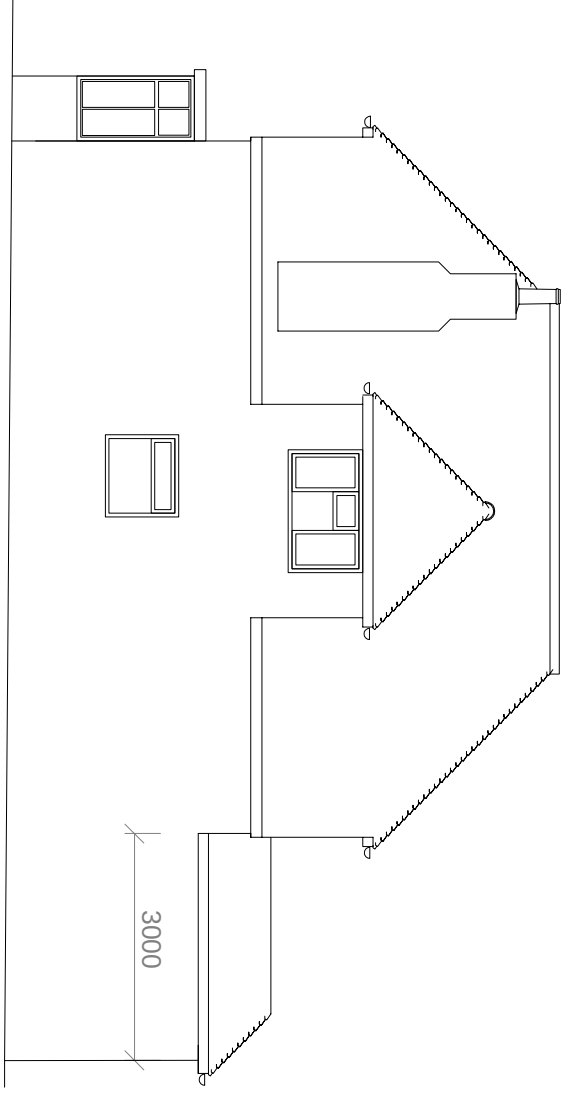
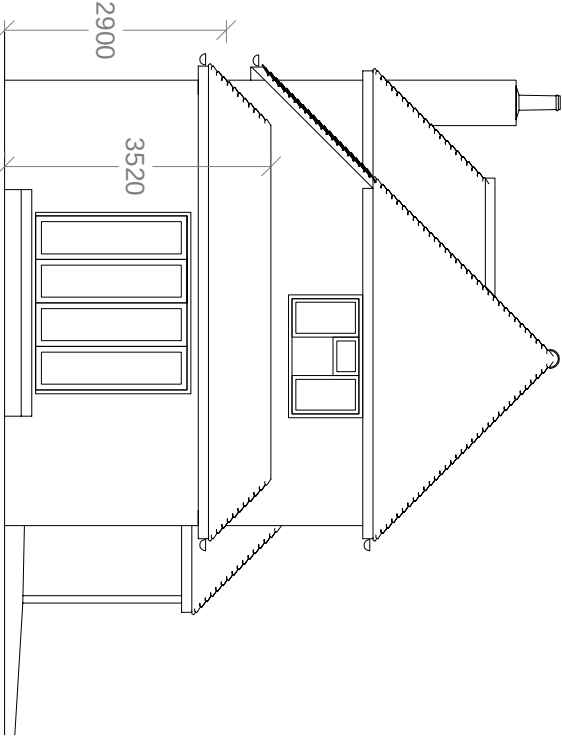
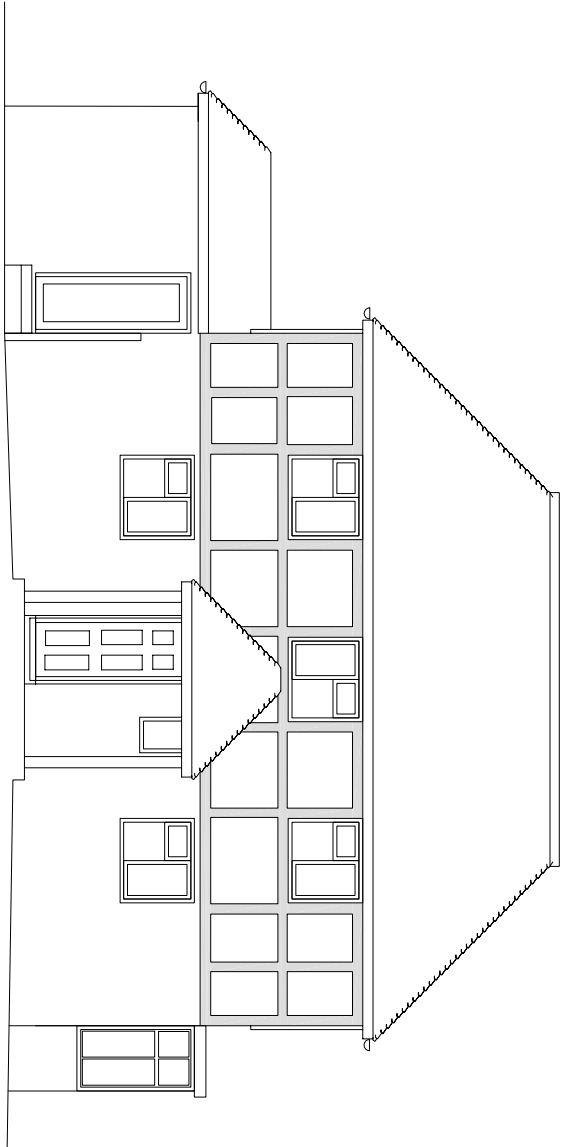




