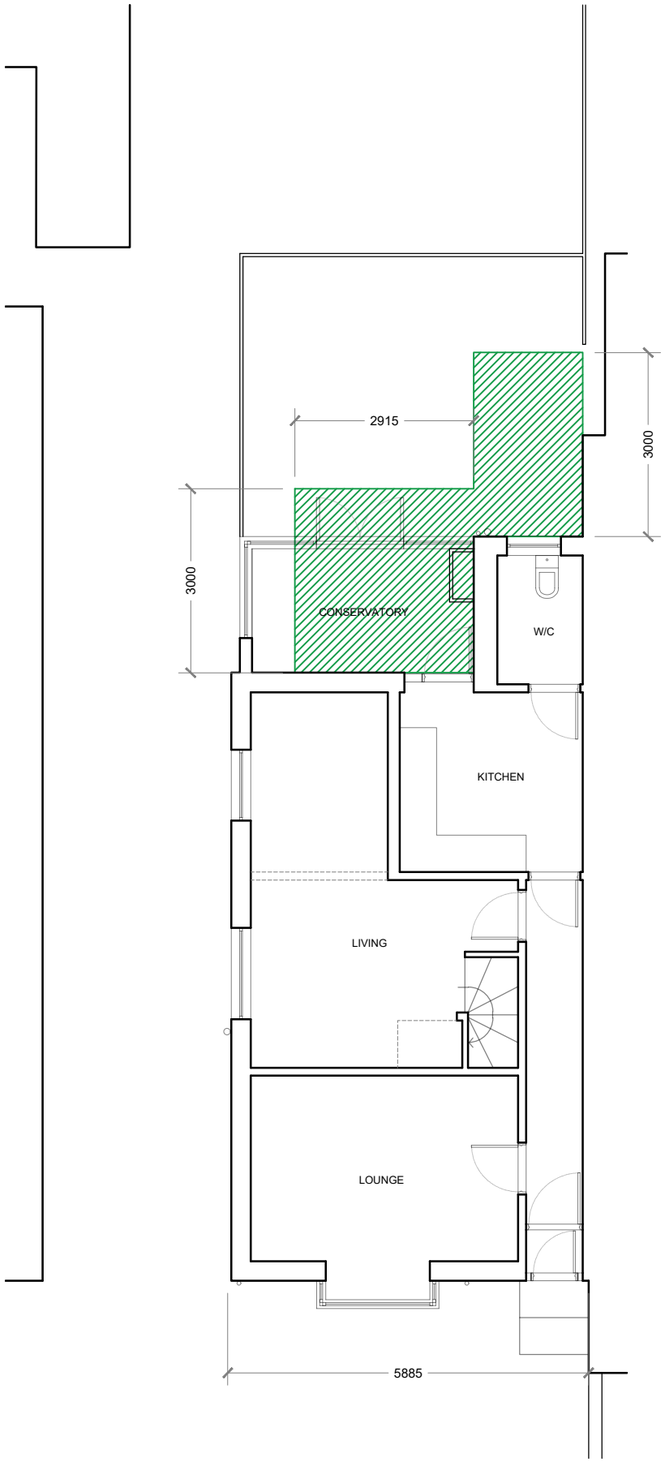
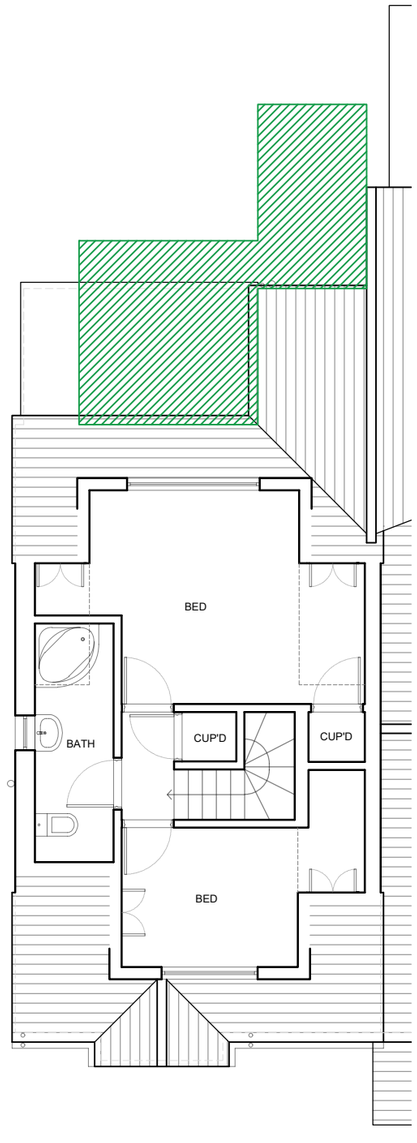
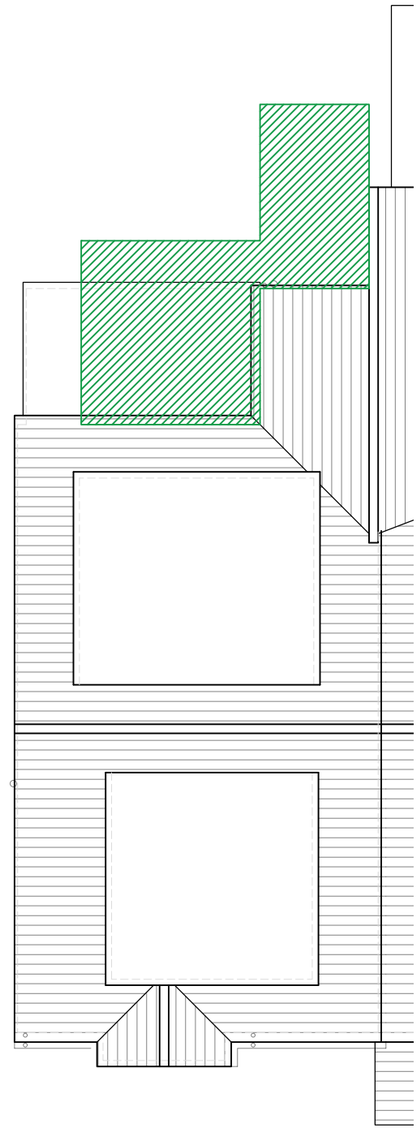


