

PARTY WALL NOTICES:

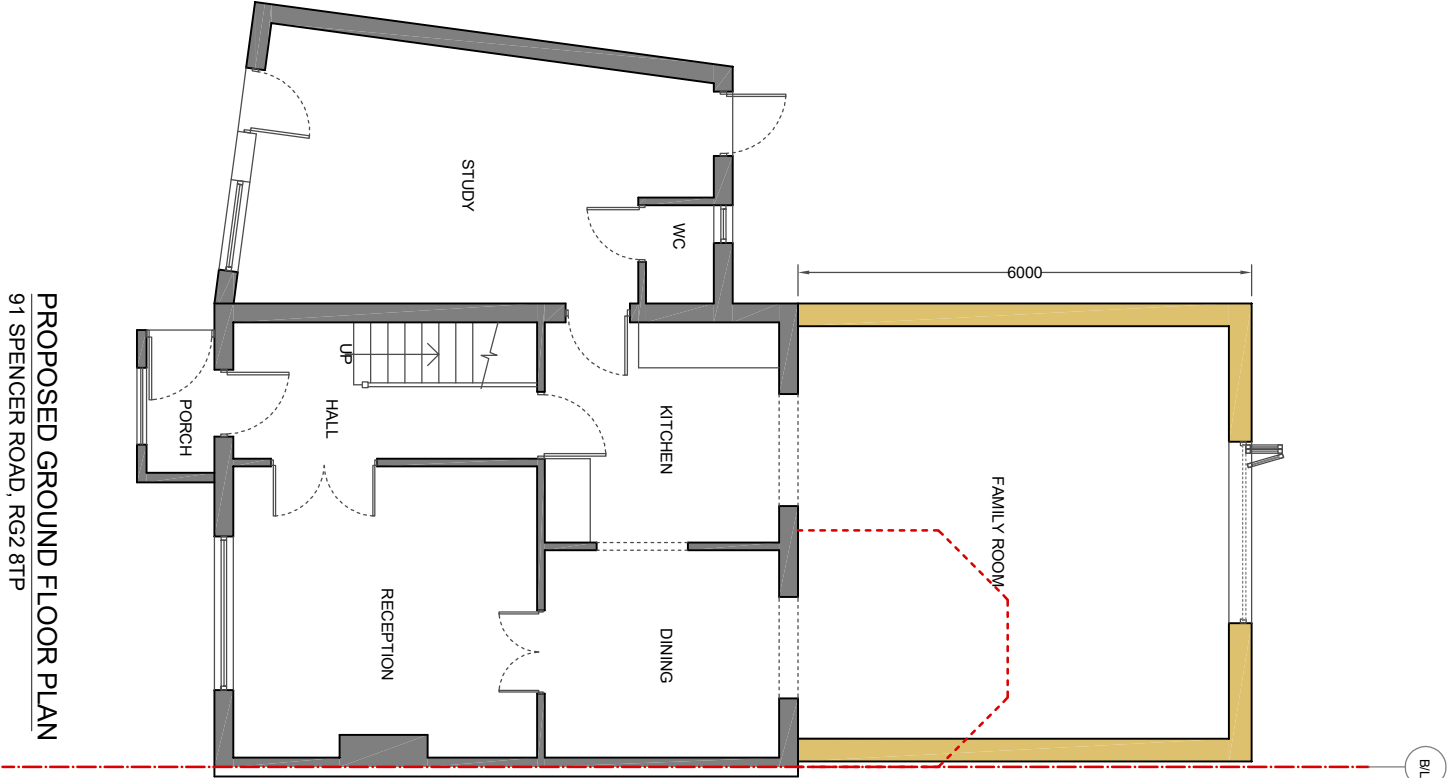
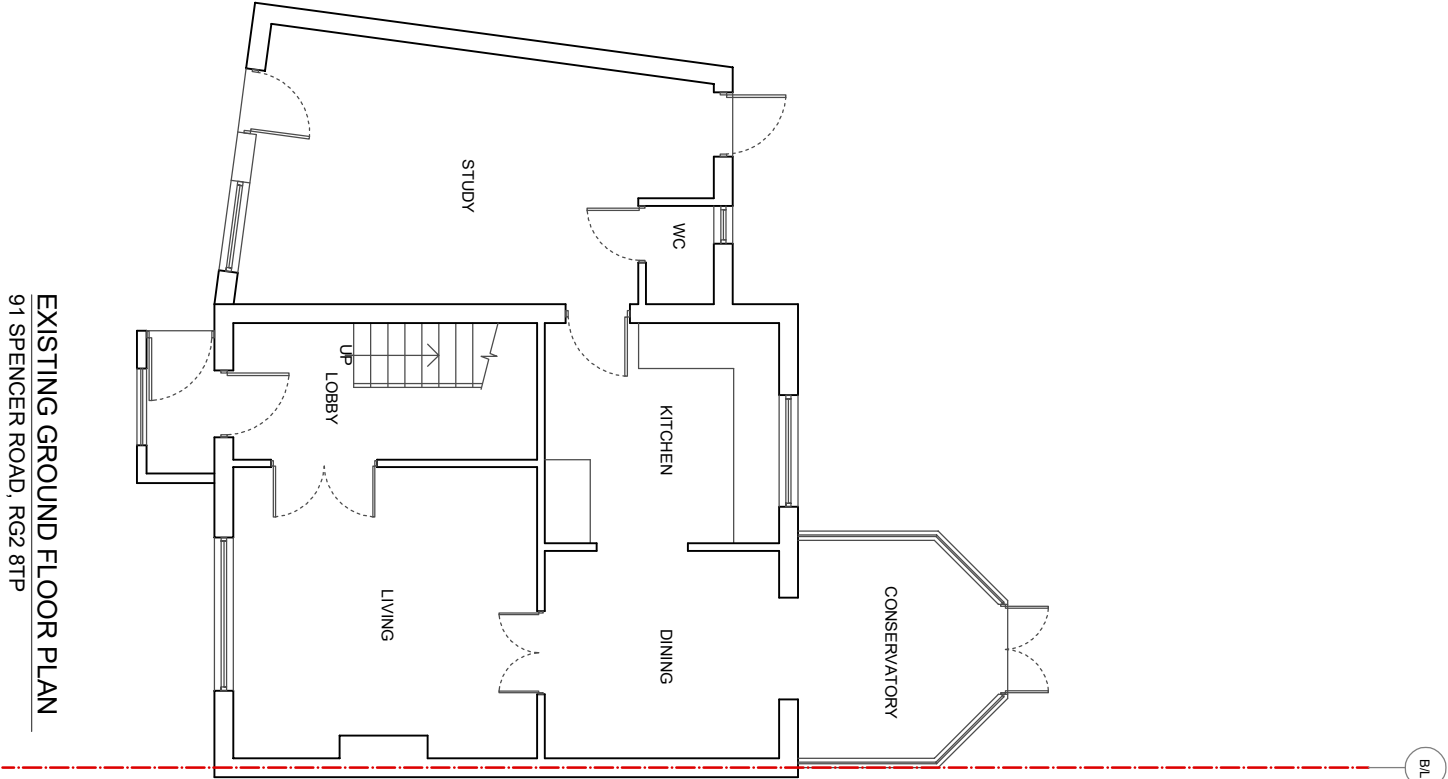
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

