DRAWING KEY / NOTES

Existing arrangement / building fabric to be demolished / altered.

Materials

1. Proposed brick to match existing (as closely as possible).
2. Proposed roof tile to match existing (as closely as possible), ensure chosen tile is suitable for proposed pitch.
3. White Upvc window to match the existing.
4. Black Upvc soffits & fascia.
5. Black Upvc gutters & downpipes.
6. White Upvc door to clients specification.
7. Reconfigure existing RWP and gully.
8. Reconfigure existing RWP and gully.
9. Rooflight to clients specification.

Permitted Development Compliance Statement

The proposed development comprises a single-storey rear extension to a dwellinghouse at 29 Springwood Gardens, Belper. The application is submitted for a Lawful Development Certificate under Section 192 of the Town and Country Planning Act 1990 (as amended).

The proposal has been assessed against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

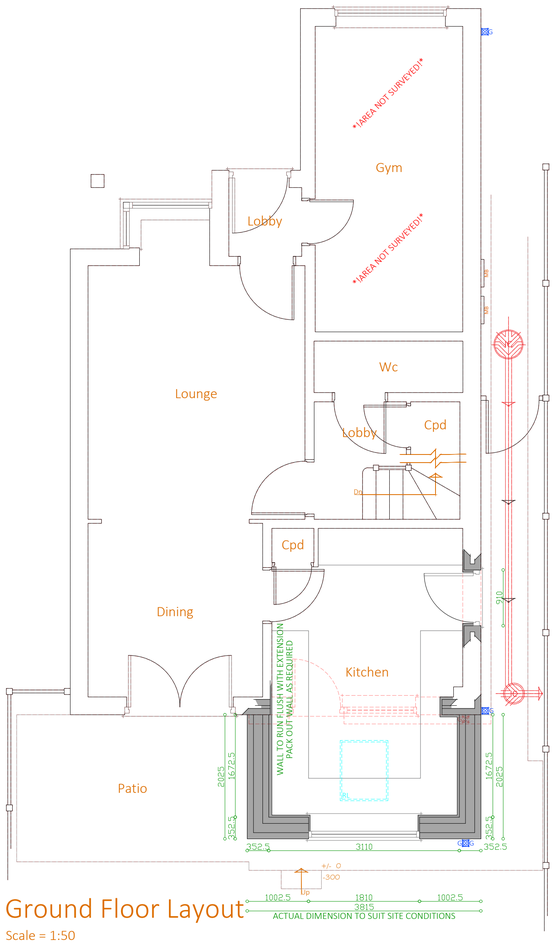
The works consist of a rear extension projecting from the original rear wall of the dwelling. The extension is single storey in scale and does not exceed the maximum height of 4.0 metres. The eaves height does not exceed 3.0 metres and remains compliant where positioned in proximity to the site boundary. The depth of the extension does not exceed the limitations set out under Class A for a dwellinghouse of this type.

The proposed materials, including facing brickwork and roof tiles, will match the existing dwellinghouse in appearance, in accordance with Class A.3(a). The development is located to the rear of the property and does not extend beyond the principal elevation or a side elevation fronting a highway.

No verandas, balconies, or raised platforms are proposed. The development does not include any alterations that would result in the dwellinghouse exceeding the maximum coverage of the curtilage as prescribed by the Order. Any new openings are limited to those shown on the submitted drawings and do not conflict with permitted development limitations.

The proposal does not involve a change of use and the property will remain within Use Class C3 (Dwellinghouses).

It is therefore considered that the proposed development complies with the relevant provisions of Schedule 2, Part 1, Class A of the GPDO 2015 (as amended) and is lawful.



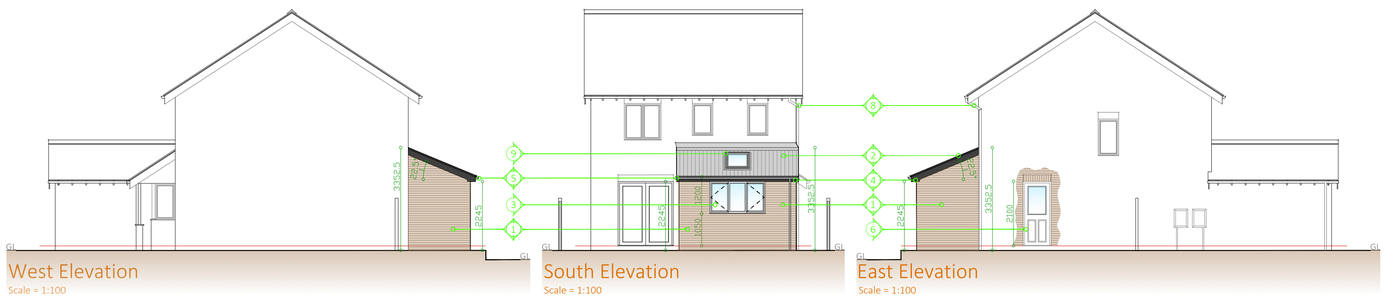
Ground Floor Layout

Scale = 1:50



Block & Location Plans

Scale = 1:500/1250



0 5
Scale: - 1:50 Metres

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DRAWING NOTES

1. DRAWING IS PROVISIONAL- Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of drawings marked 'APPROVED'.
2. DO NOT SCALE - All dimensions to be verified on site prior to work commencing.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited (G2K) and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS- This drawing is to be read in conjunction with all other relevant project drawings, documents and project specification.
5. PRINTING - Drawing to be printed in full colour.
6. LOCAL AUTHORITY APPROVALS- Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
7. SITE BOUNDARIES- The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicants land ownership. Alternatively, written permission to be sought from adjoining land owner for any elements of construction extending beyond clients boundary position.
8. MATERIALS - Where required as part of the planning approval, all extemal materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA- Block, site and location plan are reproduced under license from the ordnance survey.
10. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
11. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
12. MEASUREMENT & DIMENSIONS- All dimensions are in millimeters unless stated otherwise.
13. PARTY WALL ACT.- The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
14. CDM REGULATIONS 2015- Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
15. MISCELLANEOUS- We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
The Client should ensure that there are no restrictive coverants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, water, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. G2K accepts no responsibility for any of the above.

Rev	Date	Int	Details

green2k design
Architectural Designers & Chartered Surveyors

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Client Details
Mr & Mrs S Ford

Site Address
29 Springwood Gardens
Belper
Derbyshire
DE56 1JR

Proposed Work
Rear Ground Floor Extension Along With Associated Internal & External Alterations.

Drawing Title
Proposed Arrangement Drawing

Drawn: - Tw | Date: - Apr. 2026

Job Status: - 'Planning Issue - Awaiting Approval'

Job No: - 2026

Sheet No: - 102 | Rev: - '_'

Scale: - 1:50, 1:100, 1:500, 1:1250 @ A1