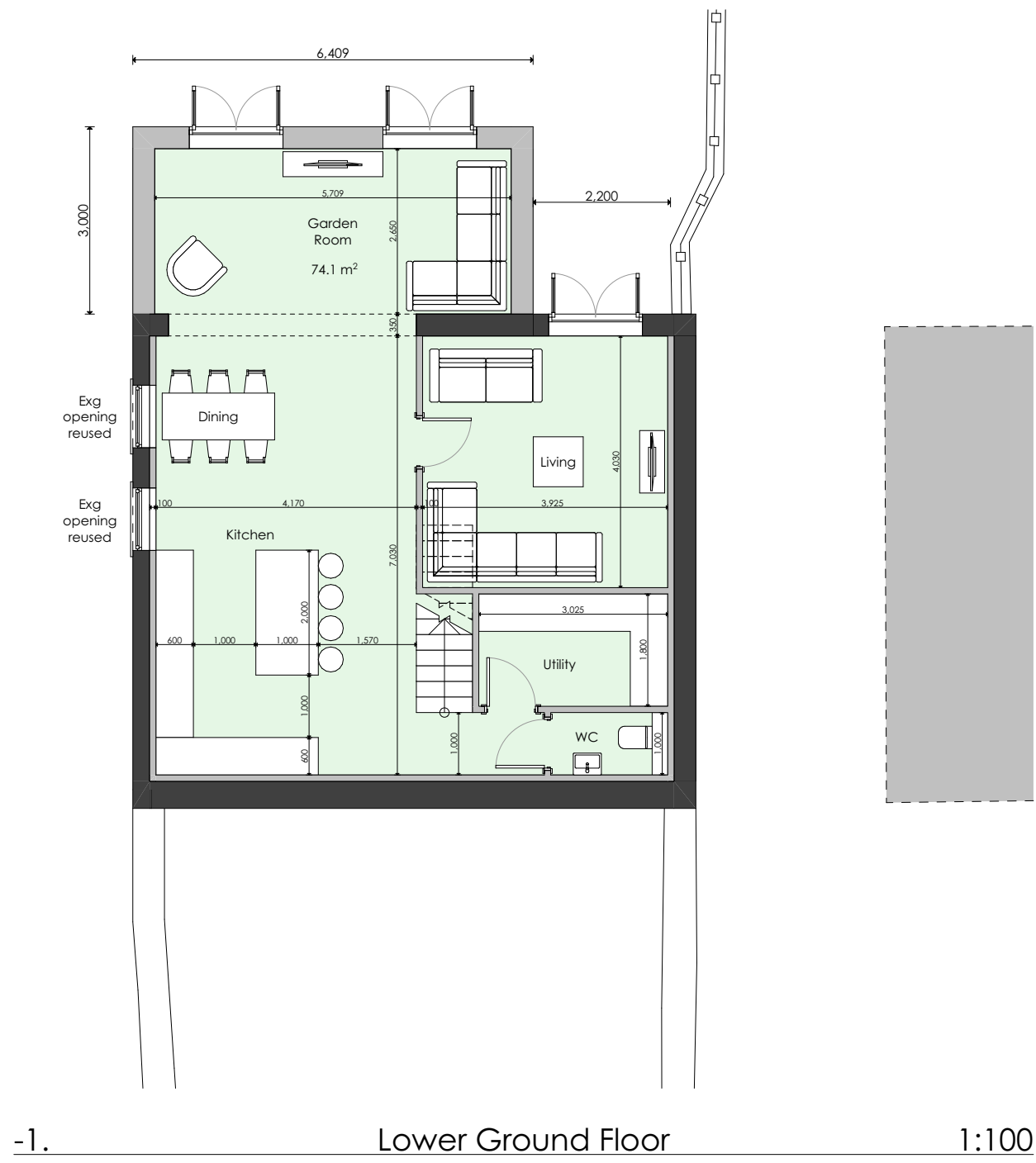