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 WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

NOTES FOR PRIOR APPROVAL NOTIFICATION FOR LARGER HOME EXTENSION:

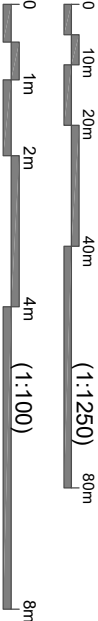
1. PROPOSED EXTENSION SHALL NOT EXTENDS BEYOND THE REAR WALL BY NO MORE THAN 6 METRES (SEMI-DETACHED OR TERRACED HOUSE) OR 8 METRES (DETACHED HOUSE)
2. MAXIMUM HEIGHT OF THE PROPOSED EXTENSION IS NOT MORE THAN 4 METRES HIGH MEASURED FROM EXTERNAL GROUND LEVEL.
3. IF EXTENSION WITHIN TWO METRES OF THE 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





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P L A N N I N G I S S U E				PROJECT
REV.	DATE	DESCRIPTION		SINGLE STOREY REAR EXTENSION AT 91 SPENCER ROAD, READING - RG2 8TP
DWG NO:	PL/A5/10/01	SCALE	1:100 @ A3	DRAWING TITLE
DATE	SEP. 2020	DRAWN BY	MQ	EXISTING & PROPOSED GROUND FLOOR PLAN