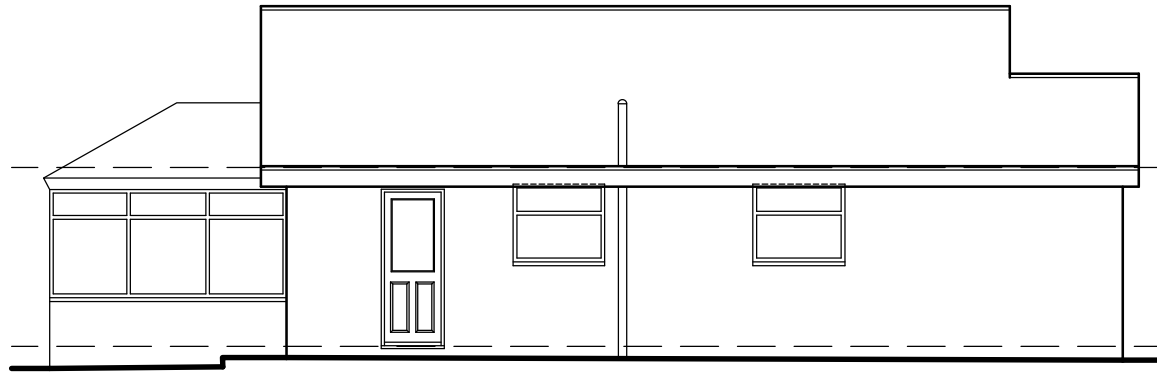
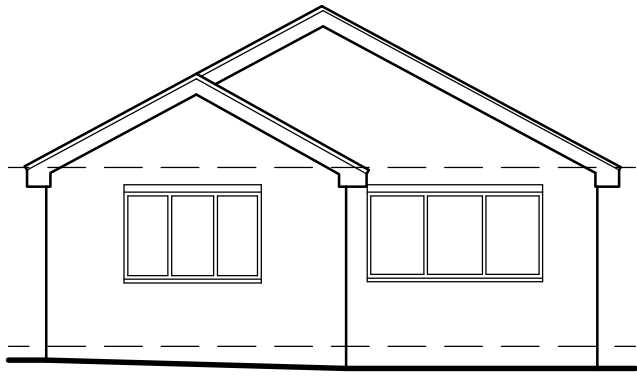




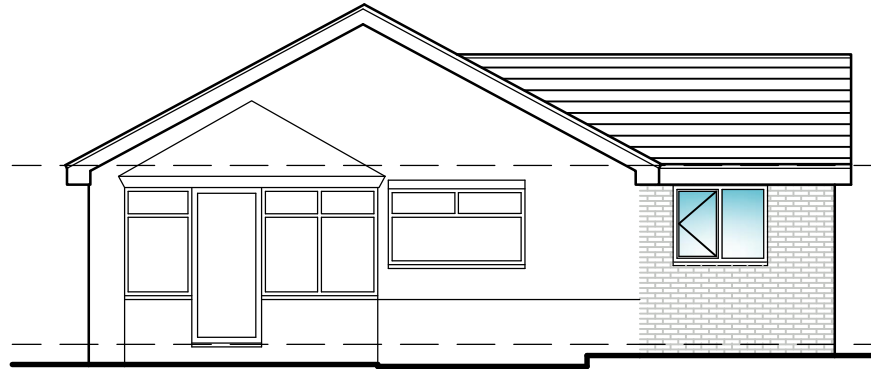
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SCALE 1:100



