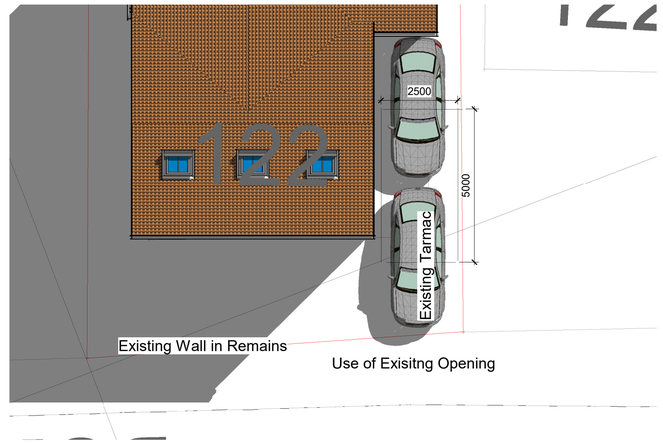
BRO Architecture

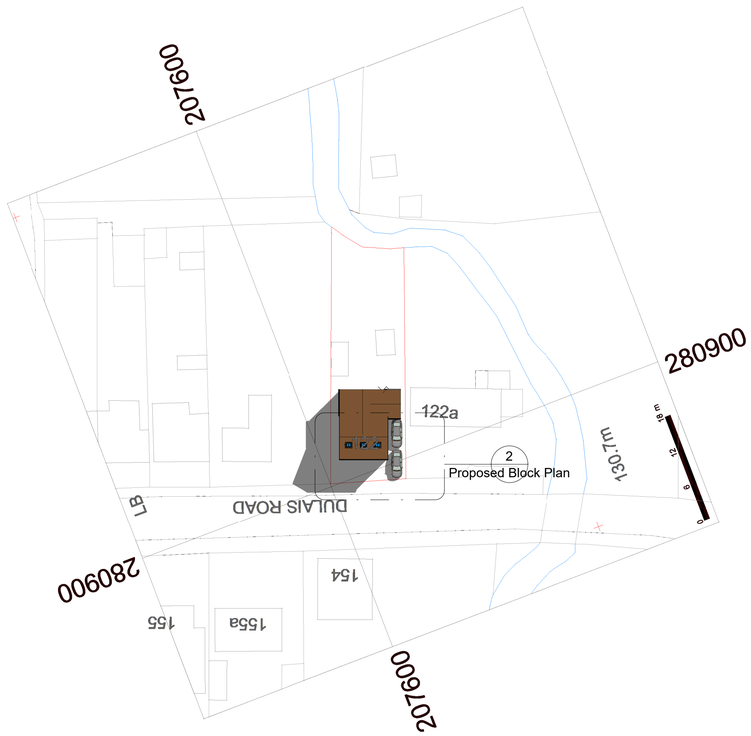


0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ A1

2 Block Plan - Parking Plan

1 : 100



1 Block Plan

1 : 500

Street wise

Map data

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 280917 , 207588



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10:36:11 10/05/2021

0m 25m 50m 75m 100m 125m

VISUAL SCALE 1:1250 @ A1

PROPOSED HOUSE MATERIALS:

Windows & Doors:
Grey UPVC

Walls External:
Render - Main House
Brick - Splash Course

Walls Internal:
12.5mm Plasterboard on 75mm Studwork
100mm Brickwork

Roof:
Roofing Tiles - Concrete



Please note:
All drawings are for the purposes of planning only unless marked for construction.

All builders to site measure to confirm measurements.

Report all discrepancies to the person named below, do not proceed without instruction.

BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.

All drawings remain the property of BRO Architecture

Wall Structure Key:

- Cavity Wall: Render
- Cavity Wall: Face Brick
- Block Work: 100mm
- Studwork Wall: 75mm
- Studwork Wall: 75mm
- Metal Frame: 70mm
- Solid Brick Wall: 215mm
- Solid Block Wall: 215mm
- Structural Opening
- Walls Removed

registered LABC Partner Authority Scheme

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PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the "original house" would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be 3 metres for an attached house and 4 metres for a detached house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height no higher than existing house.
-Roof pitch of extensions higher than one storey to match existing house
-Materials to be similar in appearance to the existing house.
-Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

A notification of a proposed larger Home Extension
Under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances.
Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 8 metres if a detached house; or more than 6 metres for any other house
Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.
This is done by completing and submitting the 'Notification of a proposed larger Home' application form.

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

North

PROJECT
Proposed
Side & Rear Extension

TITLE
122 Dulais Road
SA10 9EY

CLIENT
Lisa Nation

DRAWN BY	CHECKED BY	DATE
SH	Client	10th May 21

SCALE (@ A1): As indicated
PROJECT NUMBER: SH/BRO/100521-LN
DRAWING NUMBER: Proposed Block Plan
REV:

Superseded