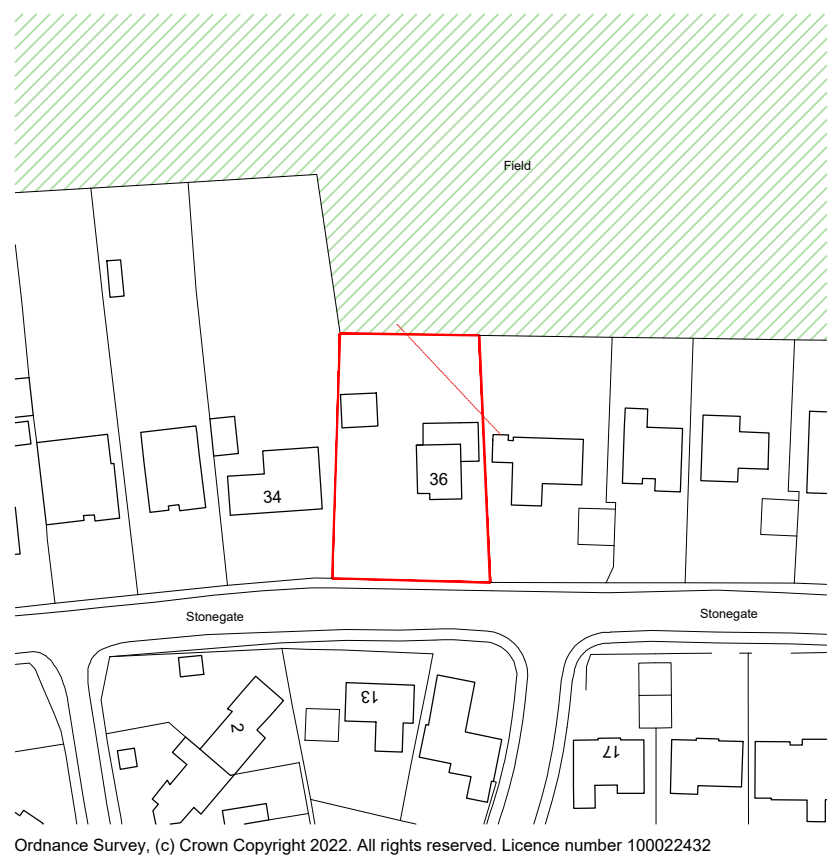


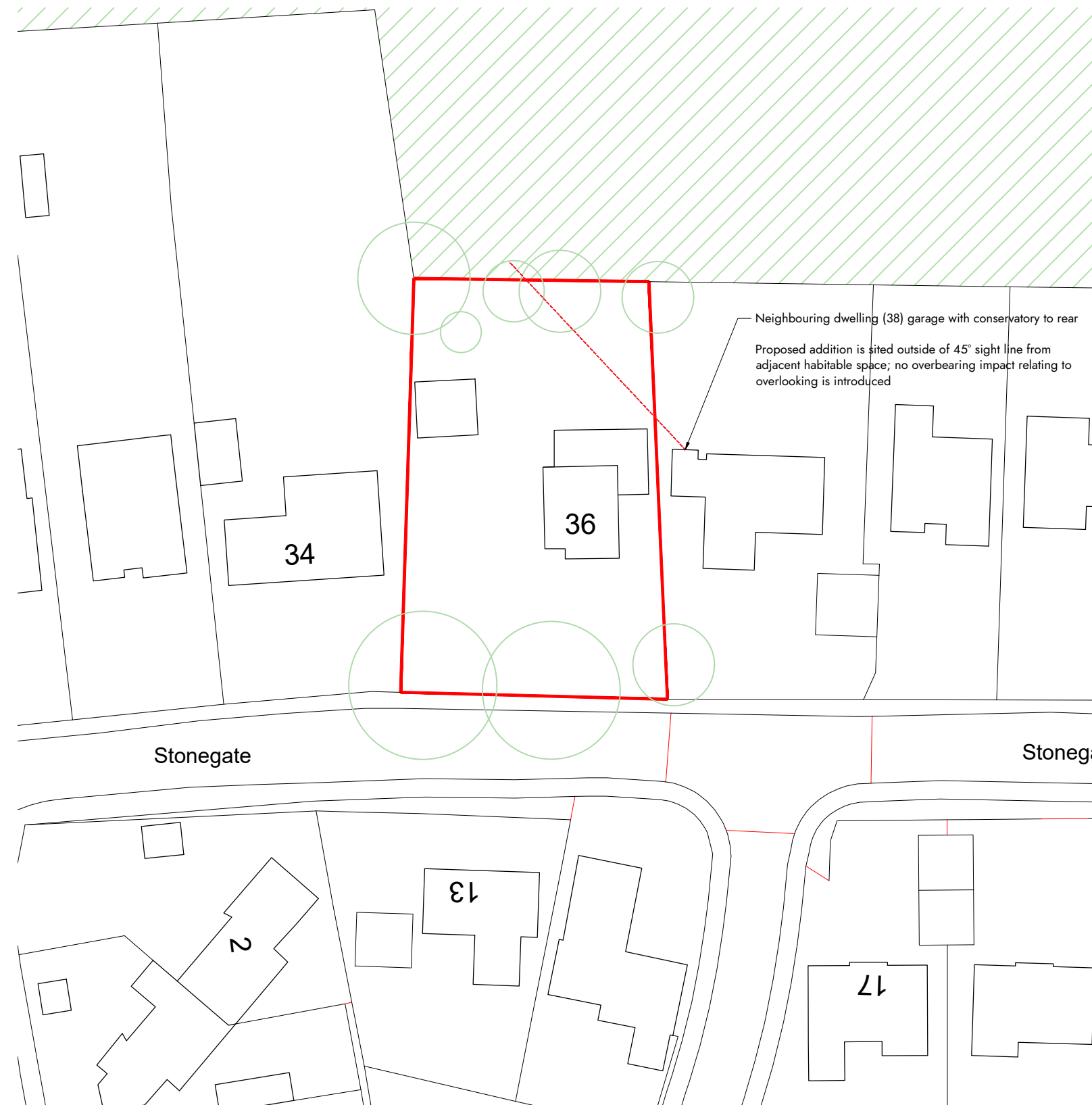


