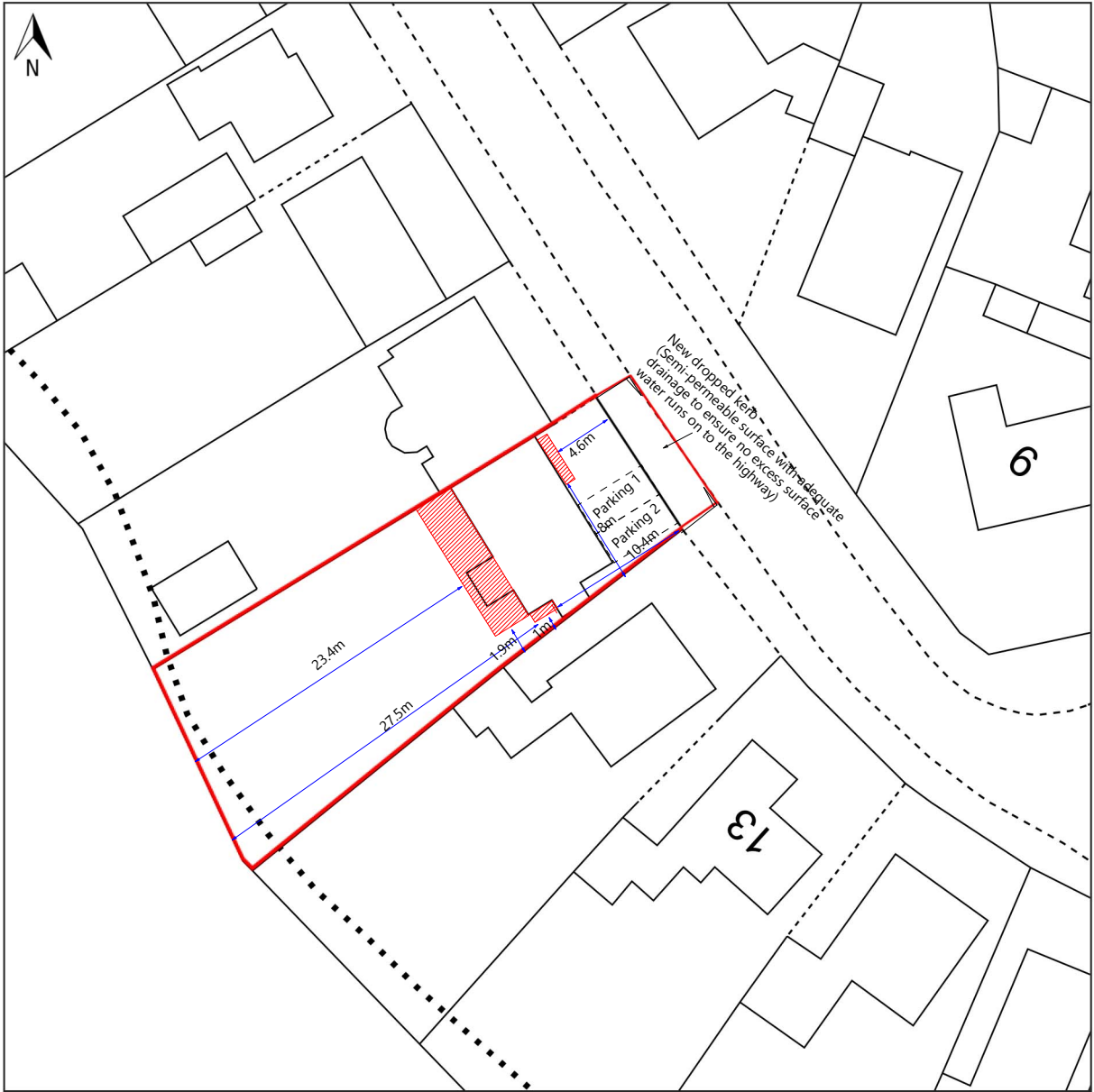




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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500 Paper Size: A4

Proposed Development

Description of Works:
Double storey front & rear extensions
Single storey rear extension
New canopy roof at side
Extension of dropped kerb

Client:
Pearson

Site Address:
17 Woodlands Dr
Groby
Leicester
LE6 0BR

Planning Permission
Not Approved

Drawing Number:
D301 - 23/01/2024

Drawing Revision:
15/03/2024 - B

Materiality:
See Drawing Notes

Building Control
Not Approved

DRAWING NOTES

This project involves developing a double storey front extension, double storey rear extension and single storey rear extension as well as an extension to the existing dropped kerb. There is also to be a new canopy roof at the side and new off-white smooth render to the existing property.

The extensions are to be red/brown brickwork and all other materials are to match existing. This includes the roof tiles and uPVC windows and doors. The flat roof element (of the single storey rear extension) is to be GRP/rubber in dark grey.

15/03/2024 - B - Double storey front extension has been changed to a catslide roof with front dormer.

LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control and/or local authority is at the customer's own risk and in such a case, our duties as principal designer will end, with those responsibilities falling to the client as duty holder.

It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build. It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

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