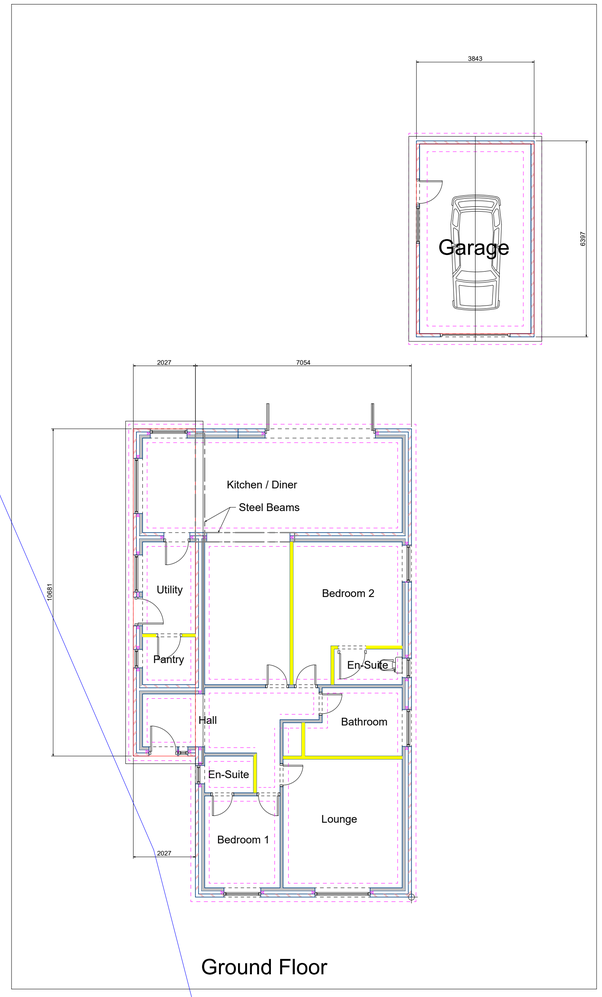
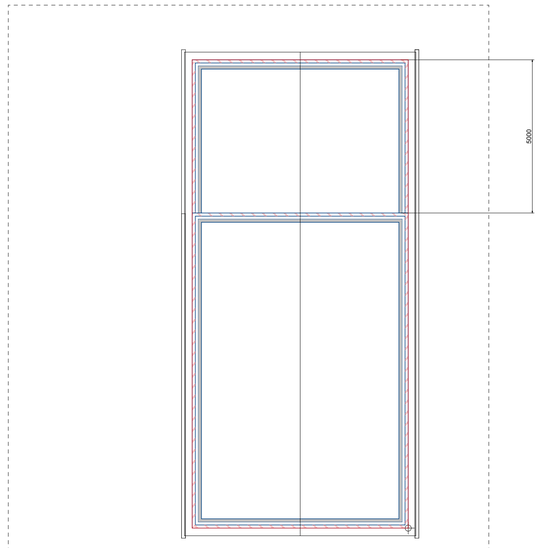


Ground Floor



Roof

Notes

PLANNING NOTE
SINGLE-STOREY EXTENSION
An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.
1. On designated land* - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
2. On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.
3. No more than half the area of land around the “original house” would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
4. No extension forward of the principal elevation or side elevation fronting a highway. 5. Materials to be similar in appearance to the existing house.
6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.
7. Side extensions to have a maximum height of four metres and width no more than half that of the original house.
8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
9. Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
10. Maximum height of a single-storey rear extension of 4m.
. Maximum eaves and ridge height of extension no higher than existing house.
TWO-STOREY REAR EXTENSION
An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.
1. On designated land extensions of more than one storey are not permitted development. * Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
2. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house. * Sheds and other outbuildings must be included when calculating the above 50% limit.
3. Maximum eaves and ridge height of extension no higher than existing house. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
4. Extensions of more than one storey must not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house.
5. Roof pitch of extensions higher than one storey to match that of the existing house, as far as is practicable.
6. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
7. Any upper-floor window in a wall or roof slope in a side elevation must be obscure-glazed and nonopening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
8. No balconies or verandas are permitted development.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.



Allestree Design Services

Project
Project Description
Ferrers Way
Ripley DE5 3GZ

Drawing Title
Proposed Plan Views
Client
Mr & Mrs Taylor
Drawing No.
DE53GZ56 - 03

Date	Scale
05 / 2022	1:100
Drawn by	Checked by
SGB	Name

Page Size - A1

5000 mm

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DRAWING MUST NOT BE SCALED - ALL DIMENSIONS TO BE CHECKED BY THE BUILDER PRIOR AND DURING BUILD PROGRAMME