Existing Site Layout



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AC0000808122 Created using Plans by Emapsite

0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500 Paper Size: A4

Proposed Site Layout



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AC0000808122 Created using Plans by Emapsite

0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500 Paper Size: A4

Proposed Development

Description of Works:
Single Storey Rear extension

Client:
Hanney

Site Address:
30 Manor Road
Belper
DE56 1NT

Planning Permission
Not Approved

Drawing Number:
D301- 25/06/2026

Drawing Revision:
REV A - 25/06/2026

Materiality:
See Drawing Notes

Building Control
Not Approved

DRAWING NOTES

This project involves developing a single storey
rear extension to create an open plan kitchen dining room.

The new external walls will be in a brickwork to be a close match to
the existing.
New doors will be composite
New windows will be uPVC.
New roof tiles will be a close match to the existing and suitable to the pitch.

LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control and/or local authority is at the customer's own risk and in such a case, our duties as principal designer will end, with those responsibilities falling to the client as duty holder.

It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build. It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

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