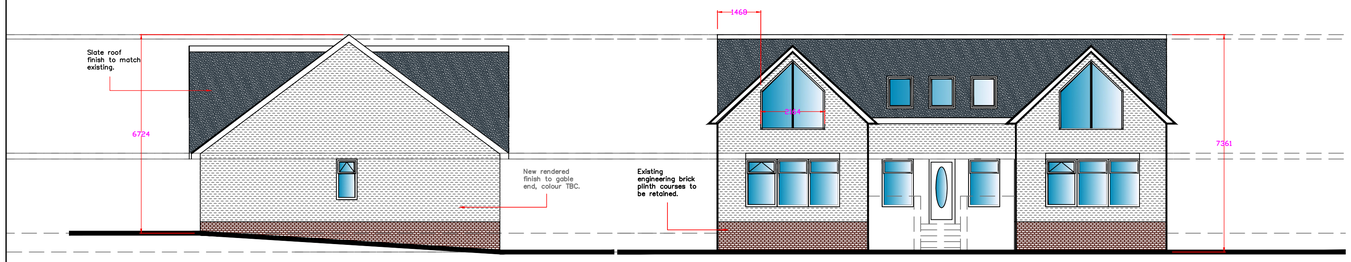

PROPOSED elevation pe pe01
SCALE: 1:100

PROPOSED elevation pe pe01
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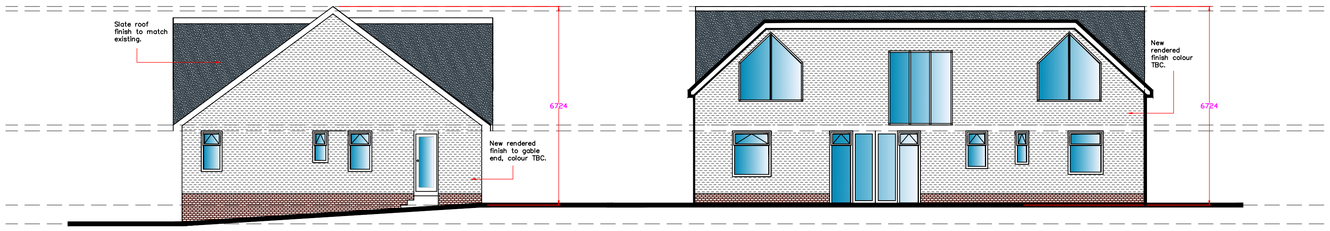

PROPOSED elevation pe pe01
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PROPOSED elevation pe pe01
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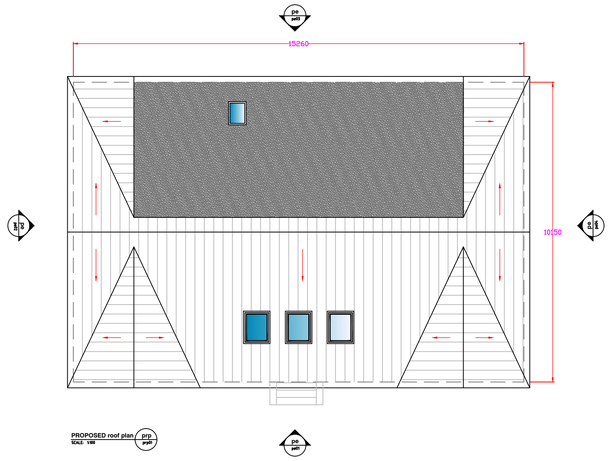
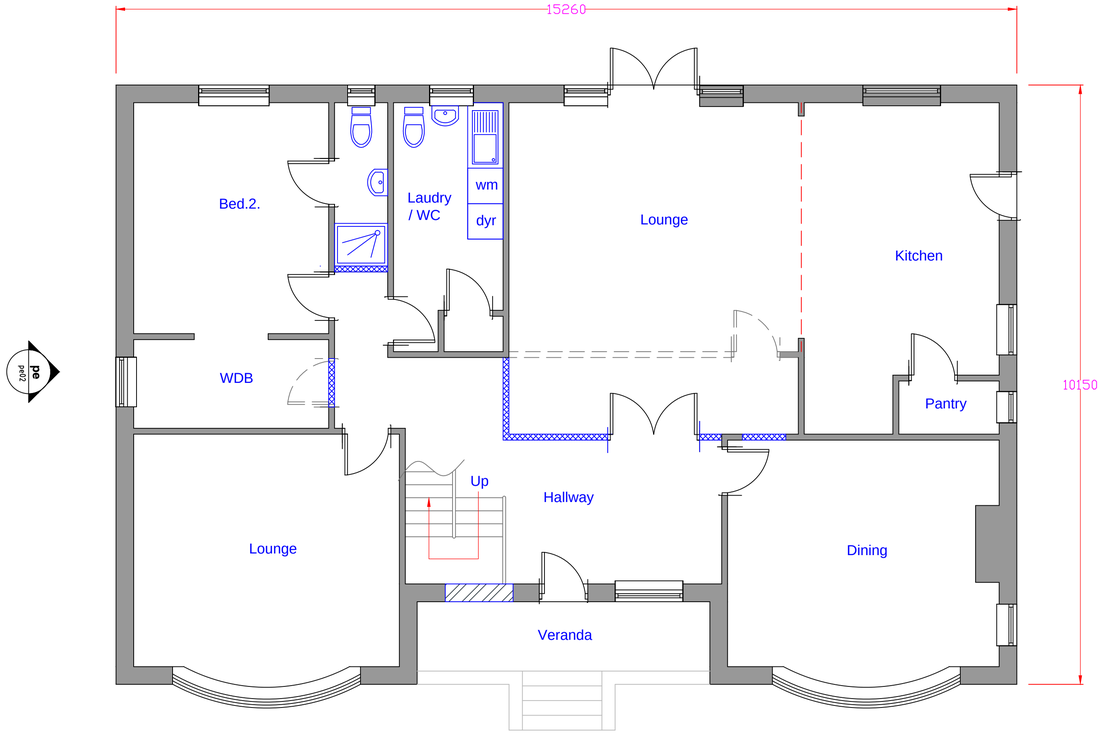