1 **GROUND FLOOR PLAN**
scale - 1:100



2 **FIRST FLOOR PLAN**
scale - 1:100



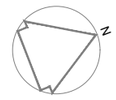
3 **ROOF PLAN**
scale - 1:100

- Use given dimensions over scaling, do not scale from this drawing unless for local authority purposes.
- Dimensions to be checked on site prior to works with any discrepancies to be reported to Principal Designer immediately.
- This drawing should be read in conjunction with other consultants information such as drawings, specifications, reports and calculations.
- The client must abide by the construction design and management regulations 2015.
- The building owner has a duty under the requirements of the party wall act 1996.
- All materials and workmanship must comply with regulation 7 of the building regulations.
- If information within drawings & specifications relates to building regulations this is a guide as to what is required to comply with the current building regulations, this does not imply that this is the only acceptable way of achieving building regulations approval.
- Works started without full approval from the local planning or building control authority are at the client, developer or contractors own risk with no liability accepted by ATP Architectural Design.
- No liability is accepted by ATP Architectural Design for any loss of any sort or additional expense incurred consequent on any variation to the layout or specification that may be required as a result of site conditions, availability of materials, custom or practice, the requirements of the building inspector or any other circumstances.

PLANNING NOTE

An extension is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met. This scheme is deemed complaint with conditions within Class A of the GPDO as follows;

- **Not on designated land.**
- **No more than half the area of land around the "original house" would be covered by additions or other buildings.**
- **No extension is proposed forward of the principal elevation or side elevation fronting a highway.**
- **Materials will be of similar in appearance to the existing house.**
- **Width of side extension (from W/C projection 'out rigger' side elevation) does not have a width greater than half the width of the original house.**
- **The extension is within 2m of a boundary, maximum eaves height will be no higher than 3m.**
- **Single-storey rear extensions will not extend beyond the rear walls of the original house by more than 3m as a semi-detached house.**
- **Maximum height of a single-storey rear extension of 4m. Maximum eaves and ridge height of extension will be no higher than existing house.**



1:100 0 1m 2m 3m 4m 5m

ARCHITECTURAL DESIGN
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Client: Gary Newing

Address: 65 Geoffrey Avenue, Widley PO7 5BH

Project: Single storey rear extension Class A GPDO

Title: Proposed floor plans

Drawing number: 24347-101-CLD

Status: Cert. of Lawful Dev.

Rev: .

Date: 16/12/2025

Scale: 1:100 @ A3

Drawn: TKP

Rev: Description: By: Date:

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