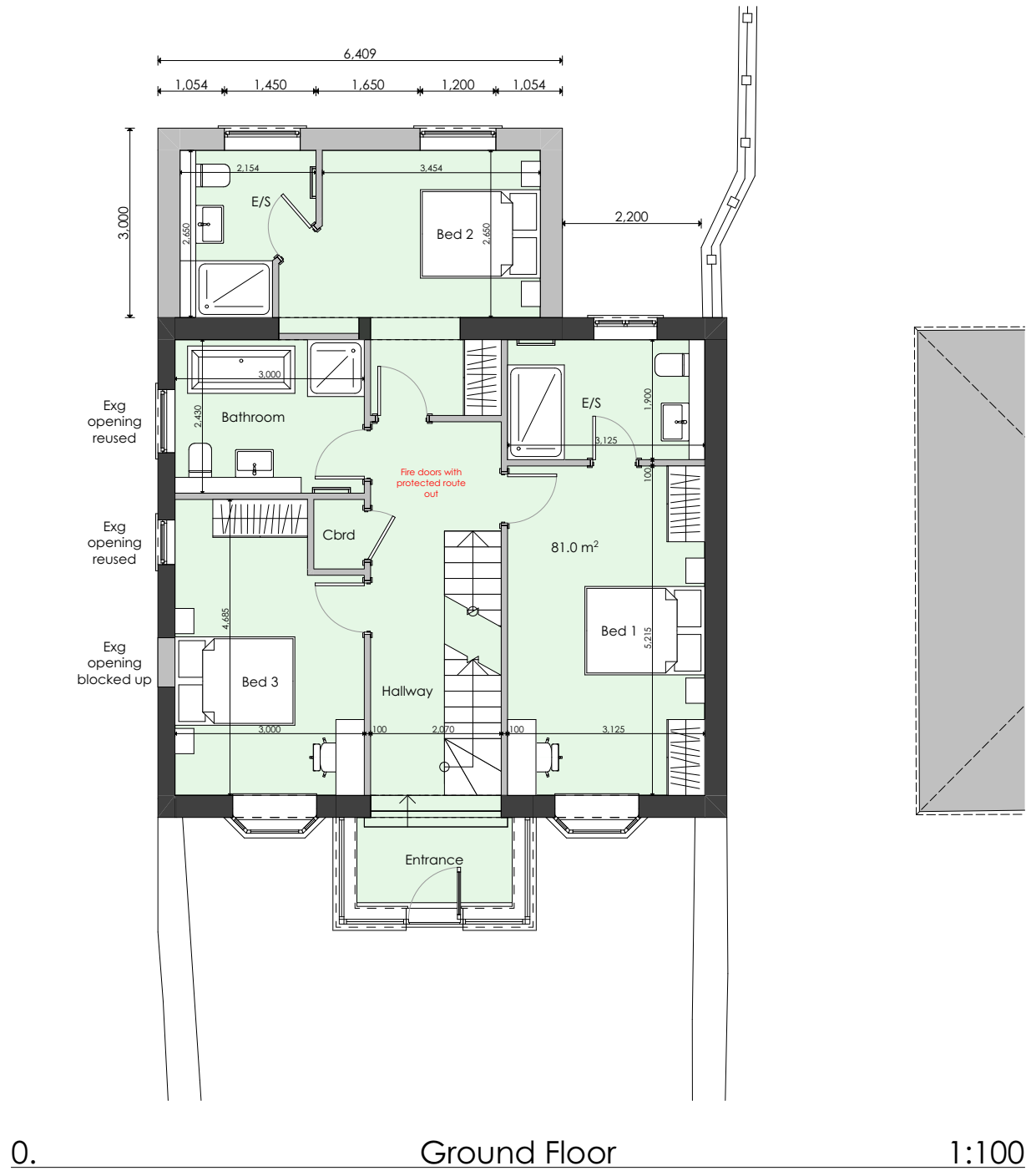
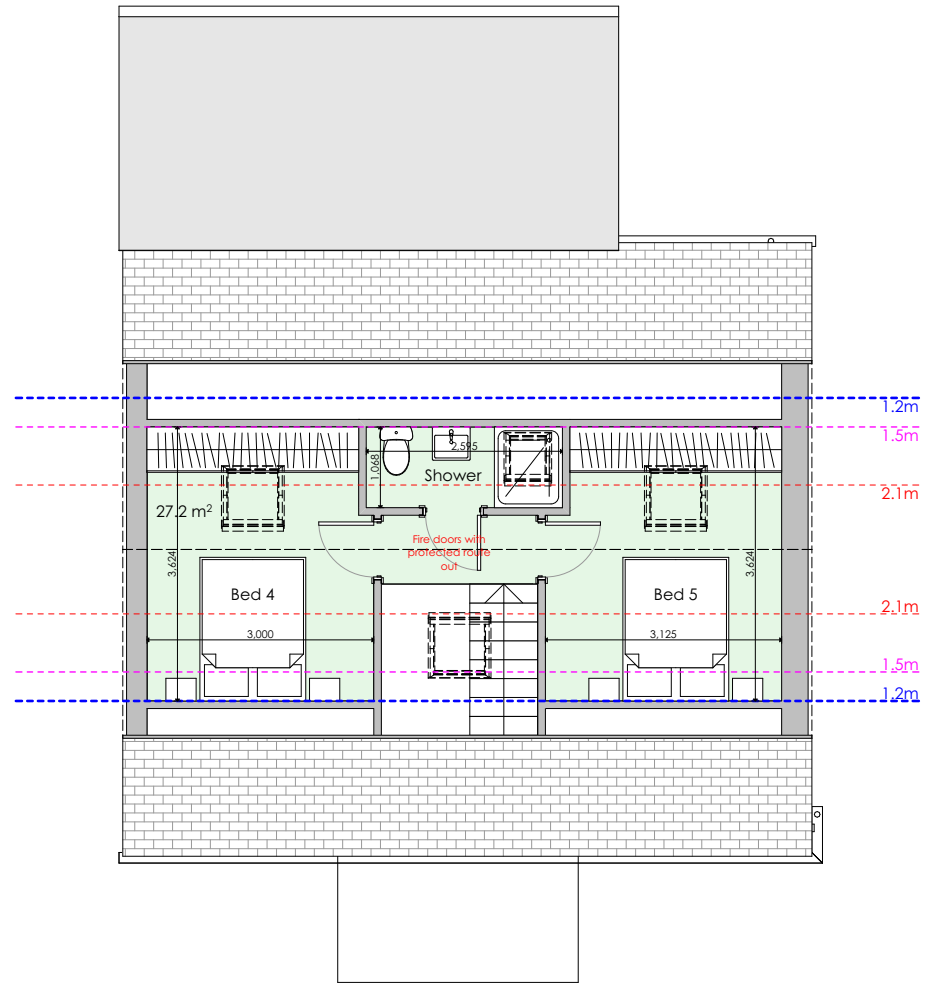
