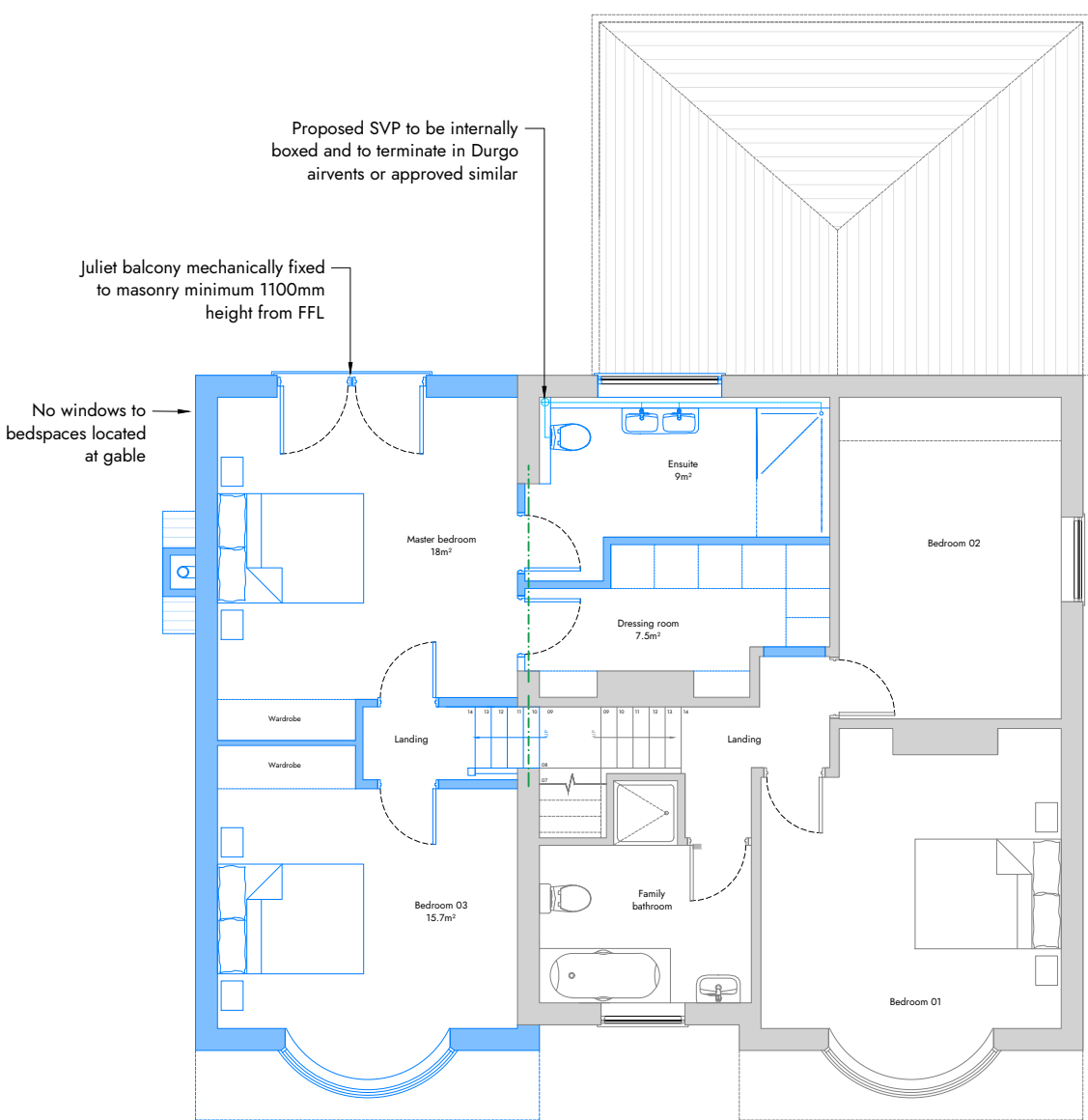


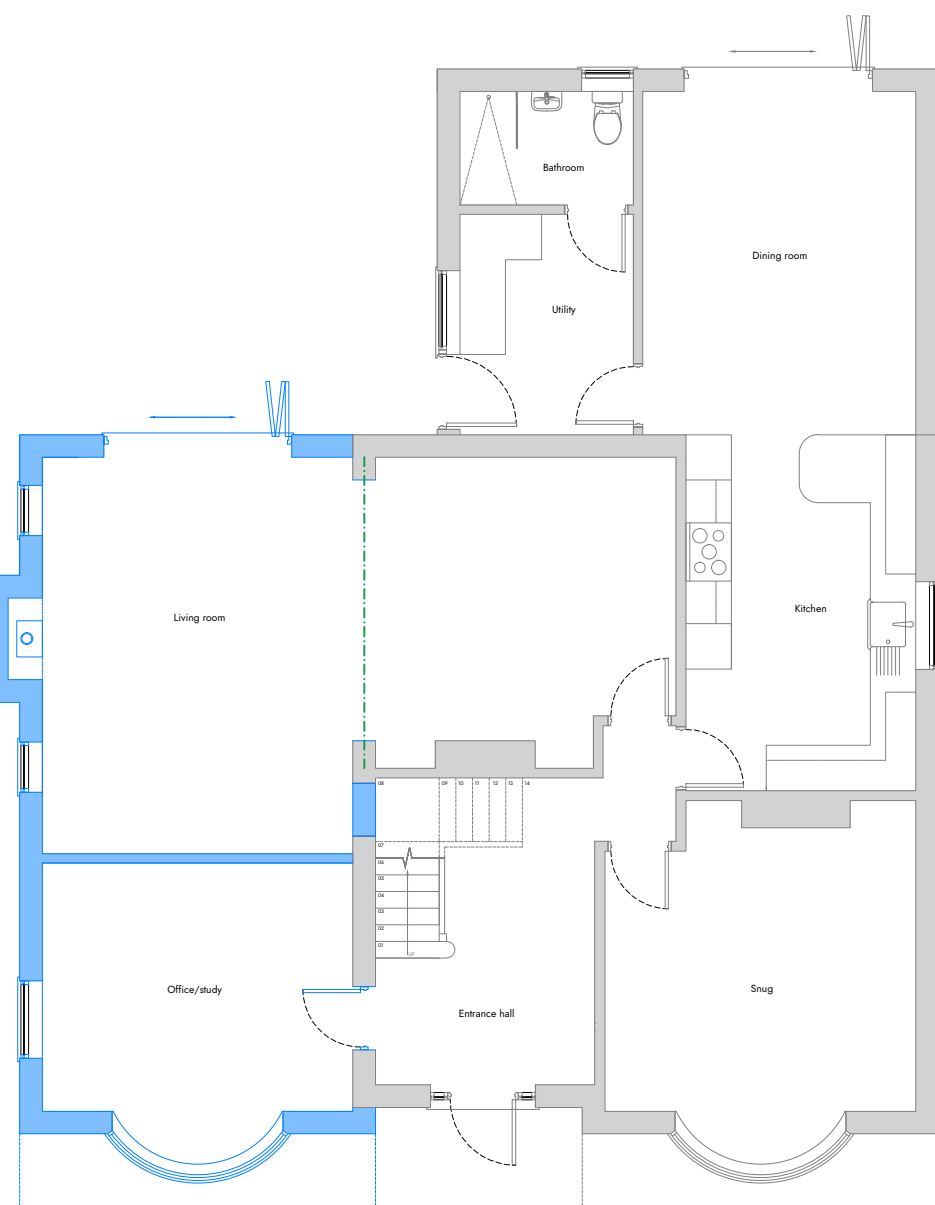