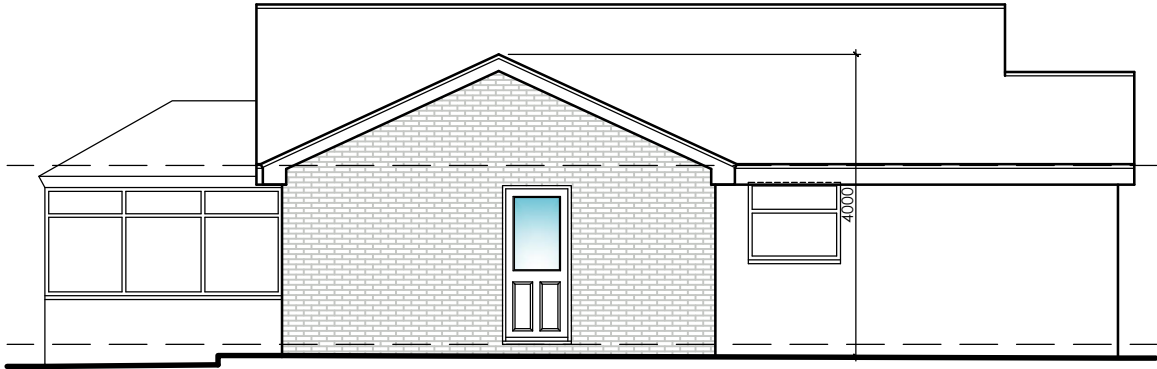
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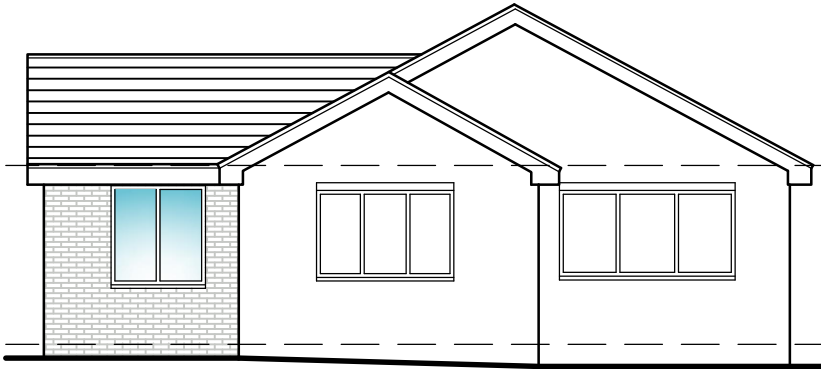
EXISTING  
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SCALE 1:100



PROPOSED  
REAR ELEVATION  
SCALE 1:100



PROPOSED  
SIDE ELEVATION  
SCALE 1:100



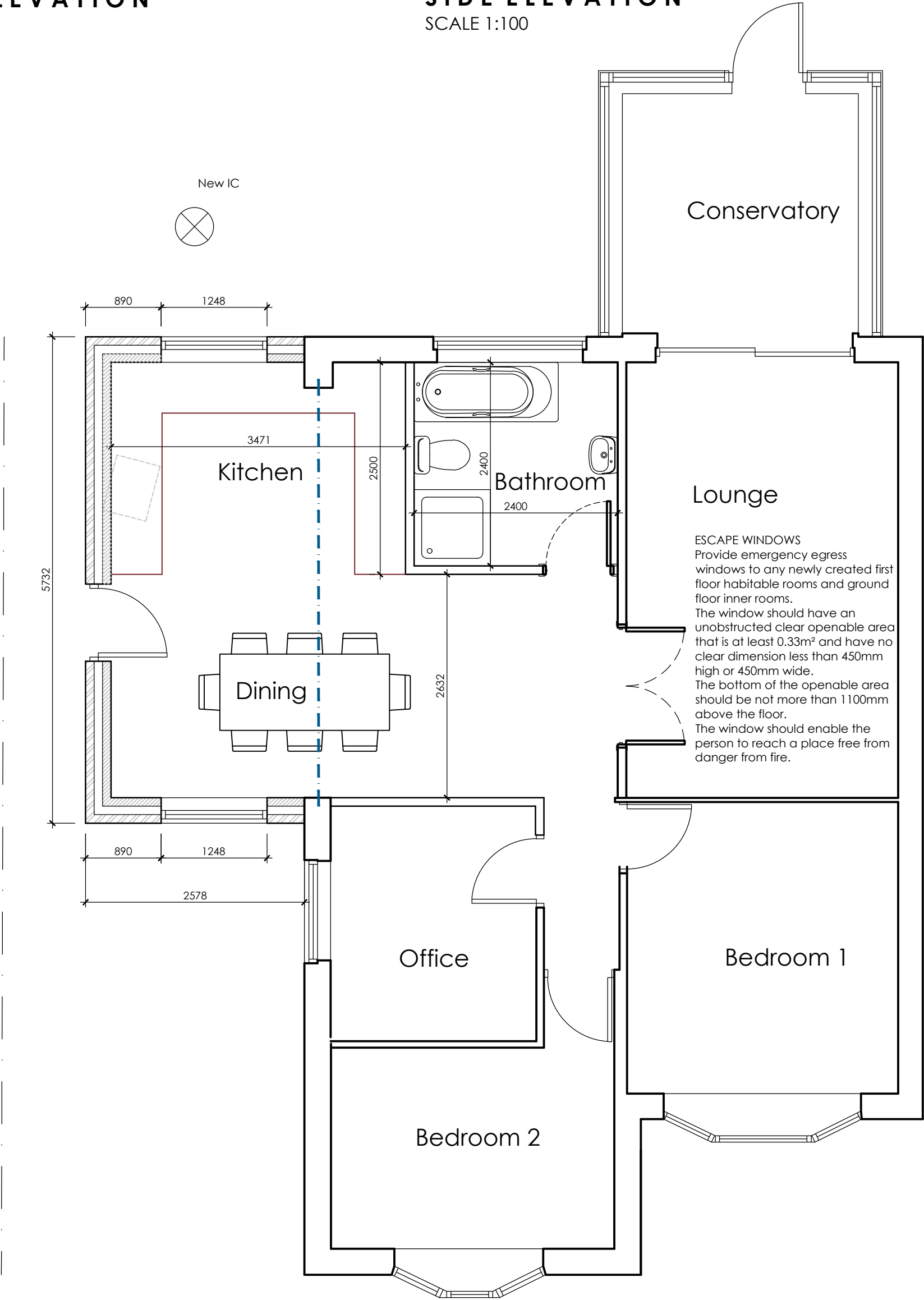
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FRONT ELEVATION  
SCALE 1:100