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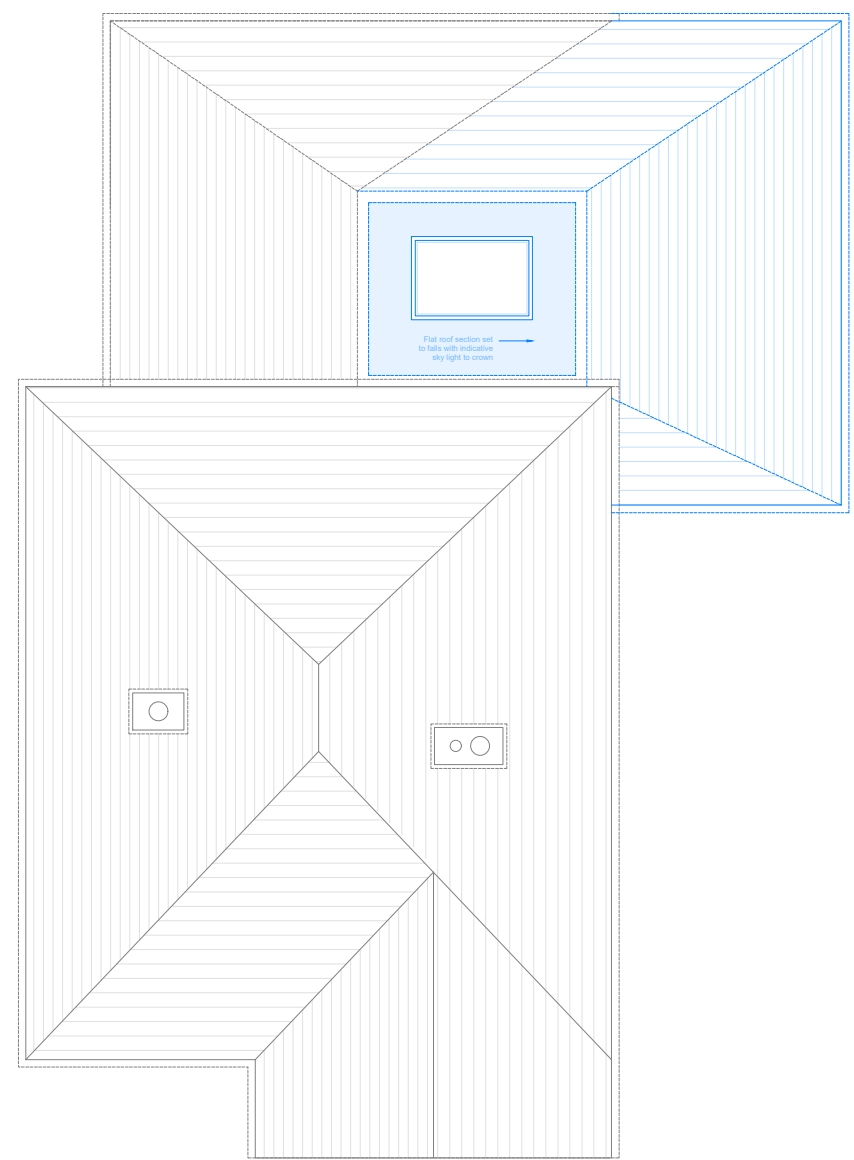
01 Site location plan
1:1250@A1



