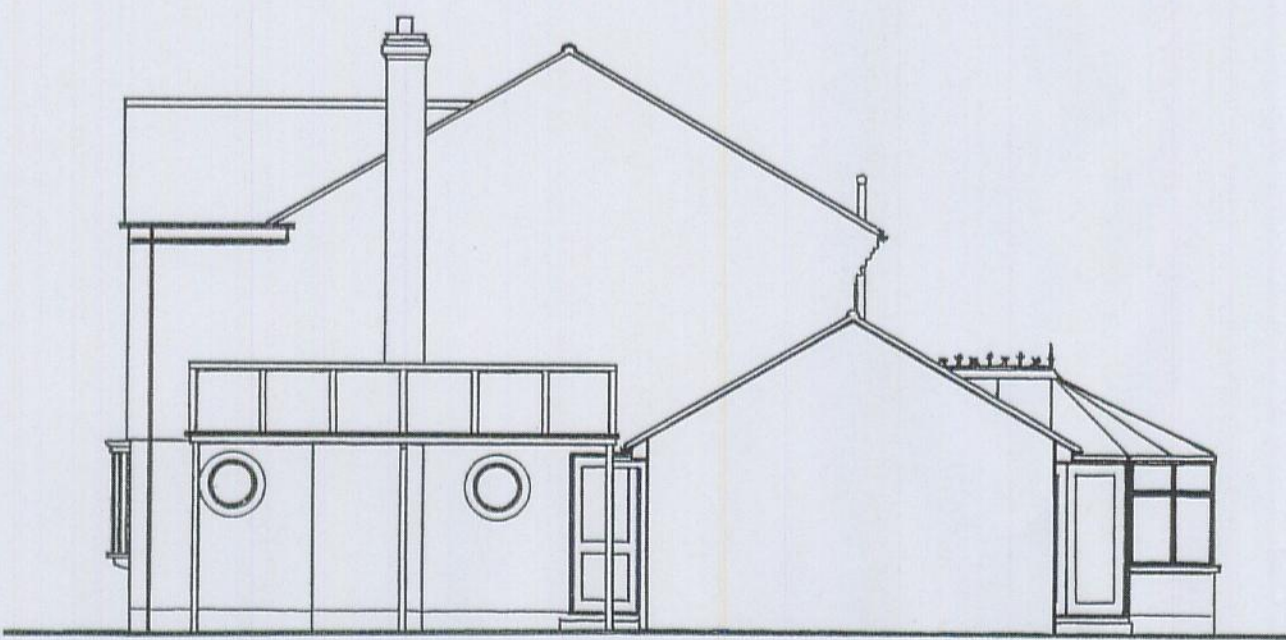


ELEVATIONS (1:100)



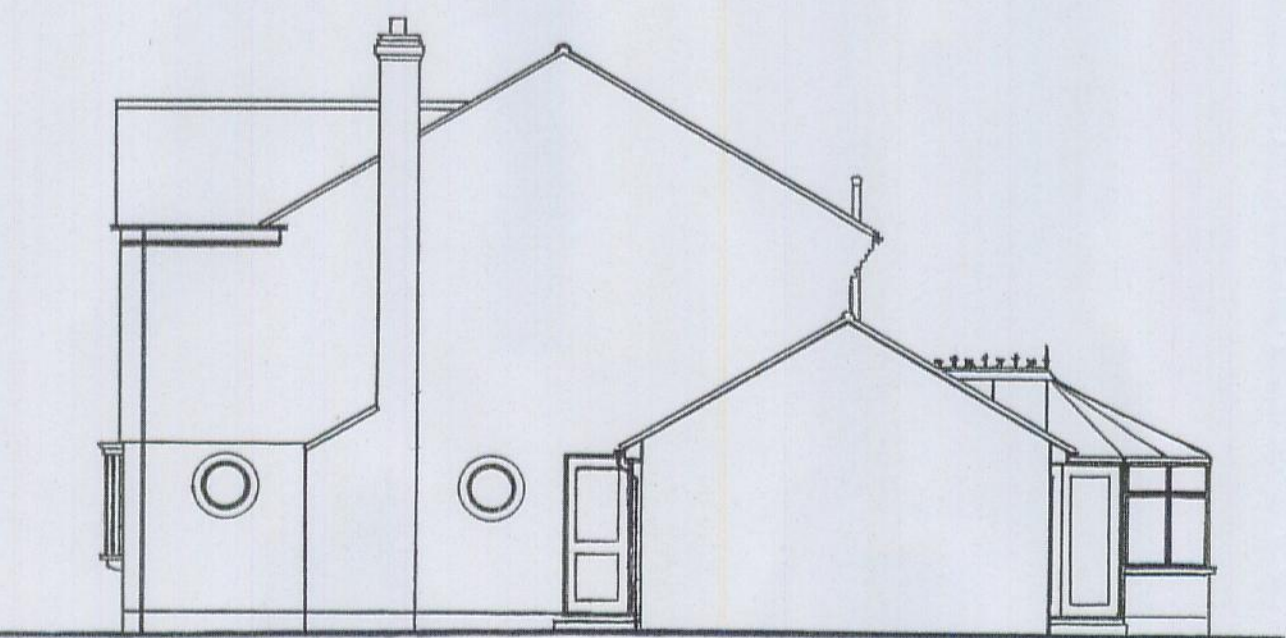
PROPOSED FRONT (SOUTH)



