

PARTY WALL NOTICES:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

PERMITTED DEVELOPMENT:

AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 1995 SCHEDULE 2, PART 1, CLASS A. IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFUL FOR A FORMAL CONFIRMATION. ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS IS SOLELY AT OWNER'S RISK. THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

NOTES FOR PRIOR APPROVAL NOTIFICATION FOR LARGER HOME EXTENSION:

1. PROPOSED EXTENSION SHALL NOT EXTENDS BEYOND THE REAR WALL BY NO MORE THAN 6 METRES (SEMI-DETACHED OR TERRACED HOUSE) OR 8 METRES (DETACHED HOUSE)
2. MAXIMUM HEIGHT OF THE PROPOSED EXTENSION IS NOT MORE THAN 4 METRES HIGH MEASURED FROM EXTERNAL GROUND LEVEL.
3. IF EXTENSION WITHIN TWO METRES OF THE BOUNDARY AND THE EAVES HEIGHT SHALL BE LESS THAN 3
4. ENSURE THE EAVES SHALL BE NO HIGHER THAN THOSE OF THE EXISTING HOUSE.
5. THE MATERIALS USED ON THE EXTERNAL SURFACES OF THE DEVELOPMENT SHALL MATCH THOSE USED IN THE BUILDING TO WHICH IT IS ATTACHED IN TERMS OF STYLE, COLOUR, TEXTURE AND, IN THE CASE OF BRICKWORK, BONDING, COURSING AND POINTING

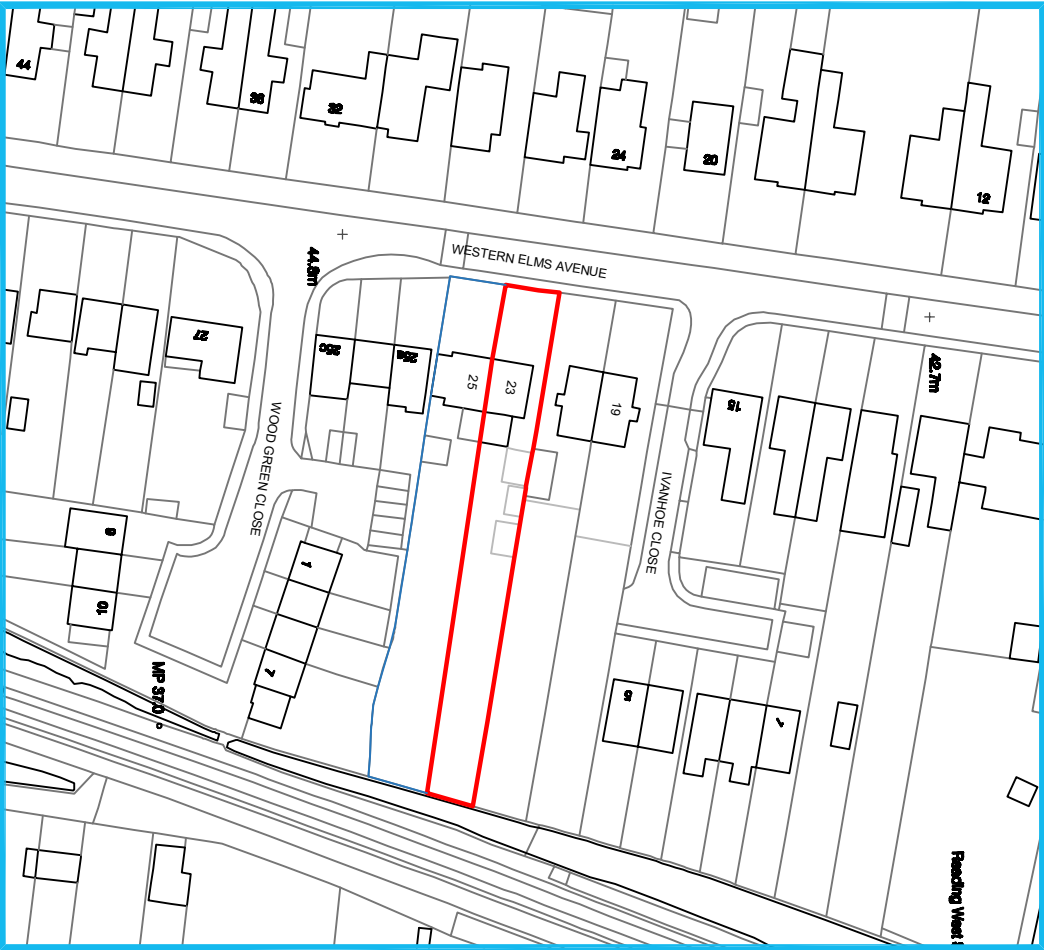
NOTES:

This drawing is for statutory planning purposes only. All measurements to be checked on site.