PROPOSED FRONT (NORTH) ELEVATION ONTO MILTON CLOSE

PROPOSED SIDE (EAST) ELEVATION

PROPOSED REAR (SOUTH) ELEVATION

Soakaway at min. 1m³
below invert level at min.
5m from any building

New patio at
same level as
existing.
Layout and
dimensions
TBA with
client

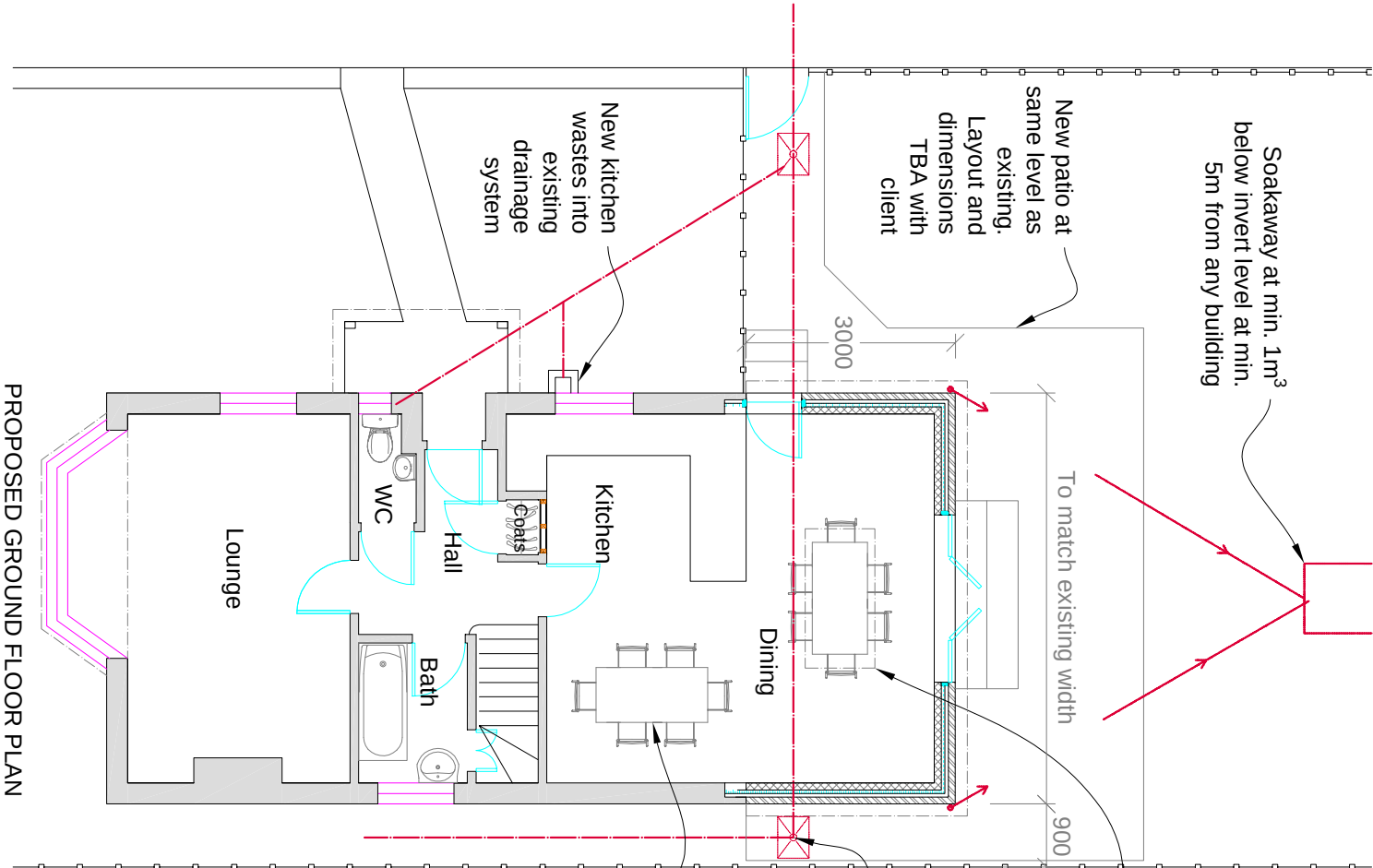
To match existing width

2m x 1m rooflight over extension

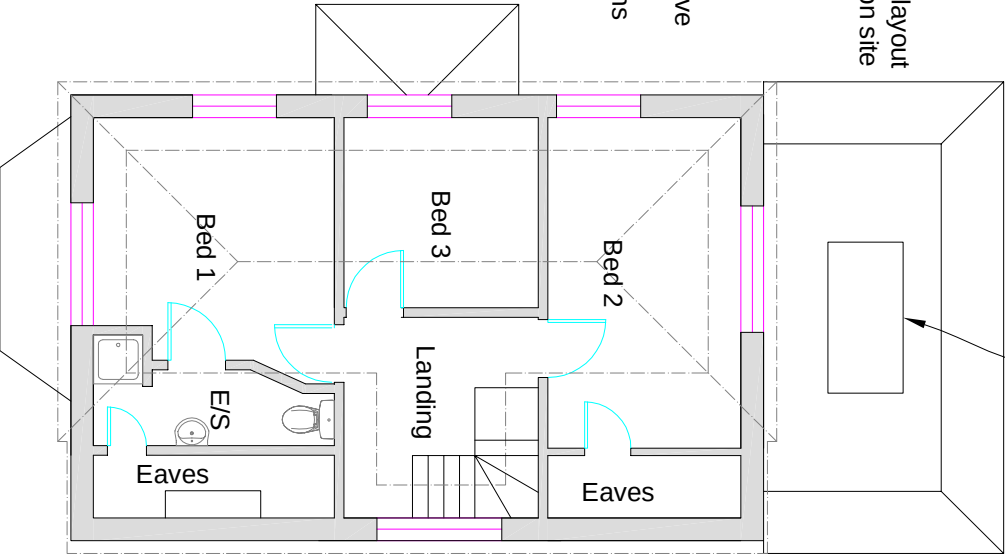
Drain layout
TBC on site

Indicative
table
positions
shown

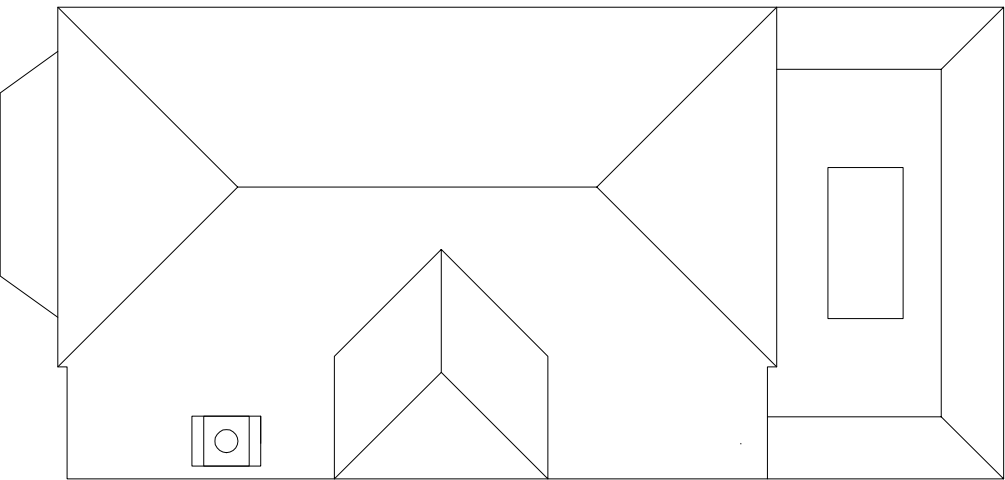
New kitchen
wastes into
existing
drainage
system



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

N.B. Based on the location and dimensions of the proposed extension, it is considered that the proposed extension falls within permitted development rights, as specified under Class A of the General Permitted Development Order 2015 (as amended). It is recommended however, that an application is made to planners for a certificate of lawfulness for a proposed development to formalise this opinion.