PROPOSED SIDE (EAST)

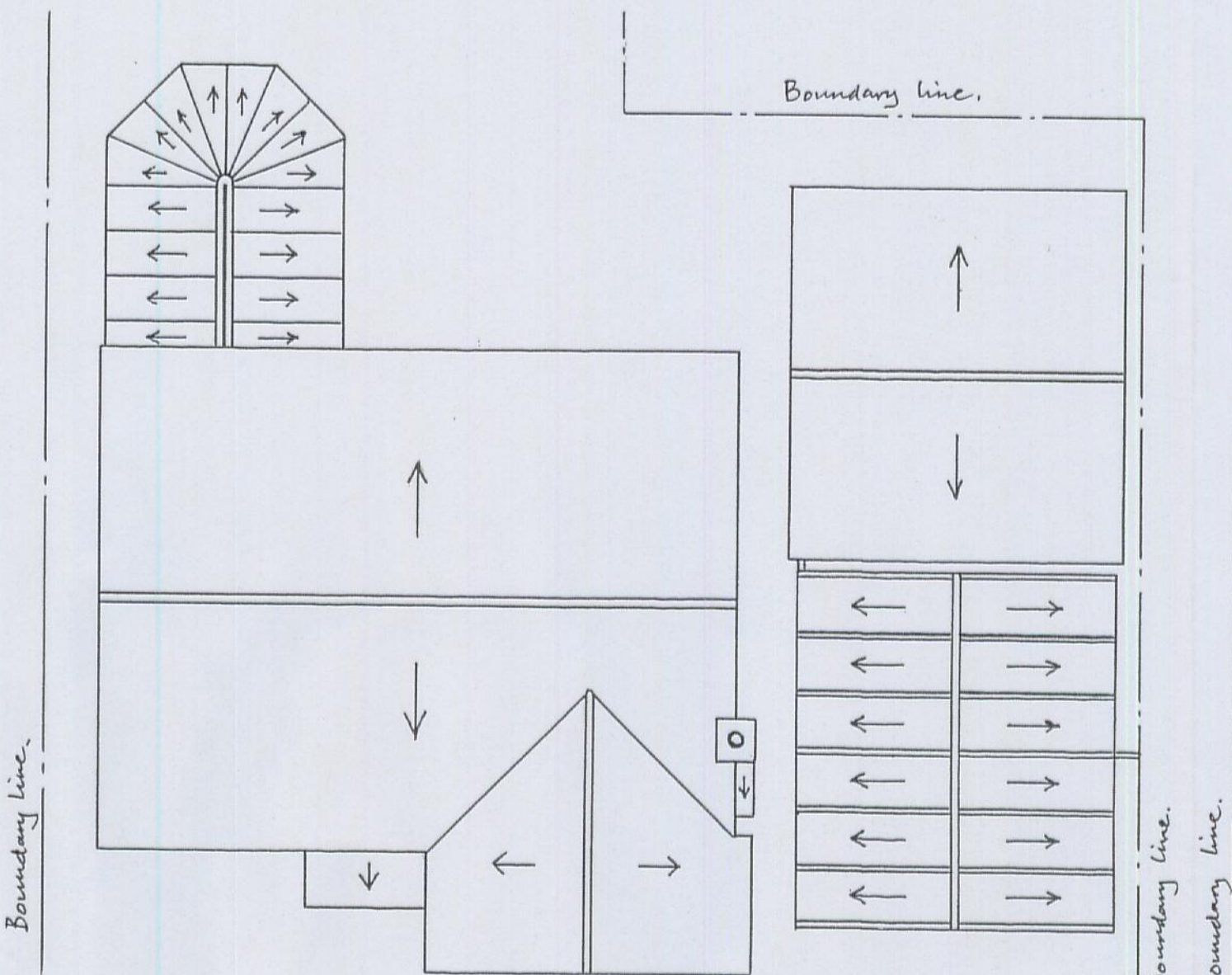


EXISTING FRONT (SOUTH)