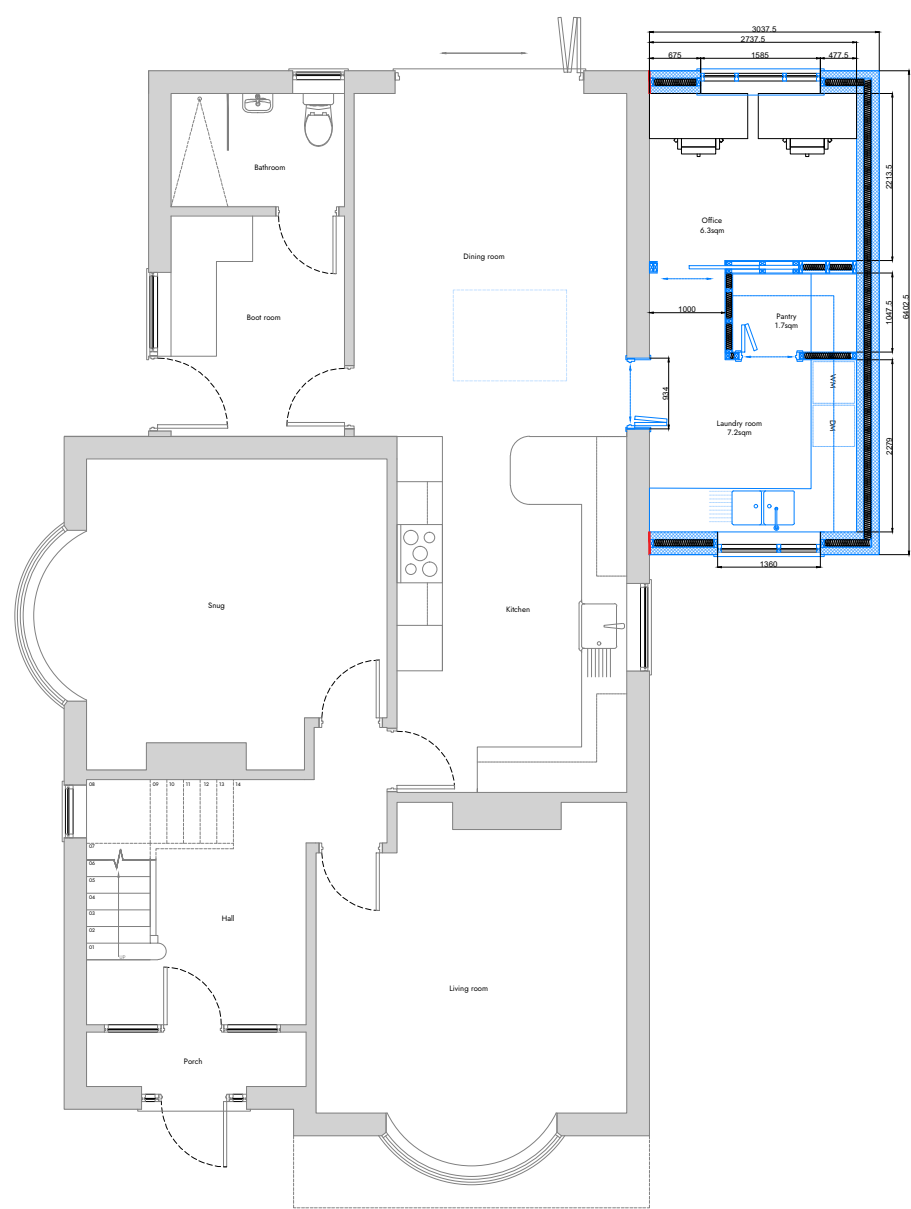
04 Existing block plan
1:500@A1



05 Proposed block plan
1:500@A1



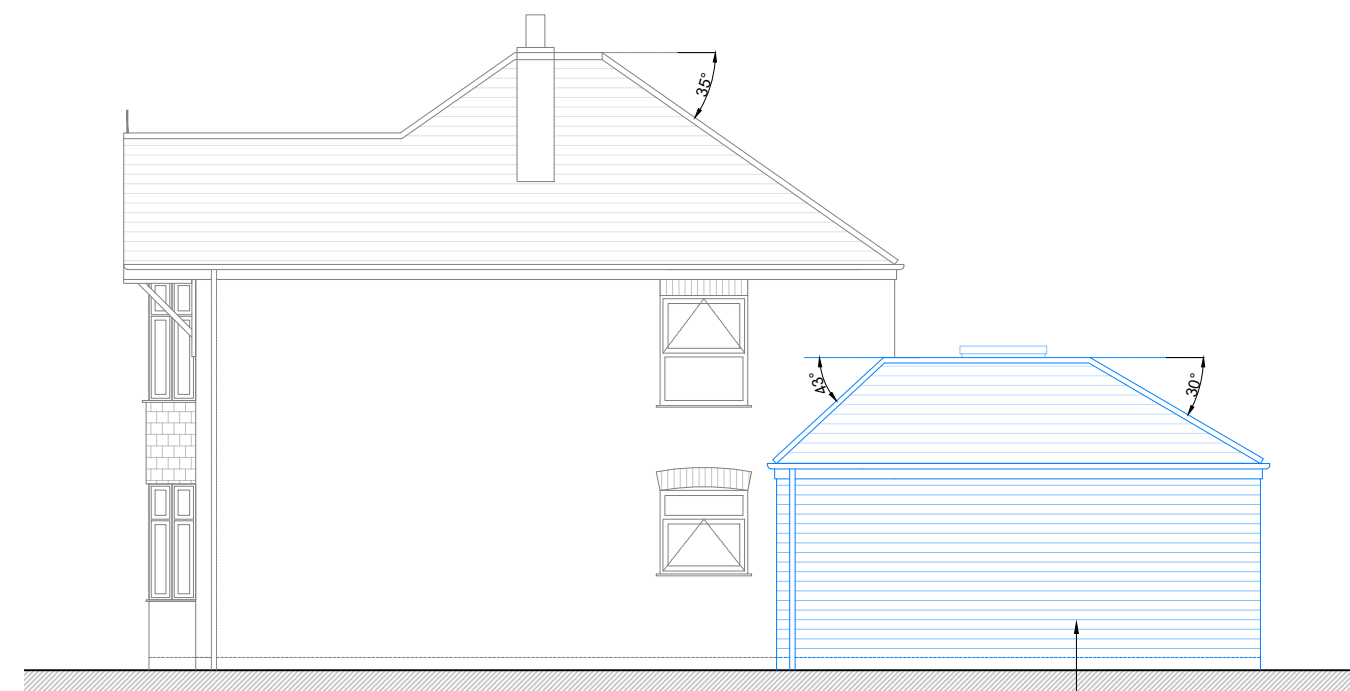
03 Proposed roof plan
1:50@A1



02 Proposed ground floor plan
1:50@A1



06 Proposed front elevation A
1:100@A1



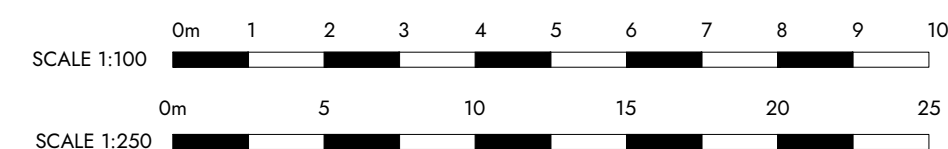
07 Proposed side elevation B
1:100@A1



08 Proposed rear elevation C
1:100@A1



09 Proposed side elevation D
1:100@A1



GENERAL NOTES

- All dimensions to be checked on site prior to construction by contractor with any discrepancies reported to the architect.
- Do not scale from this drawing- dimensions and setting out to be verified on site.
- This drawing must be read in conjunction with structural engineer's details.
- Boundary positions are illustrated as interpretations of site conditions and do not constitute a legal definition. To satisfy their legal right to build the landowners are to verify boundary positions and agree locations with neighbours prior to commencement of work on site.
- The Party Wall Act 1996 is to be observed with notice given to relevant neighbouring landowners prior to works commencing on site.
