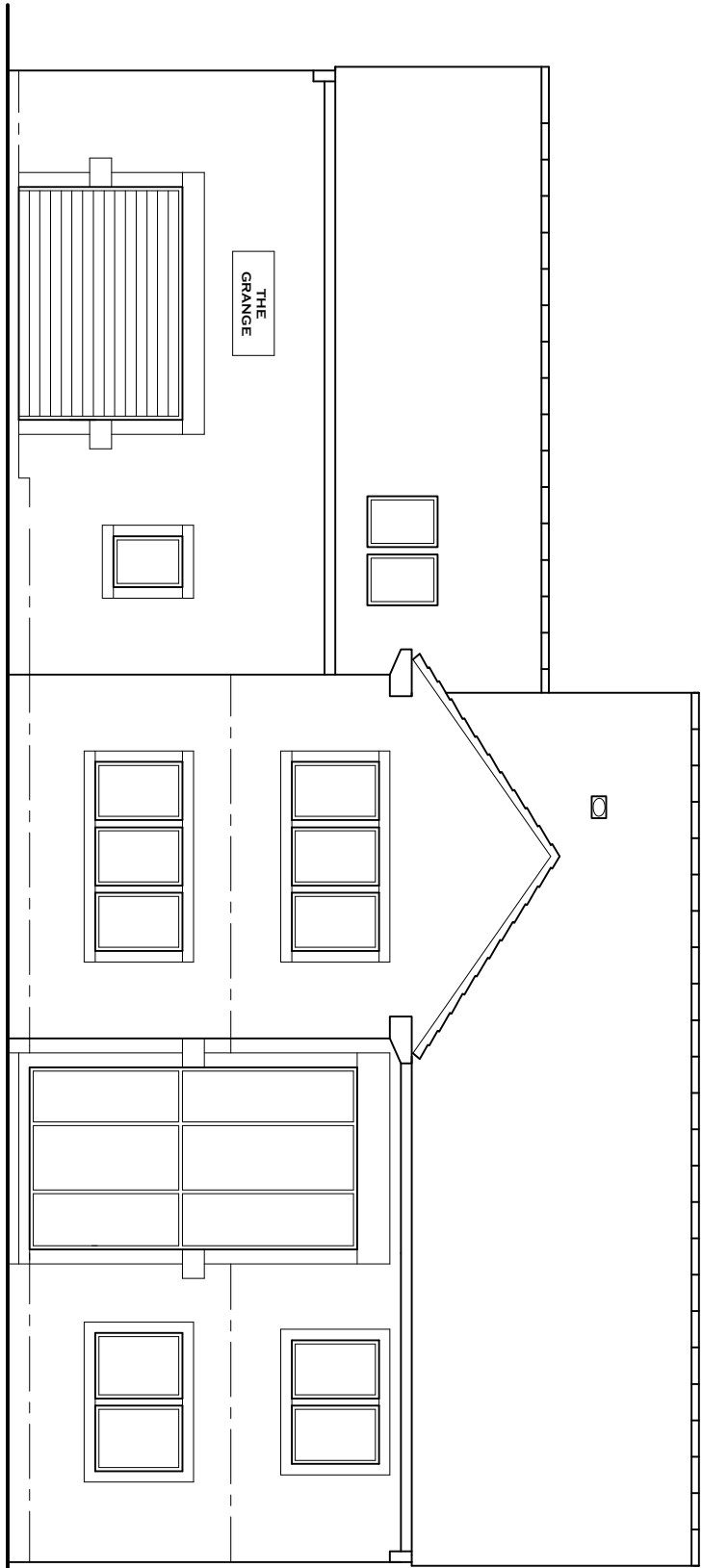
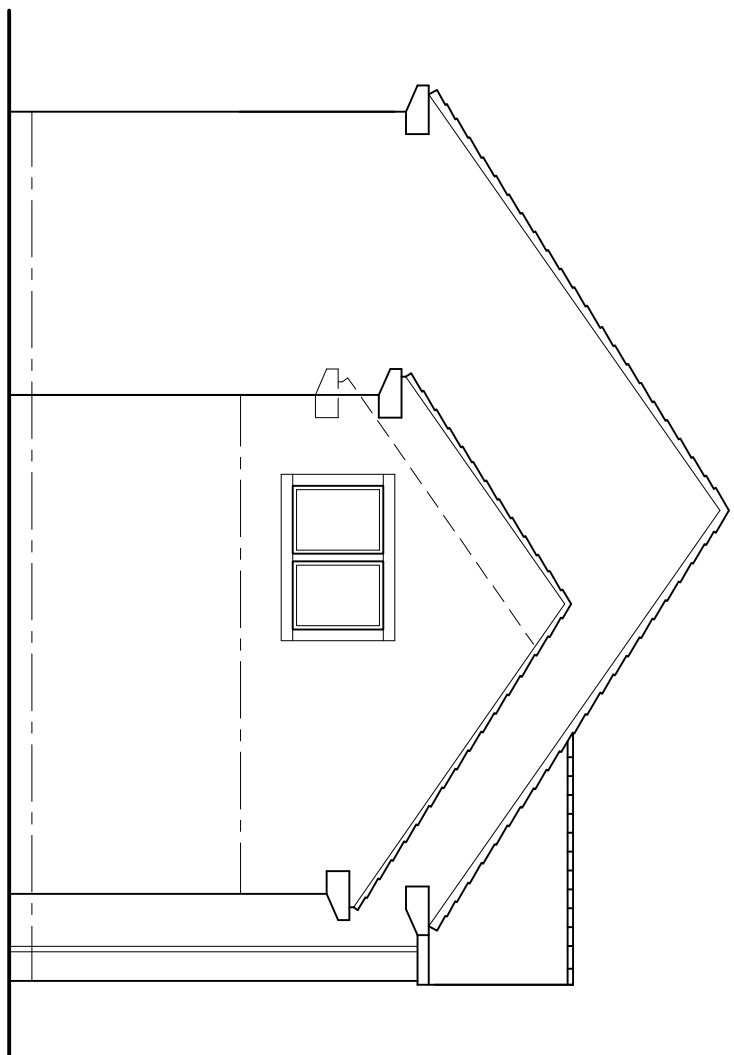


NOTES

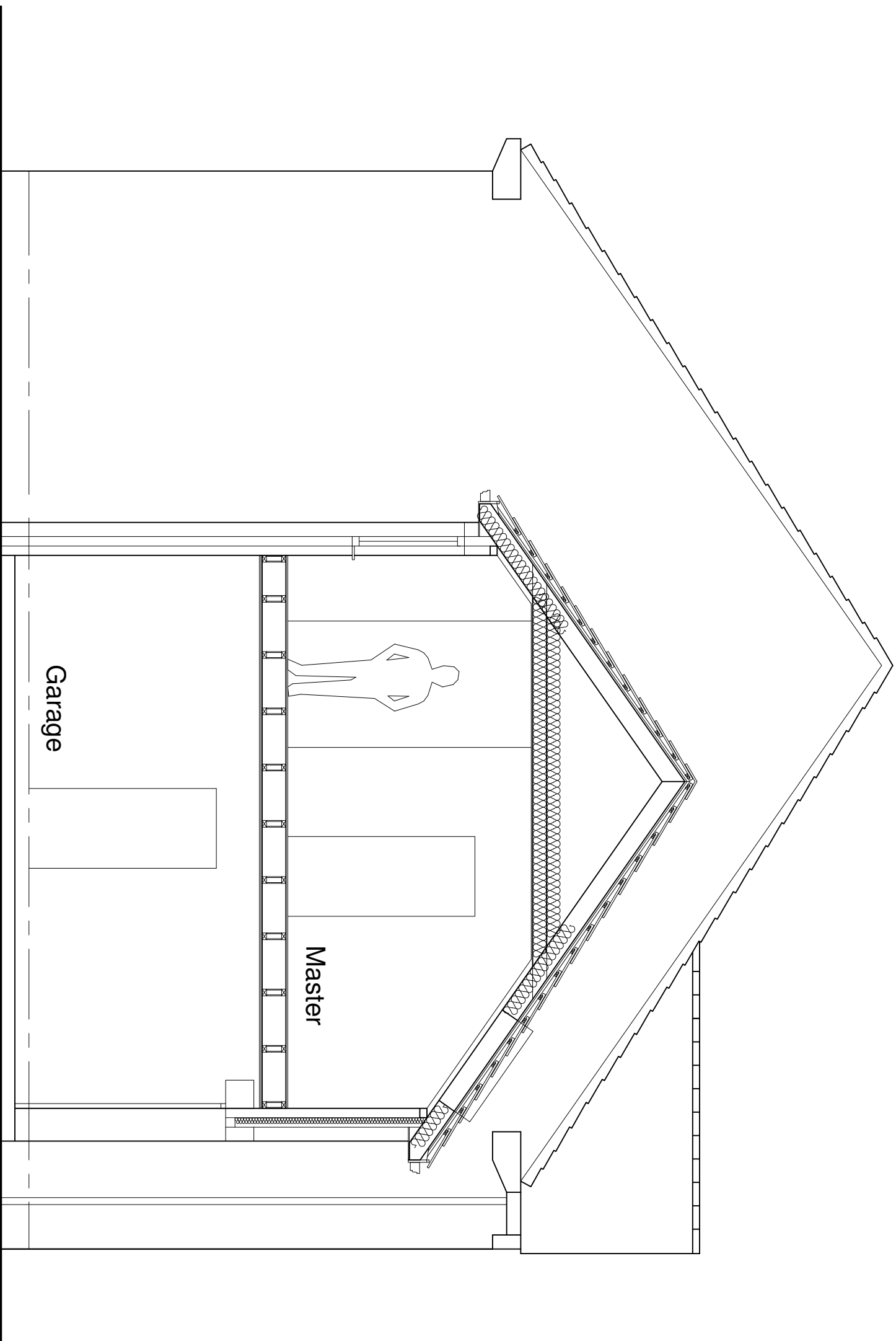
Planning notes
These drawings have been prepared for the purpose of a planning submission only.
All forms of construction and detailing are solely the responsibility of the builder.