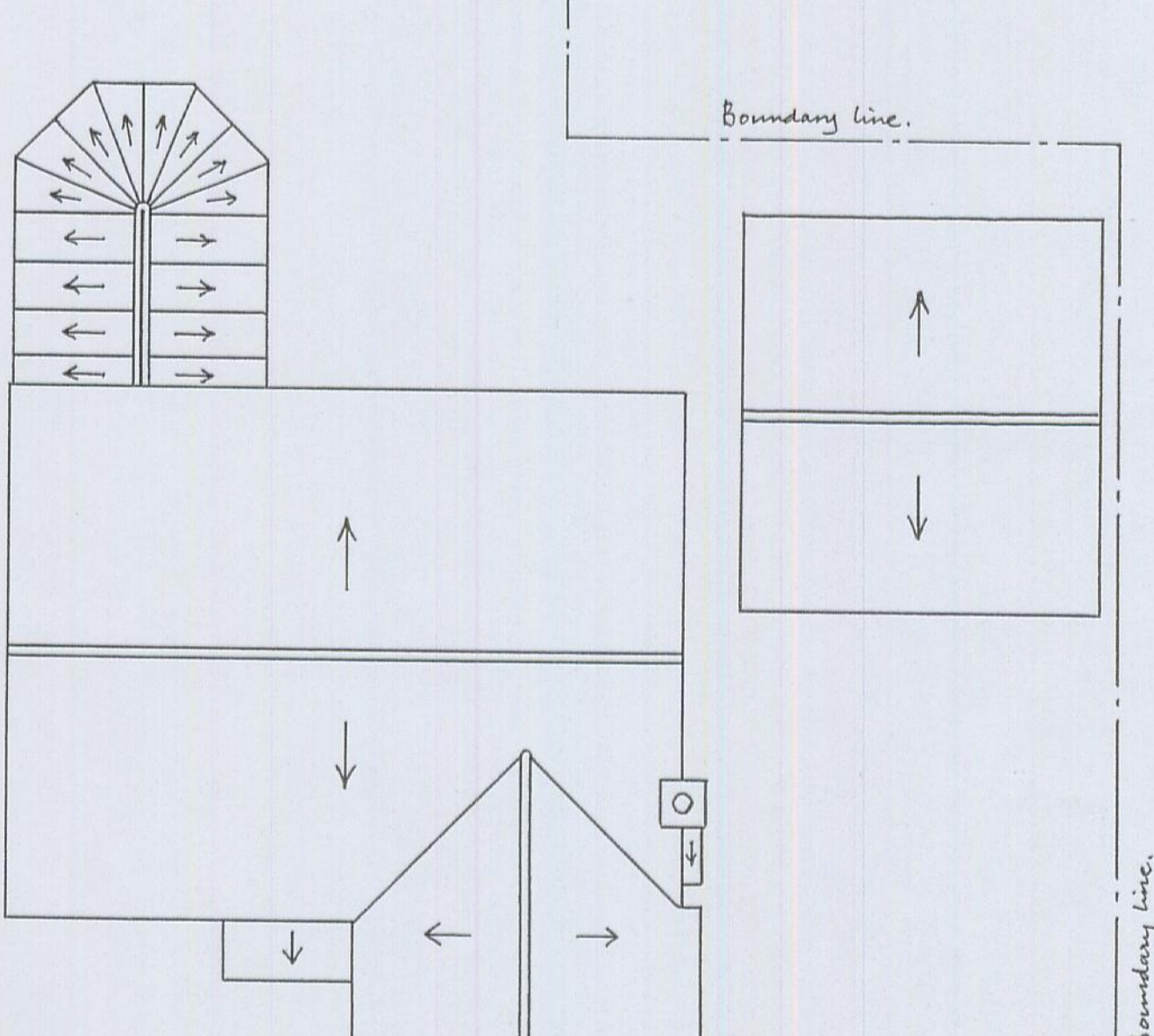


EXISTING SIDE (EAST)