Depending on the depth of the existing foundations and those of the adjacent property (similar date of construction), a party structure notice may be required to be put in place before work commences.

A: Bathroom window added / annotation amended

REVISIONS

Ordinance Survey Licence number 100060379
(c) Crown copyright 2019. All rights reserved.

- Notes**
1. These are comprised drawings for the purposes of obtaining planning & building regulations approvals & are based on certain overall measurements. They do not constitute working drawings.
 2. Distortion and uneven walls etc. have been ignored with some average measurements.
 3. Dimensions shown must not be relied upon and must be checked on site and verified prior to commencement of work.
 4. Where applicable this drawing is to be read in conjunction with other consultants' drawings & calculations.
 5. Do not scale from these drawings, except for planning purposes.
 6. Any Work undertaken prior to Planning and Building Regulations Approval is done so entirely at the Client/Contractors own risk.
 7. The Client is reminded of their obligations under the Party Wall etc. Act 1997 where appropriate.
- (c) 2019 - A.H.Sutcliffe

SUTCILIFF CONSULTANTS Ltd

Chartered Building Engineers,
Surveyors & Architectural Consultants
11 Crossbush Road
Felpham, Bognor Regis
West Sussex, PO22 7LS
Tel: 01243 586004
Fax: 08708 793194
Mob: 07799 393250
Email: mail@sutcliffeconsultants.co.uk



PROJECT DETAIL

51 Milton Avenue
Rustington
BN16 2PL
Single storey extension
FOR: Disbery

DRAWING SCALE: 1:100 @A3
Proposed elevations and plans
DATE: Feb 2020
DRAWN: A. H. Sutcliffe
DRAWING: 2004/02 REVISION: A