PROPOSED roof plan prp prp01
SCALE: 1:100

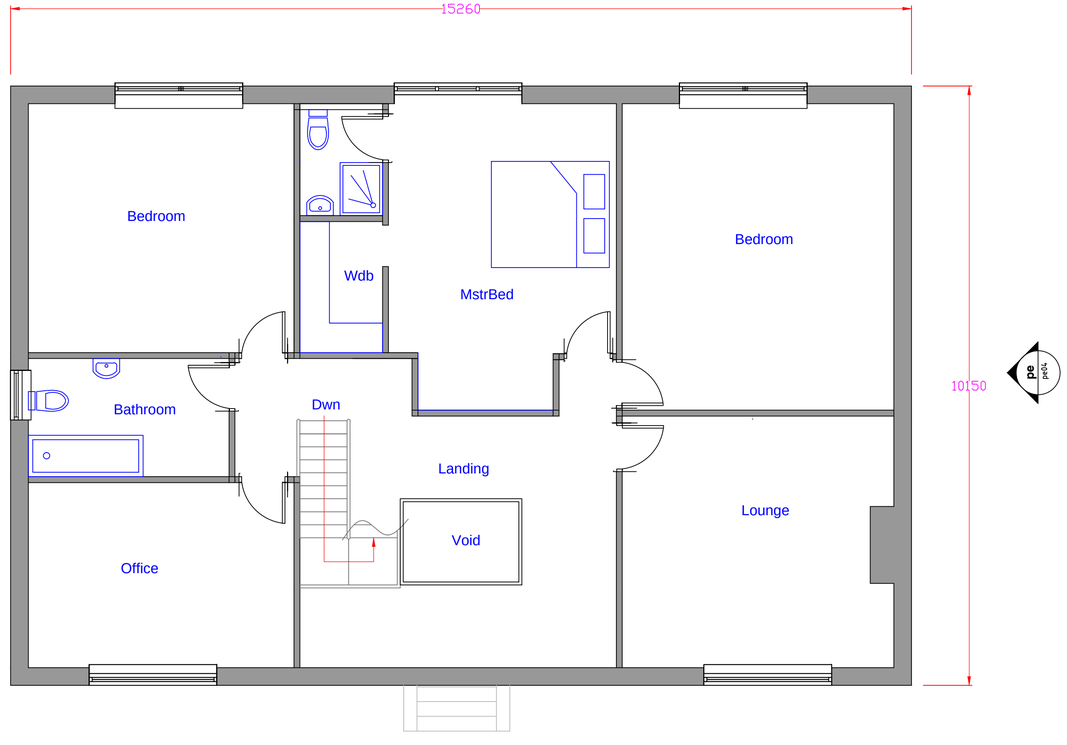
PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the 'original house' would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height 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.

CDM REGULATIONS
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
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.



PROPOSED gf plan pgf pgf01
SCALE: 1:100



PROPOSED ff plan pff pff01
SCALE: 1:100

ANCad
Architectural Designs

No.	DATE	AMENDMENT DETAILS	CHECKED BY	DRAWN BY
REVISIONS				

PROJECT TITLE	First floor extension above existing footprint. 481 Preston Old Road, Blackburn, BB2 5ND
DRAWING TITLE	PROPOSED PLANS & ELEVATIONS
DRAWN BY	PROJECT No. 05/18
CHECKED BY	DRAWING No. ancad/02
DATE January 2018	SHEET No. 02 OF 02
SCALE @ A3 1:100 - 1:50	