- CDM regulations 2015 to be observed at all times.
- This drawing is the property of Replan Architects and should not be reproduced, retained or disclosed to any unauthorised person without written consent of Replan Architects.

PROJECT NOTES

Existing dwelling

The existing dwelling is a two storey detached house comprising of 3 bedrooms located at 36 Stonegate, Cowbit, Spalding PE12 6AH. The application site is not in a conservation area and the property is neither locally or nationally listed.

Proposed

Householder works include a single storey side extension to provide additional living space for a growing young family.

General notes

- No neighbouring habitable room windows effected by proposed
- 45 degree principle passed in plan and elevation- no impacts introduced to neighbouring amenity and/or privacy
- No overshadowing impacts introduced
- Roof design to match style of existing
- Boundary treatments as existing
- No trees/vegetation requiring removal
- Floor levels to match existing in line with 'Standing Advice' for Minor householder development (<250sqm)

Policy

- Proposals in accordance with Policy 3- design of New Development in the South East Lincolnshire Local Plan 2011/36
- Proposals in accordance with NPPF paragraph 119 Making effective use of land
- Proposals in accordance with NPPF paragraph 130a-f Achieving well designed places
- General good design practice for Householder development observed throughout

Materials

- Double leaf block work construction with composite timber effect rainscreen cladding to match existing rear extension
- Windows to match existing
- Soffits/fascias and barge boards to match existing
- Roof tiles to match existing
- Cladding tiles to match existing
- Rain water goods to match existing

- Application site
- Existing dwelling
- Proposed

Rev	Date	By	Chkd	Description
P1	12/02/22	JB	JB	Planning issue

replan
ARCHITECTS

Project Title

Householder single storey side extension to:
36 Stonegate, Cowbit, Spalding PE12 6AH

Drawing Title

Proposed plans

Client

COOKE

Job No.	Date	Status	Scale
22001	06/02/23	PLANNING	As stated @ A1
Drawing Number			Rev
08-200			P01