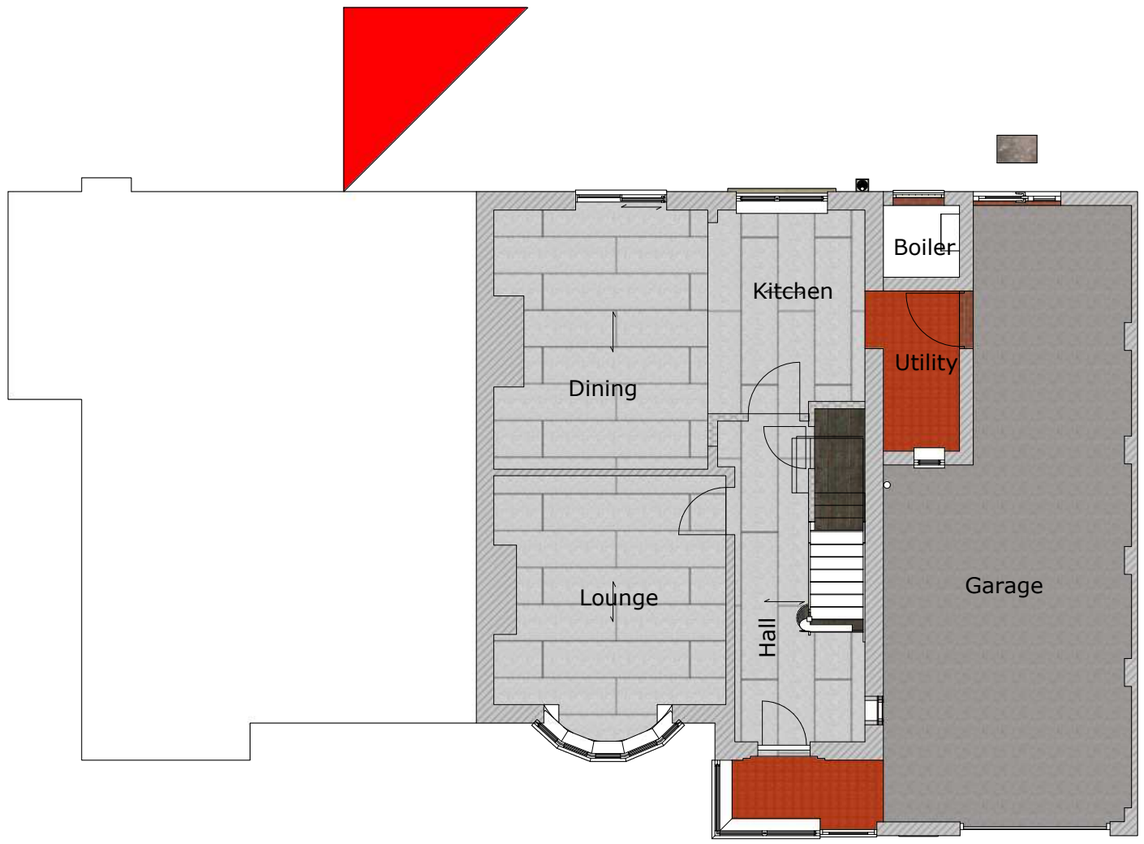

Existing Ground Floor Plan

0 1 2 3 4 5 10

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Existing Ground Floor Plan (1:100)		**Reference: A3\1018** **Page No: 04 of 08**	**Rev**
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Proposed Front Elevation



Proposed Rear Elevation

0 1 2 3 4 5 10

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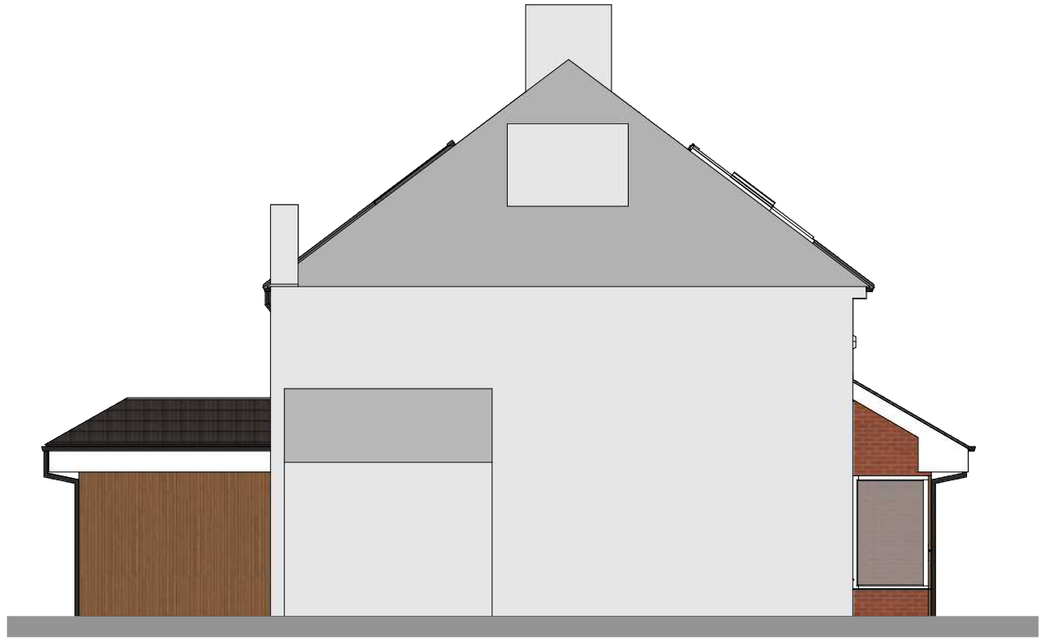