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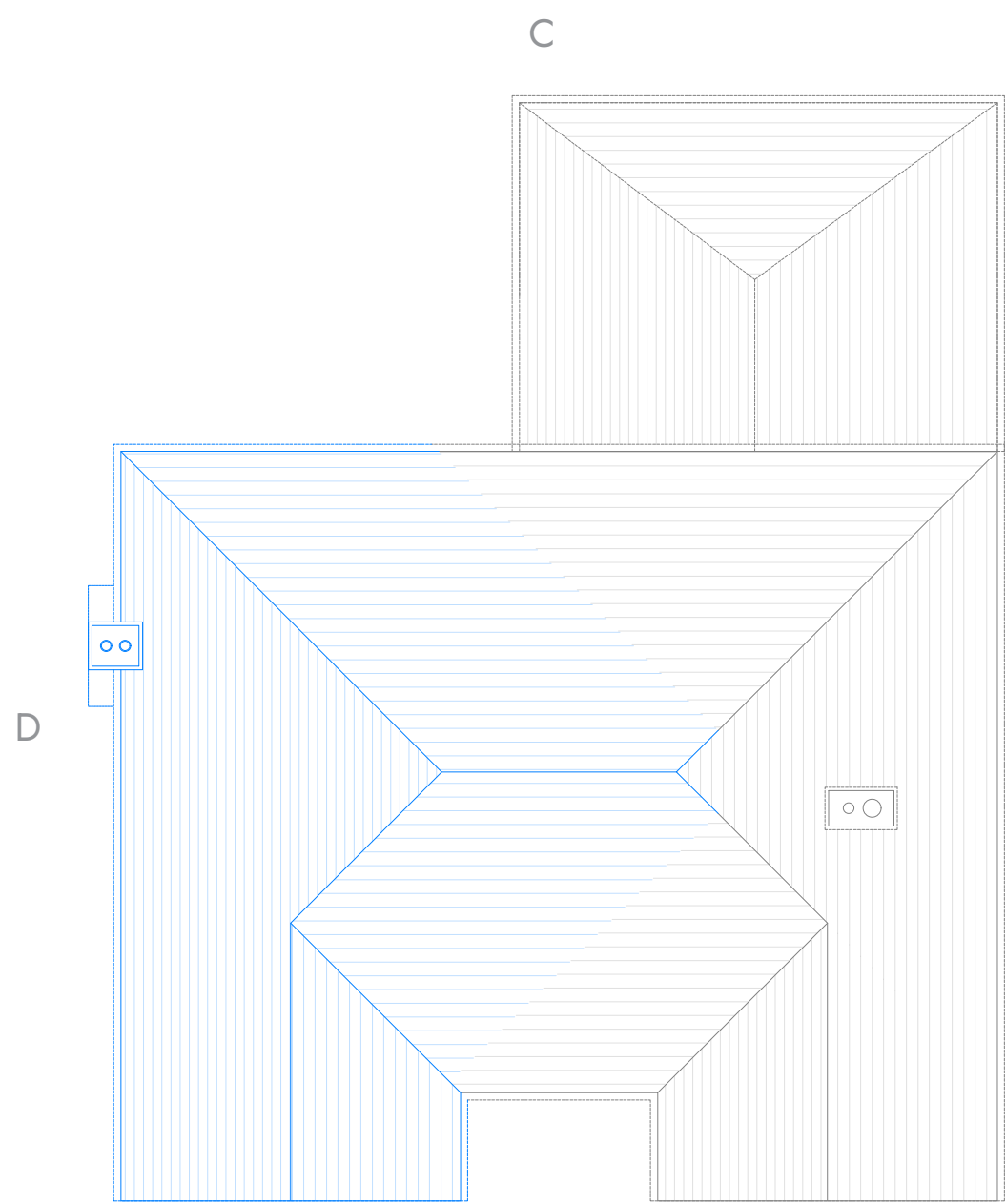
01 Site location plan
1:1000@A1