Where applicable both planning and building regulation approval must be obtained before work commences. If there is any doubt please consult the designer or the appropriate Local Authority department.
All internal dimensions refer to structure i.e. prior to fixing of wall finish
Planning conditions
Planning approval notice to be checked for any planning conditions relevant to the proposal.
Permission from Property Owners
Tenants must obtain written permission from their Landlord's / Owners of the premises before applying for planning permission.
Permission from Adjoining Neighbours
Where necessary client / owner are to obtain written permission from adjoining neighbours whose boundary or property may be encroached upon during or after construction.
The Planning system can do nothing to assist owners when boundary disputes arise.
In principle, when erecting a new building or extension to a building, you can construct it up to the boundary but must not encroach over the adjacent land without the express consent of the adjoining owner.
This means keeping all elements, including temporary scaffolding, the projection of foundations, eaves, rainwater goods, opening windows etc. within the confines of your own land.
In the event of a dispute arising client should obtain legal advice immediately.
Party wall act 1966
Occupiers of both adjoining properties must be in agreement of the construction work and the detail of the construction before works commence on site.



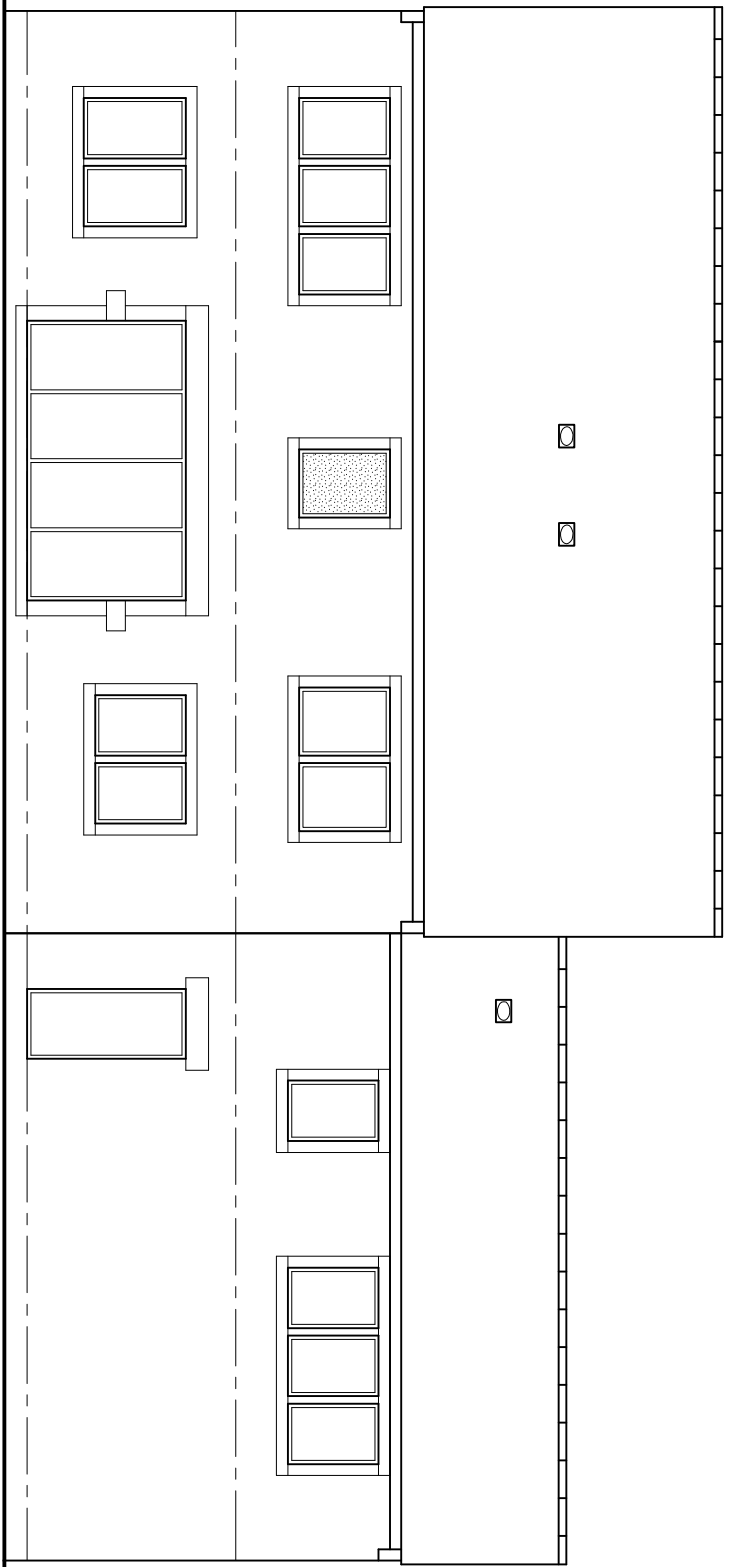
Front Elevation.



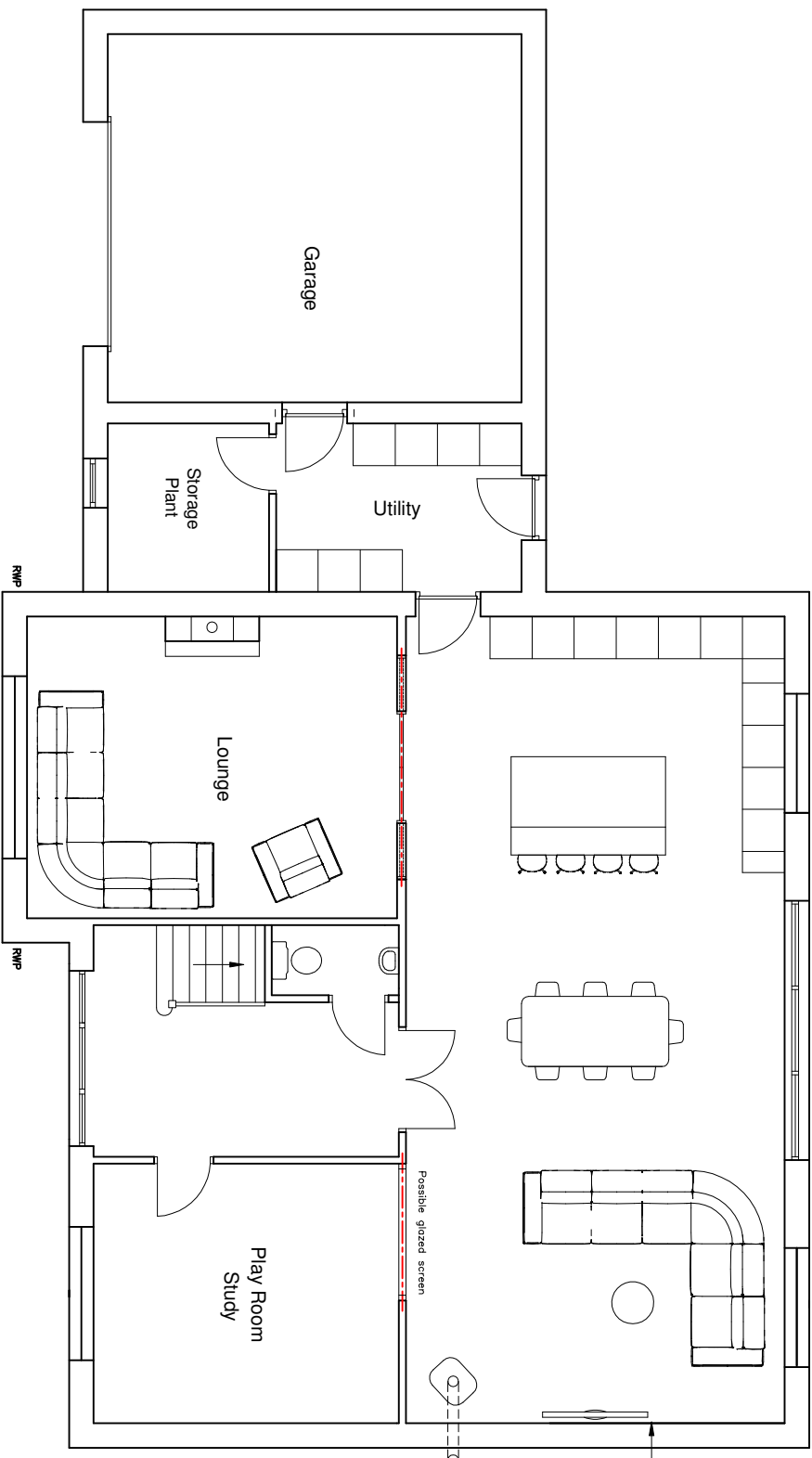
Side Elevation.



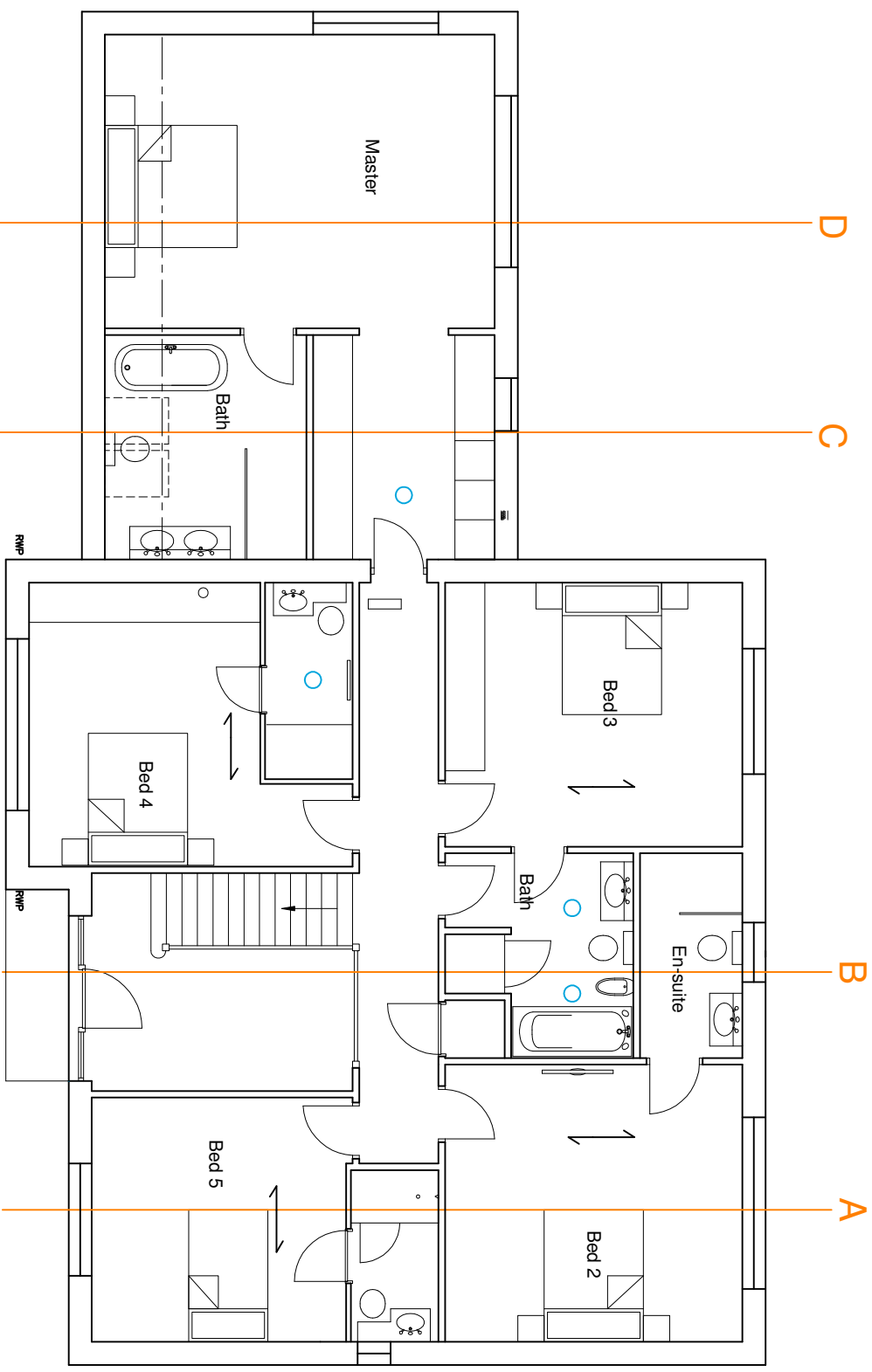
Section D Garage



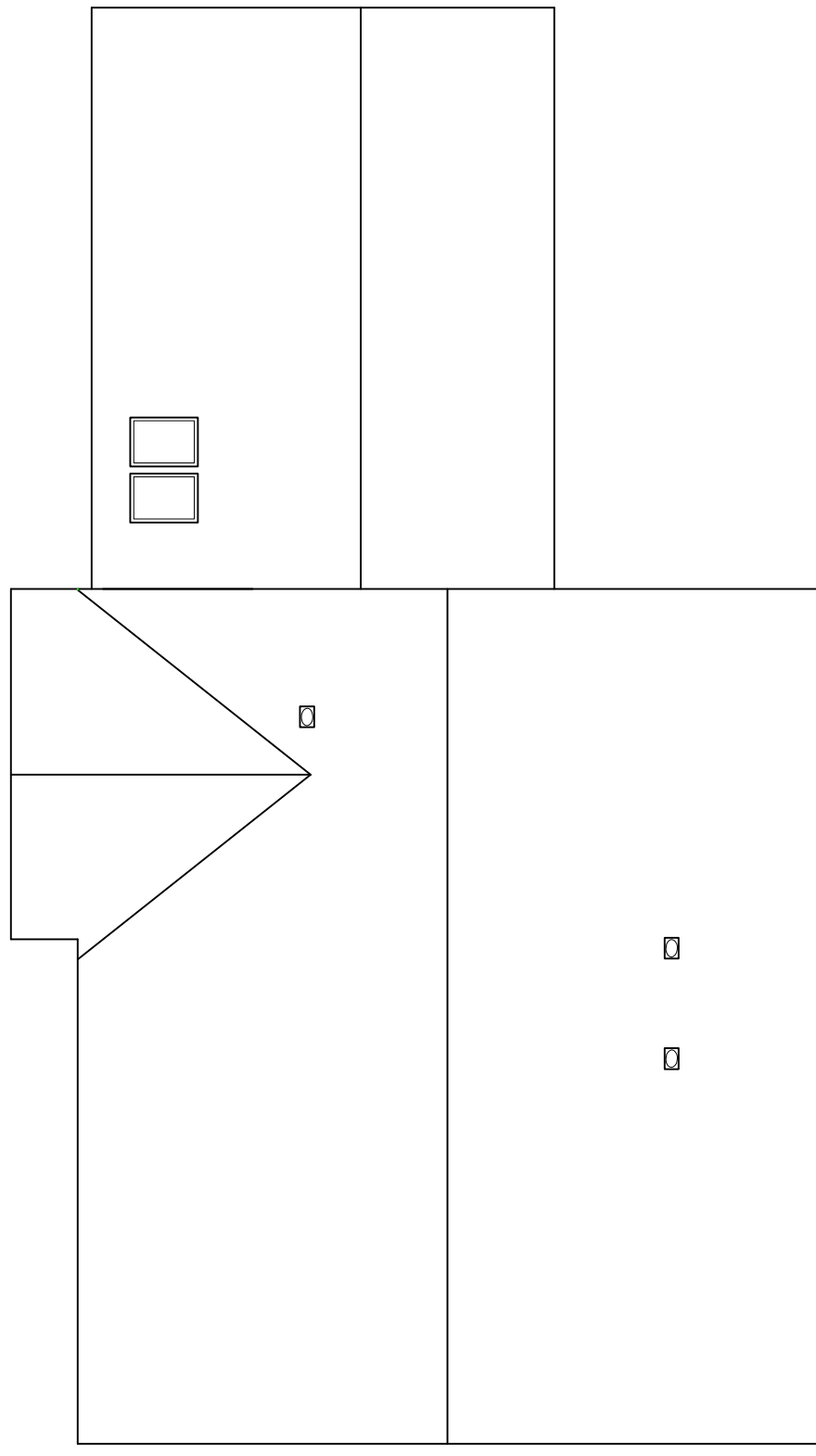
Rear Elevation.



