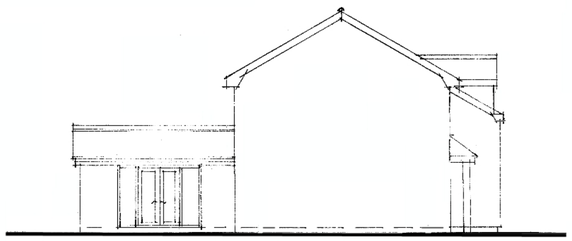
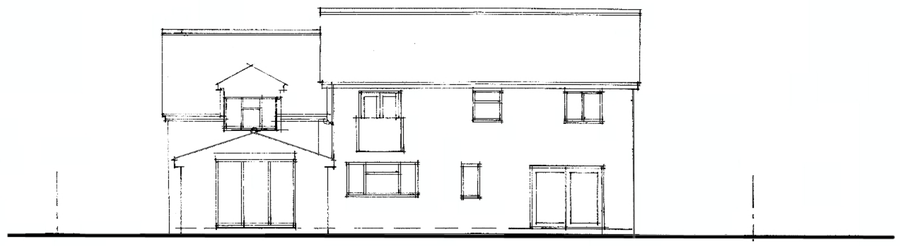


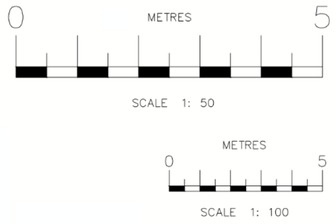
Existing Front Elevation. 1:100.

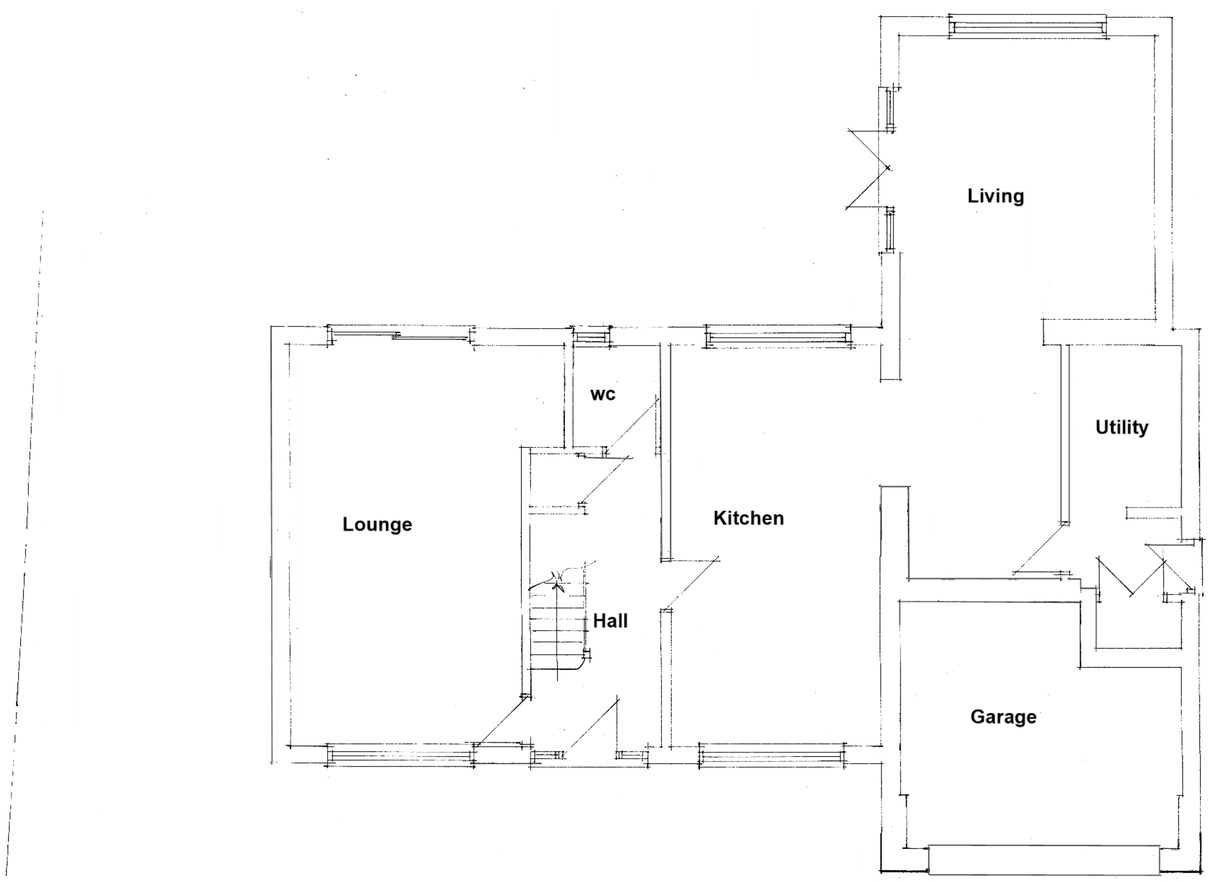


Existing Side Elevation. 1:100.