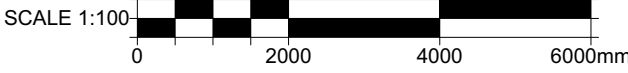
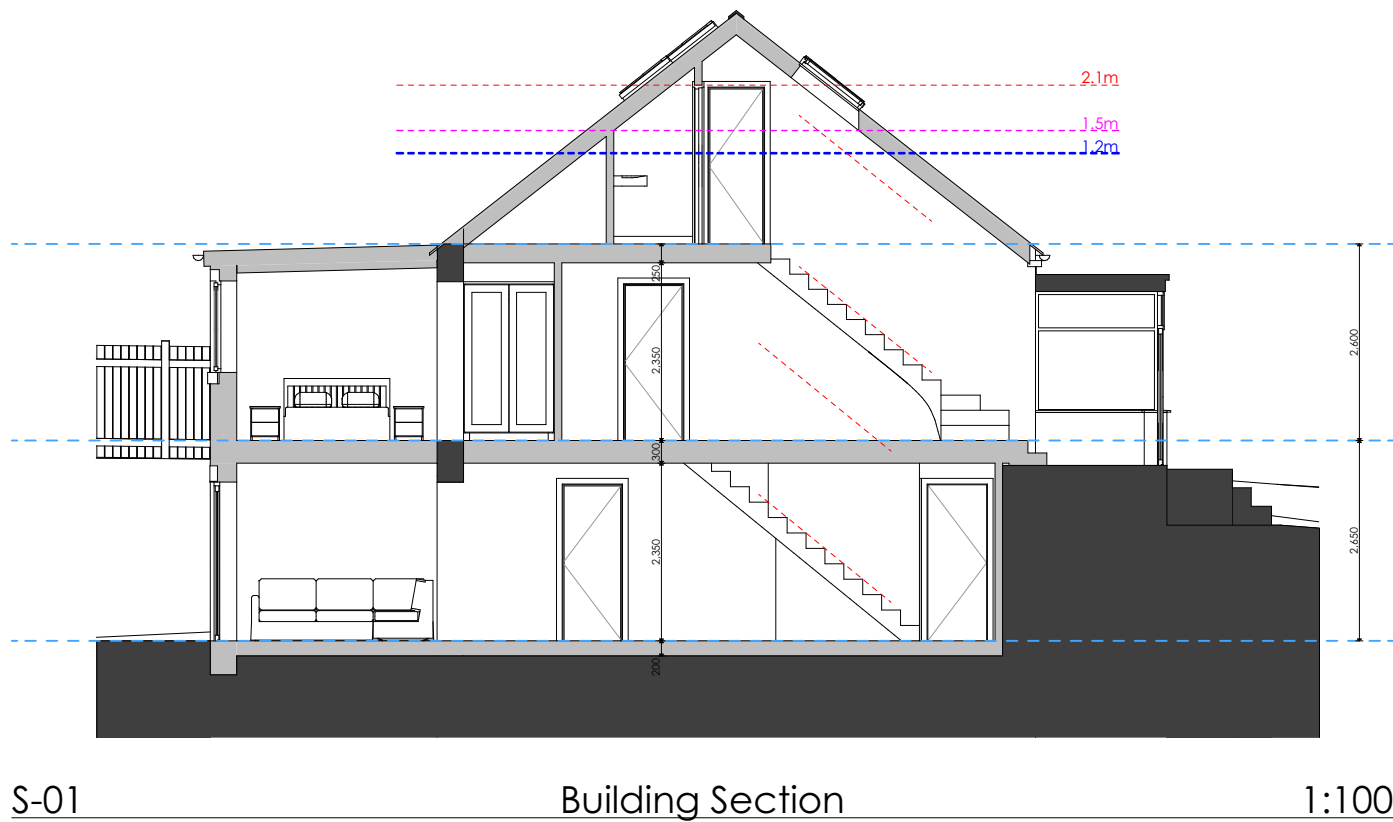
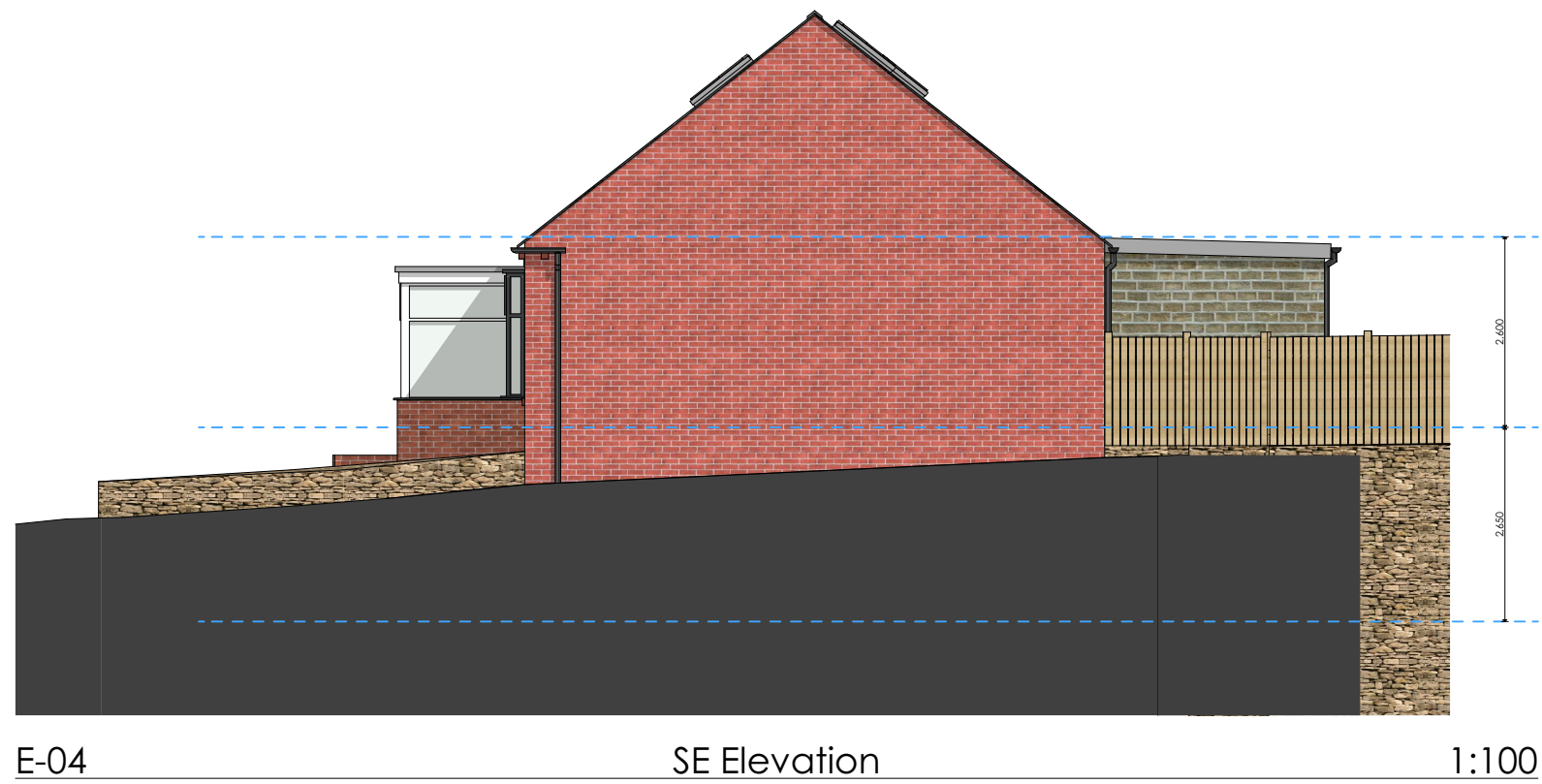