The owner has a duty under the Party Wall Act 1996 to serve a Party structure Notice to any adjoining owner if building work on or near an existing Party Wall involves:

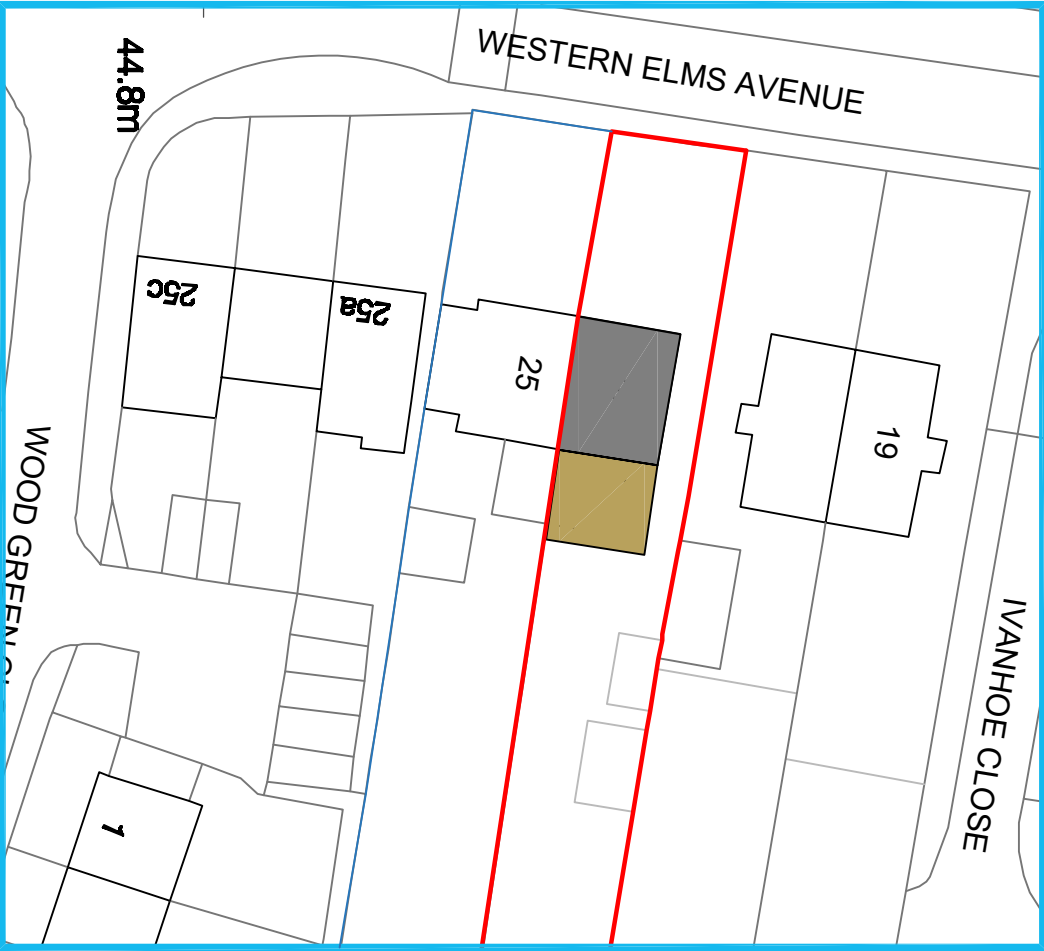
- Support of Beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashing
- Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is required to be in place prior to construction work on site.



LOCATION MAP

SCALE 1:1250



SITE PLAN

SCALE 1:500

FOR PRIOR APPROVAL

A	23/1/23	Garage removed as per planning comment		PROJECT SINGLE STOERY REAR EXTENSION AT 23 WESTERN ELMS AVE, READING - RG30 2AL	
REV.	DATE	DESCRIPTION		DRAWING TITLE	
DWG NO:	PL/A603/04	SCALE	as shown @ A3	LOCATION & SITE PLAN	
DATE	OCT. 2022	DRAWN BY	MQ		



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