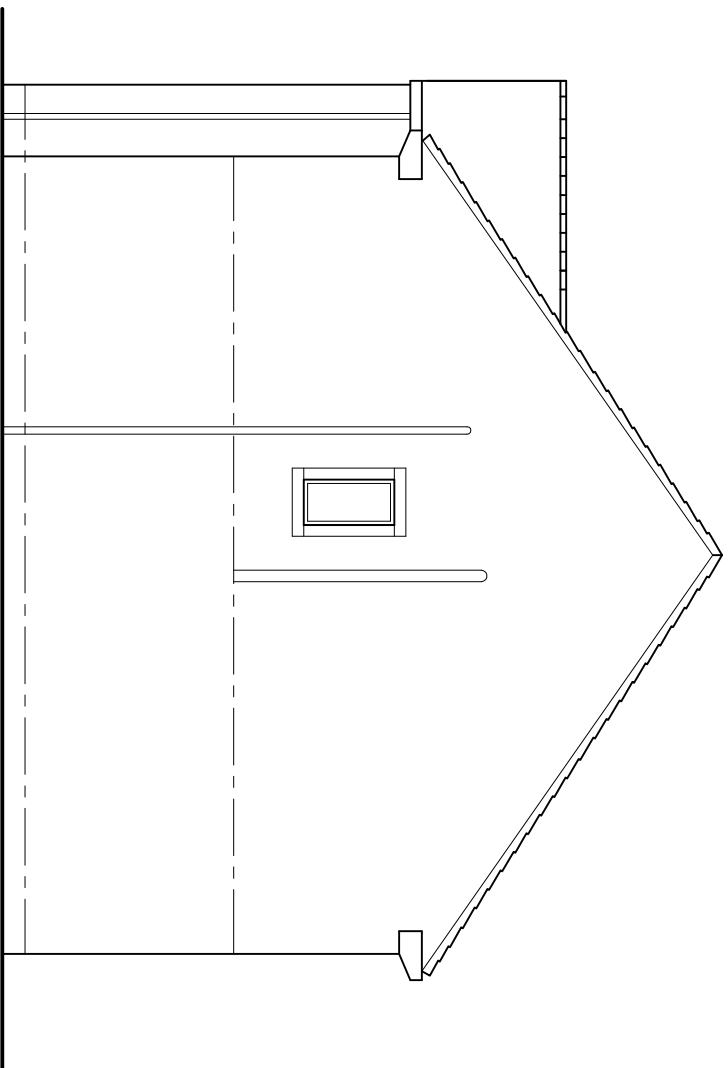
Ground Floor



First Floor



Roof Plan



Side Elevation.

T J Coates Ltd 2 Unity Hall Court Haigh Moor Road West Adasley Wakefield WF3 1BE		SUNGEN'S - CONSTRUCTION DESIGN, STRUCTURAL ENGINEERS - INTERIOR DESIGN - PROJECT MANAGEMENT	
TEL 0113 252825 Email info@tjcoates.com		CLIENT Lee Gimfore	
PROJECT Proposed Detached Dwelling Plot 3 Land Off Liley Lane Kirkhедon, Huddersfield WF4 4DT		TITLE Proposed drawings	
SCALE EASONS 1:100 PLANS 1:100	DATE 28.07.2019		
DRAWN BY MC	CHECKED		
DRAWING NO 396-P01	REVISION B		

Revision B 09/03/2020
Alt Internal layout slightly
Alt Increase utility width 1.8m to 2.4m
Alt Increase garage width 4.15m to 5.25m
Alt Garage moved forward 0.30m
Alt Roof over garage and utility
Alt Window and glazed screen styles
Add Sun tunnels
Revision A 21/08/2019
Omit Third storey main house
Alt Glazed screen front elevation