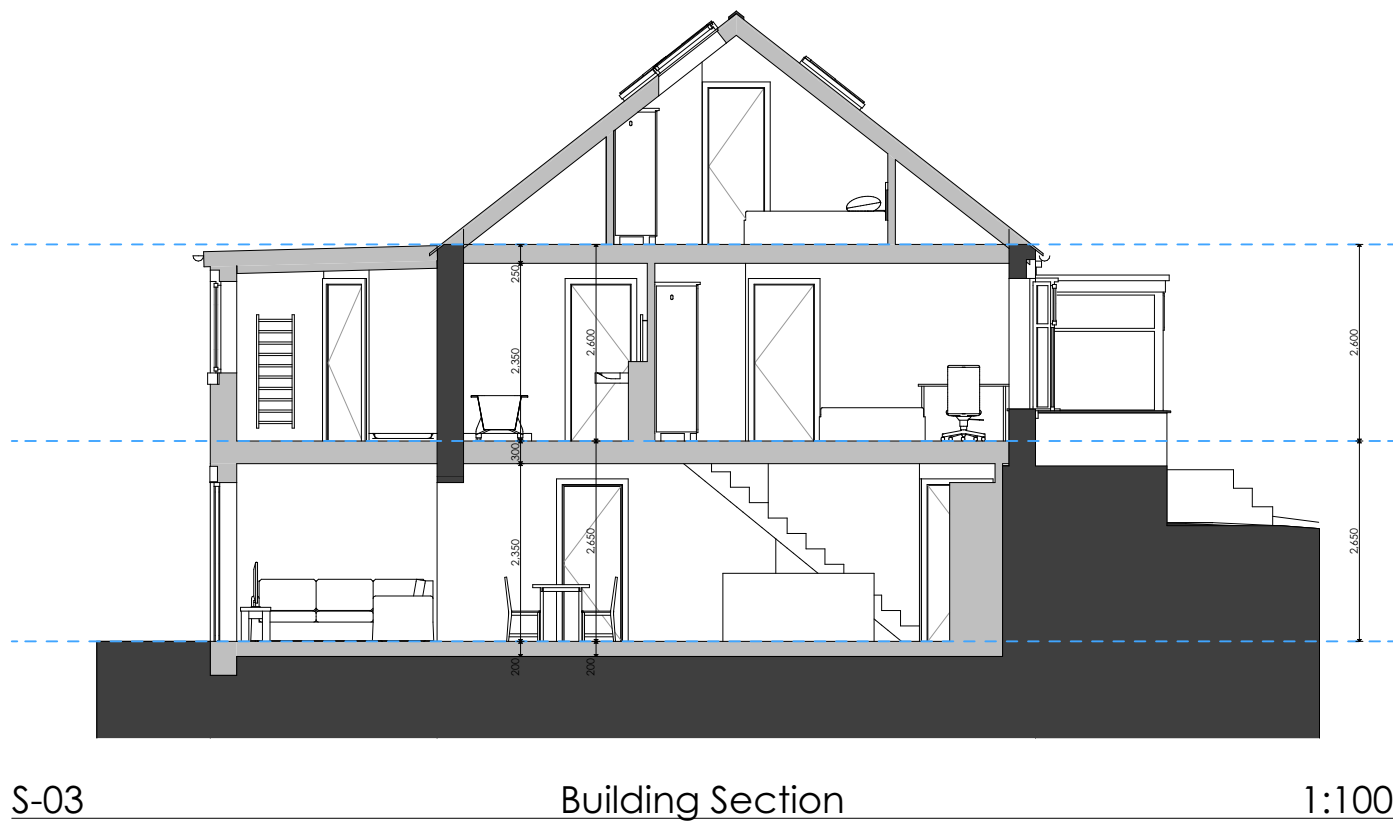