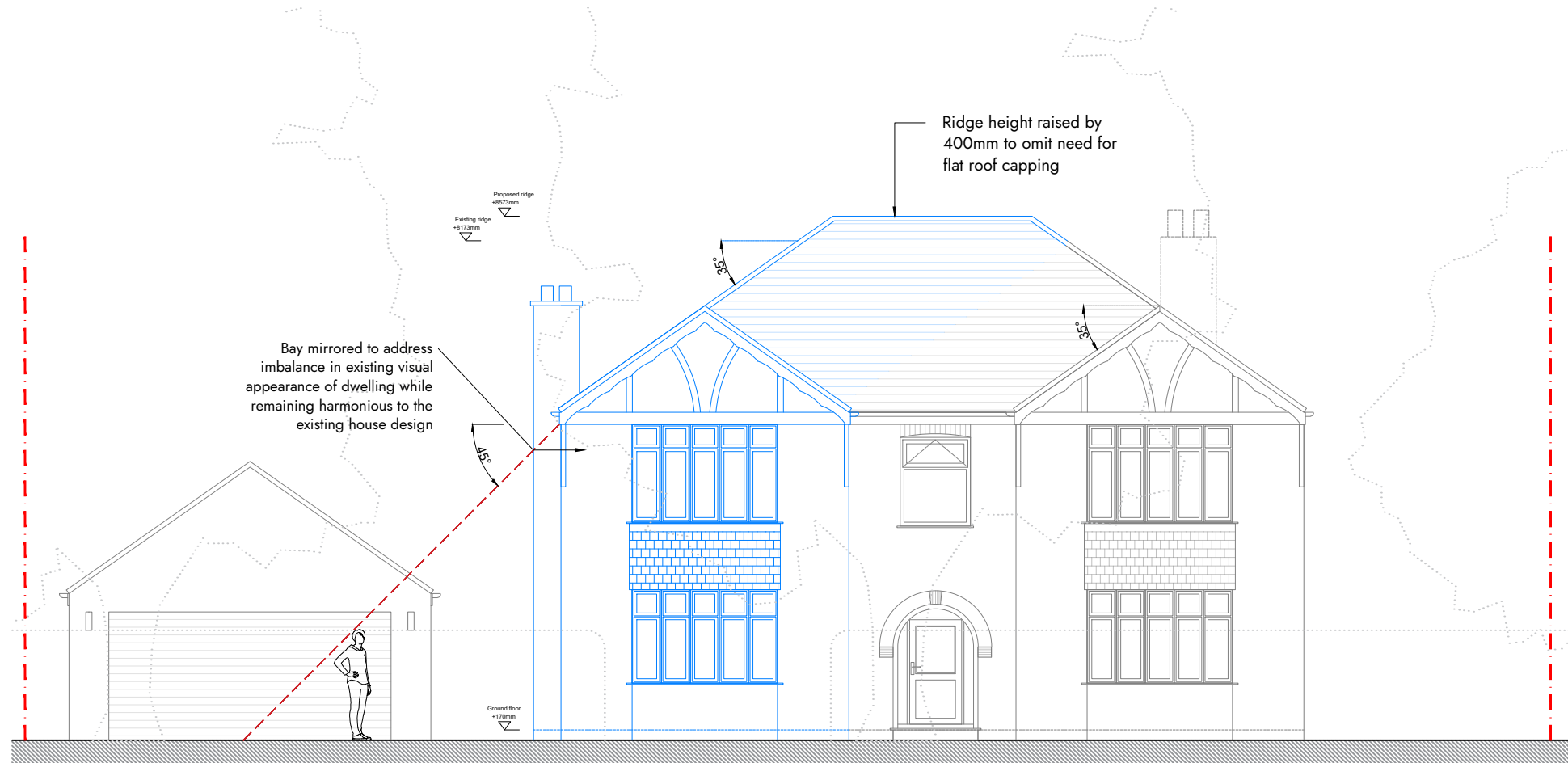
03 Proposed first floor plan
1:100@A1



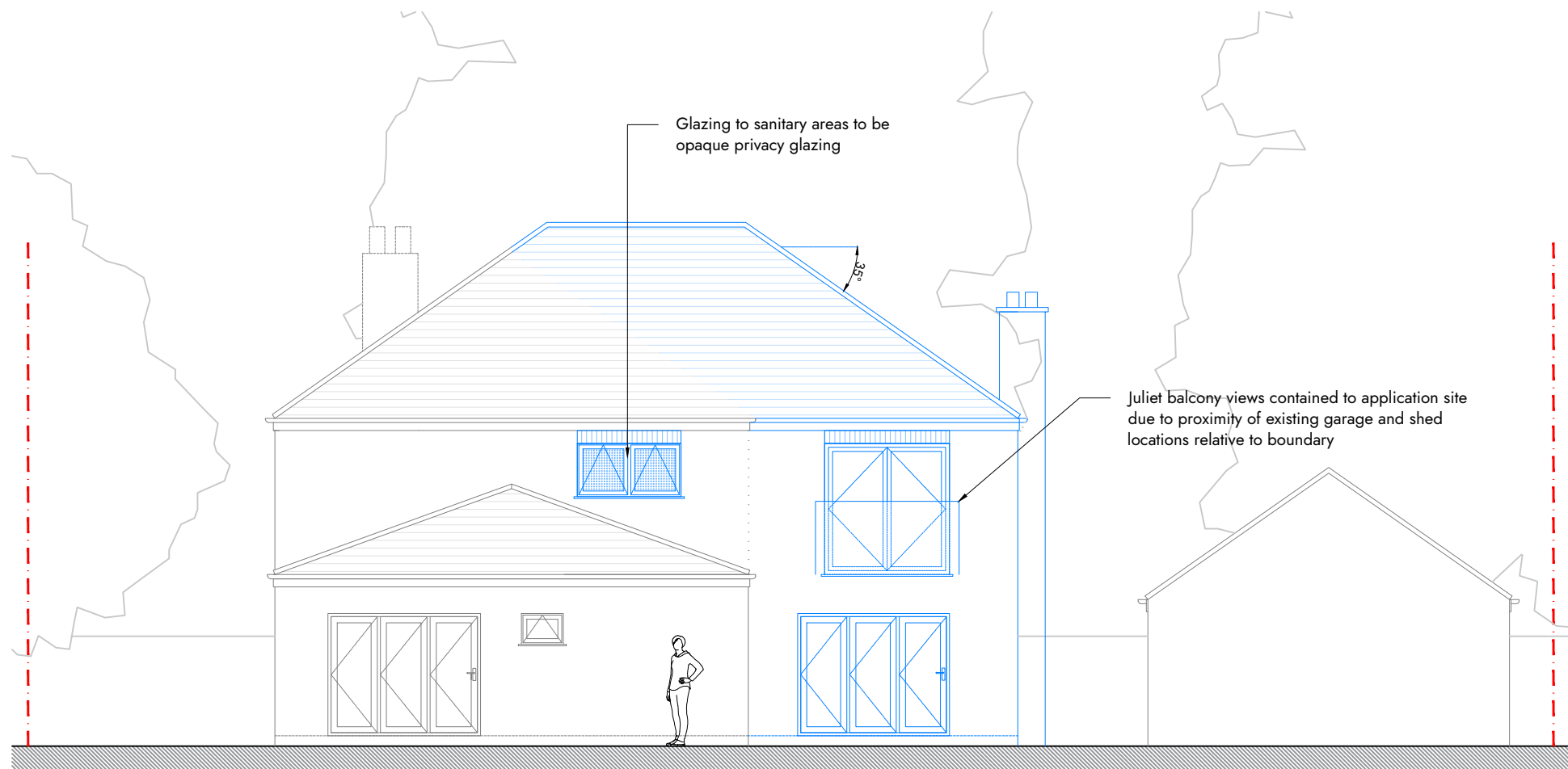
02 Proposed ground floor plan
1:100@A1



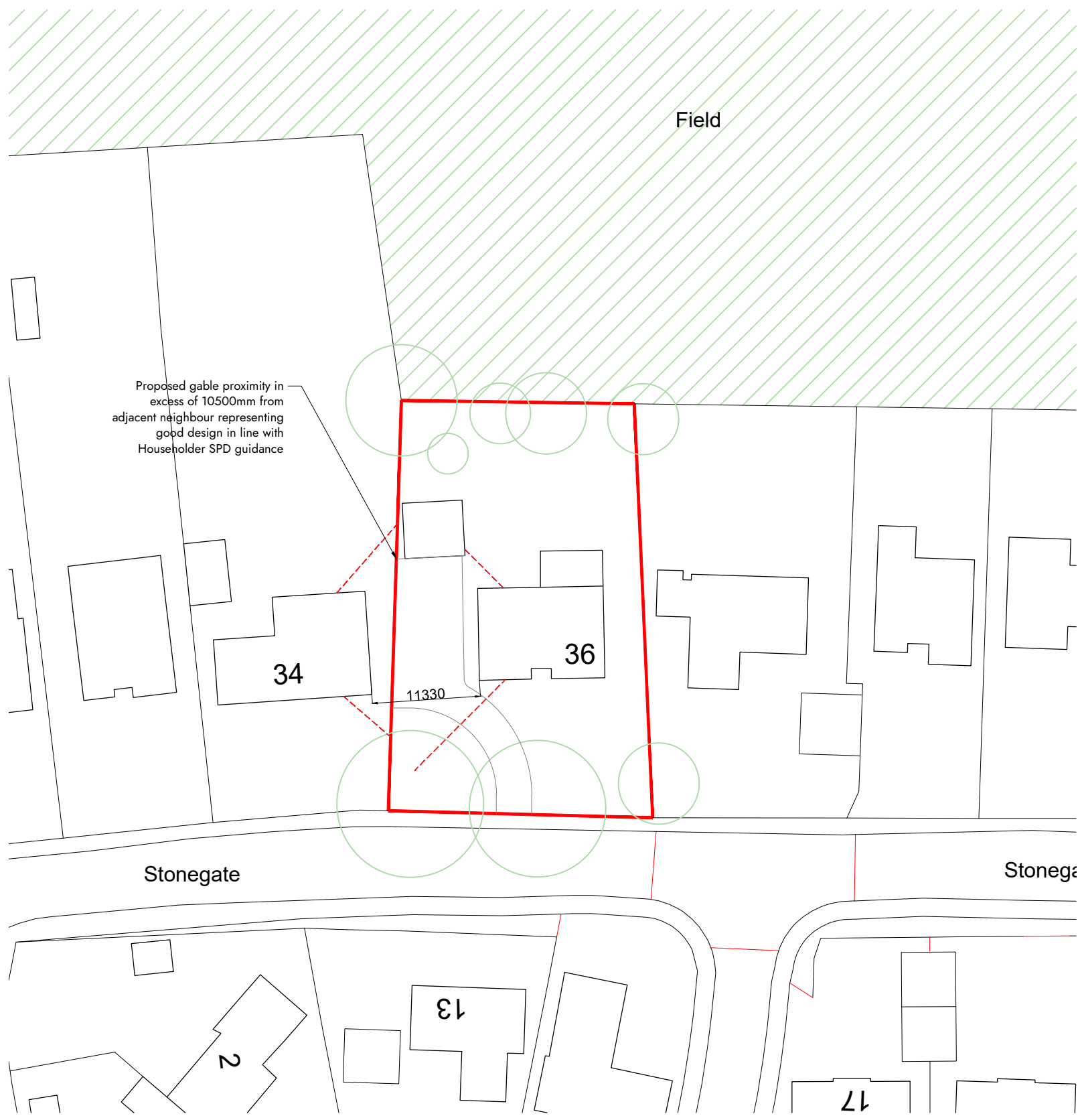
04 Proposed roof plan
1:100@A1



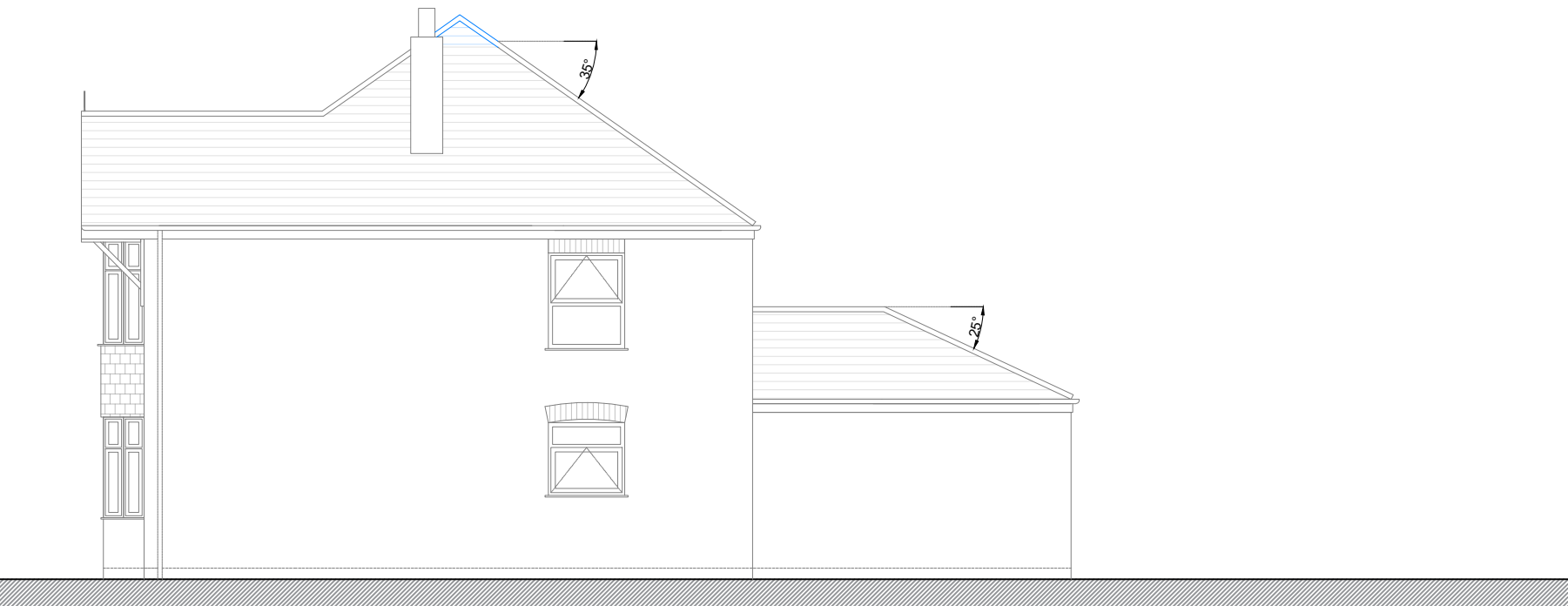
06 Proposed front elevation A
1:100@A1



08 Proposed rear elevation C
1:100@A1



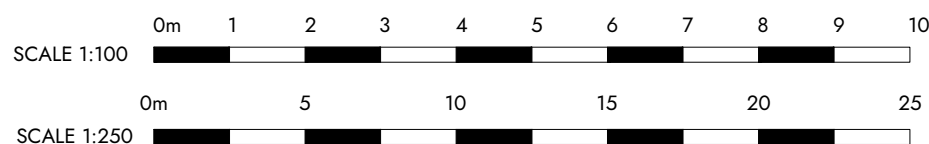
05 Proposed block plan
1:500@A1



07 Proposed side elevation B
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 two storey side extension to provide additional living space for a growing young family.

General notes

- No neighbouring habitable room windows effected by proposed
- All WC windows to be privacy glazed
- Proposed aligned with neighbouring primary elevation
- 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
- Existing combined sewer runs to be utilised where appropriate
- Boundary treatments as existing
- No trees/vegetation requiring removal
- Vehicular parking provision is ample and unaffected by proposals in this application
- Proposed mirrors the existing bay to balance the dwelling and respect built patterns of development in the area
- 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 130e-f Achieving well designed places
- General good design practice for Householder development observed throughout

Materials

- Masonry to match existing dwelling
- 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



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



Project Title

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

Drawing Title

Proposed plans

Client

COOKE

Job No.	Date	Status	Scale
22001	12/02/22	PLANNING	As stated @ A1
Drawing Number			Rev
08-200			P01