Proposed Side Elevations



0 1 2 3 4 5 10



1018 Planning Submission Proposed Side Elevations (1:100)	Proposed single storey extension, internal alterations and external insulation with cladding.	Client: VTS Ventures Ltd Reference: A3\1018 Page No: 06 of 08 Date Issued: May 17, 2023	Rev 0
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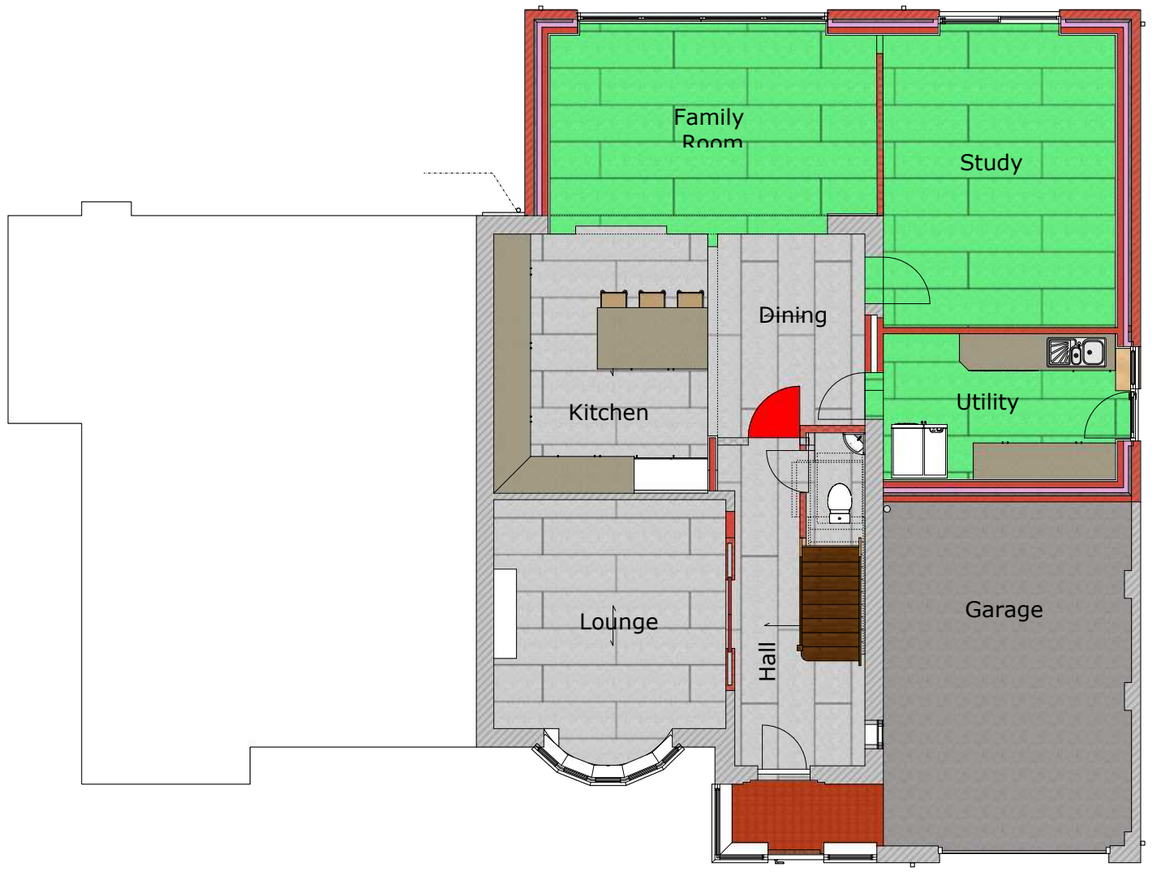

Proposed Ground Floor Plan

0 1 2 3 4 5 10

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Proposed Ground Floor Plan (1:100)		Reference: A3\1018 Page No: 07 of 08	Rev
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Location Plan (1:1250)

Site Outlined in Red

Proposed Single Storey Extension to Rear



Site Plan (1:200)

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1018 Planning Submission

Location & Site Plans

Proposed single storey extension, internal alterations and external insulation with cladding.

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