Permitted Development Requirements.

- A1 (b) The extended parts of the building cover less than 50% of the total area of the curtilage
A1 (c) The height of the enlarged part of the dwellinghouse does not exceed that of the existing house
A1 (d) The height of the eaves of the enlarged part of the dwellinghouse do not exceed that of the existing house
A1 (h) The enlarged part of the house is more than single storey and extends no more than 3m from the rear wall of the original dwelling and is within 7m from the boundary to the rear.
A1 (i) The extended part of the house is more than 2m from the curtilage boundary
A3 (a) The materials of the roof, walls and windows are similar to the existing property
A3 (c) The roof pitch of the 2-storey rear extension is the same as the existing roof.
B1 (b) The hip to gable roof extension does not exceed the height of the existing roof.
B1 (c) The hip to gable roof extension does not extend beyond the plane of the existing roof
B1 (d)ii The hip to gable roof extension does not result in additional roof space creation of more than 50 cubic metres.
C1 (b) The roof lights do not protrude more than 0.15m beyond the plane of the original roof



General Notes

THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR-DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

Revisions

R01: Extension roof amended DW AM 22/10/2024

Rev Description Drw Chk Date

Drawing Status:

PLANNING

Client: ANTHONY DEARNLEY HOMES LTD.

Project: 19 SAVILLE ROAD, SKELMANTHORPE, HUDDERSFIELD, HD8 9EG

Drawing: PROPOSED PLANS & ELEVATIONS.

Project No: Drawing No: 02_01 R01

Scale: Date: JUL '26 AM Checked by: —