Existing Rear Elevation. 1:100.





Existing Ground Floor Plan. 1:50.

PUBLIC SEWERS – not part of our service but client needs to look into it.

IMPORTANT FOR THE CLIENT TO CONFIRM WITH THERE WATER AUTHORITY BEFORE BUILDING WORKS START.

Since the 1st October 2011 a significant number of private sewers have become the responsibility of the Water Authority and as such any building work that includes a new drainage connection or involves building over or within 3m of a drain might need approval from the Water Authority.

Most of these sewers and lateral drains are not shown on the existing maps of public sewers held by the council so under the circumstances you are advised to consult your Water Authority for more information and make the necessary applications.

Party Wall Act - not required by planning/building control or part of our service but client needs to look into it.

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

COMMUNITY INFRASTRUCTURE LEVY - Not part of our service.

IMPORTANT

COMMUNITY INFRASTRUCTURE LEVY - NOTIFICATION TO THE CLIENTS/APPLICANTS/DEVELOPERS/SELF BUILDERS TO LOOK INTO IT, NOT PART OF OUR SERVICE.

PLEASE NOTE THAT THIS PLANNING PERMISSION MAY BE LIABLE TO A CHARGE UNDER THE COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

Development proposals (with the exception of developments that create one or more dwellings), which create less than 100 square metres of gross internal new build floorspace (such as residential extensions less than 100 square metres of new floorspace) will be exempt from the Community Infrastructure Levy and will not normally be charged.

If you fall within this category, you are not required to take any further action regarding CIL, but check with your own Council to confirm exemption.

Development which creates one or more new dwellings will be charged the Community Infrastructure Levy irrespective of the floorspace created.

All developments that do not meet the development exemption noted above could be liable for CIL. In these cases, clients/applicants/developers must:

- **Submit an Additional Questions form detailing floorspace of the development to the Council, if not already done so.**
- **Identify liability for the appropriate CIL charge and submit an Assumption of Liability Notice form to the Council. If liability is not identified, the landowner will become liable.**
- **Submit an application to be considered for social housing relief, residential annex or extension exemption, self-build housing exemption or charitable exemption from paying CIL in advance of commencement of development and have received a response prior to submitting a commencement notice.**
- **Submit a Commencement Notice to notify the Council of the development commencement date prior to the commencement.**
- **Notify the planning authority immediately of any changes in details.**
- **Notify the planning authority immediately of any changes to the information regarding existing buildings or buildings to be demolished and whether they are "in use" or not.**

FAILURE TO COMPLY WITH THE REGULATIONS COULD RESULT IN A SURCHARGE/S BEING IMPOSED AND, IN SOME CASES, RESULT IN IMPRISONMENT.

PLANNING

BEAWARE PRIOR TO COMMENCEMENT

Contractor to check and confirm all existing dimensions and features positions and is to work to suit site dimensions.

Client to inform of any deviation from drawing or specification and Clients and Building Inspector's and/or Planning departments permission to be obtained prior to commencement on site.

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DO NOT SCALE THIS DRAWING USE DRAWING BARS

Revision: By Approved

Revision 'B' Planning application Dec 24 Paul B

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OFFERING IMAGINATIVE DESIGN SOLUTIONS TO ALL

Client:

MR AND MRS LYNCH

Project:

PROPOSED NEW GARAGE AND GARAGE CONVERSION INTO HABITABLE SPACE AT
29 BIGGIN LANE
RAMSEY
CAMBS.

Drawing Title:

EXISTING GROUND FLOOR PLAN AND ELEVATIONS.

Scale:	Date:	Drawn:
1:100, 1:50	NOVEMBER 24	PB

Project No:	Drawing No:	Revision:
8331	**102**	**B**

Copyright Jk Architecture. All dimensions to be verified on site.

Any revisions to the plans or seperate specification can only be carried out by JK Architecture