LOCATION PLAN  
SCALE 1:1250




SITE PLAN  
SCALE 1:500



PROPOSED GROUND  
FLOOR PLAN  
SCALE 1:50

- 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.
- 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. **not applicable in this instance.**
  - 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. **not applicable in this instance.**
  - 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. **The proposed extension will be less than 50% of the original curtilage**
  - No extension forward of the principal elevation or side elevation fronting a highway. **The extension is not to the principle elevation and the side elevation in question does not front a highway.**
  - Materials to be similar in appearance to the existing house. **wall and roof materials will be similar in appearance to the existing.**
  - Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house. **The proposed extension will be single storey and not have a greater width than half of the original house.**
  - Side extensions to have a maximum height of four metres and width no more than half that of the original house. **The extension will have a maximum height of 4m**
  - If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development. **The eaves height will not be higher than 3m**
  - 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. **not applicable**
  - Maximum height of a single-storey rear extension of 4m, (or less than 3m if within 2m of a property boundary) . Maximum eaves and ridge height of extension no higher than existing house.

<div></div> <div><div>White Agus</div><div>Architectural Services</div></div>			<div>OFFICE ONE, DRILL HALL, 11 EASTGATE, BARNESLEY, S70 2EU</div>			<div>Phone: 01226 208482</div> <div>Email: info@whiteagus.co.uk</div> <div>Web: www.whiteagus.co.uk</div>					
<div>Project.</div> <div>PROPOSED WORKS AT 19 POPLAR AVENUE, SHAFTON BARNESLEY, S72 8PU</div>					<div>Client.</div> <div>WAYNE WHITTAKER</div>						
<div>Drawing Title.</div> <div>PLANS AND ELEVATIONS OPTION 1</div>					<div>Date.</div> <div>FEBRUARY</div>		<div>Scale.</div> <div>1:50 &amp; 1:100 @ A1</div>				
					<div>Ref.</div> <div>23-191</div>		<div>Dwg. No.</div> <div>01</div>		<div>Rev.</div> <div>B</div>		
Date		Suffix		Description		Date		Suffix		Description	
18/03/2024		A		REVISED TO CLIENTS REQUIREMENTS							
26/03/2024		B		REVISED TO CLIENTS REQUIREMENTS							