ROOF PLANS (1:100)



PROPOSED ROOF PLAN

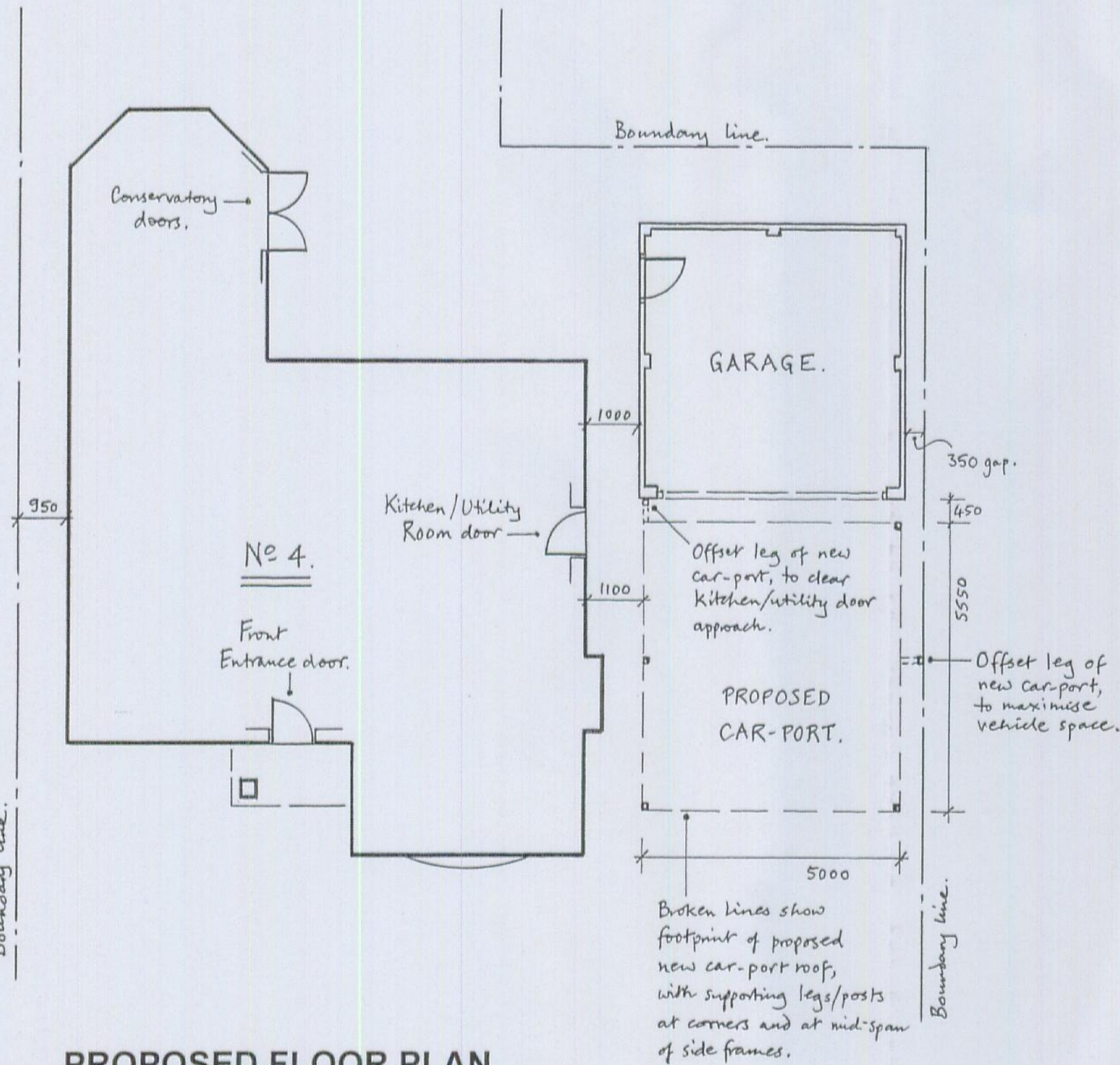


EXISTING ROOF PLAN

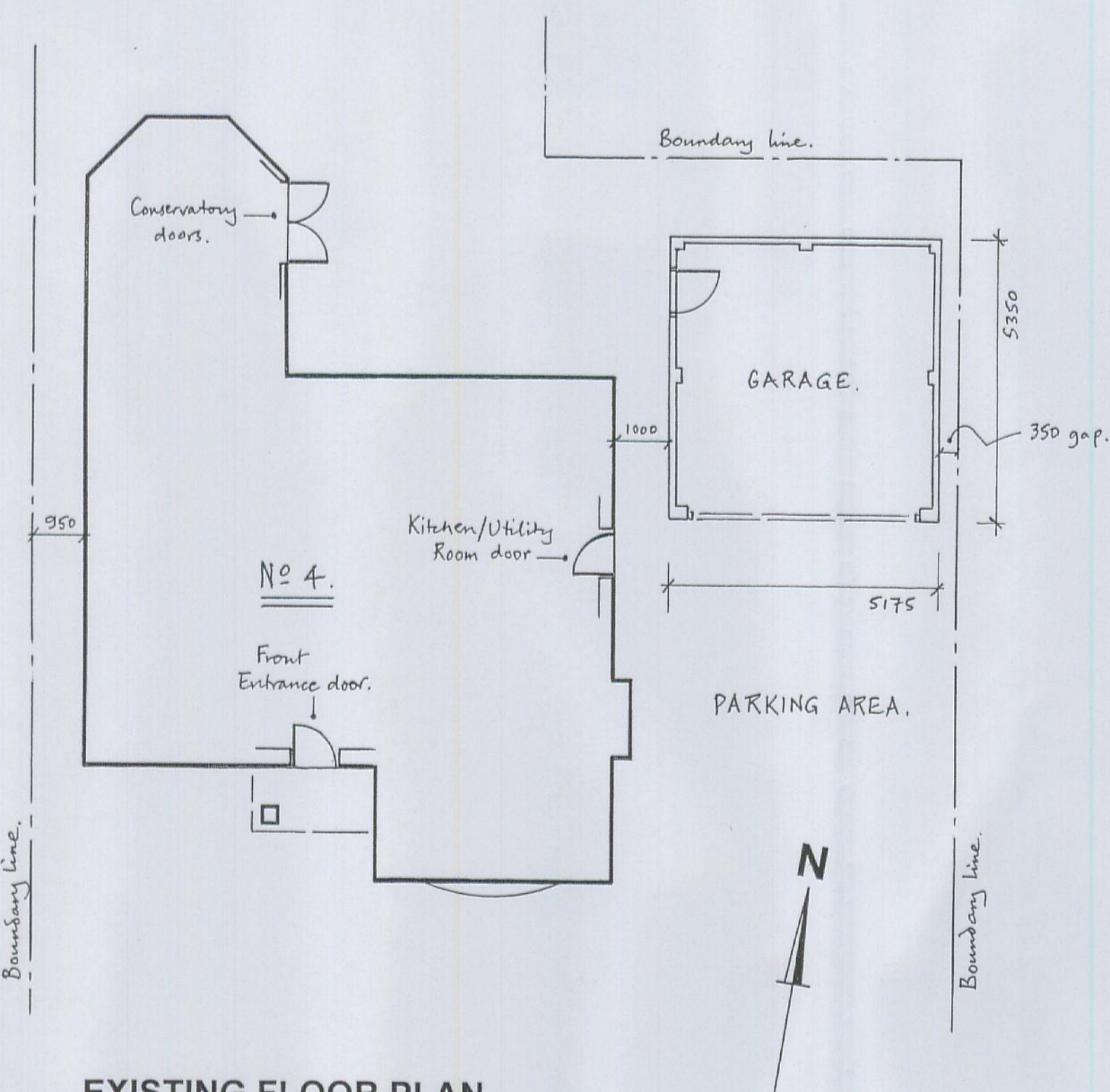
↓ = Direction of fall (pitched roof).

N

FLOOR PLANS (1:100)



PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN

PLEASE NOTE THE SEPARATE LOCATION- AND SITE PLANS ON THE ACCOMPANYING A4 SHEETS.

**IMPORTANT NOTICE.**  
COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF BARRY A. SKINNER; PLANS ARE FOR THE USE OF CLIENTS AND THEIR BUILDERS ONLY, AND ARE NOT TO BE ISSUED TO UNAUTHORISED THIRD PARTIES.  
CLIENTS ARE LEGALLY REQUIRED TO INFORM THE OWNER(S) OF ANY ADJOINING BUILDING LIKELY TO BE AFFECTED BY WORKS FALLING WITHIN THE SCOPE OF THE PARTY WALL ETC. ACT 1996.  
PRIOR TO THE COMMENCEMENT OF WORK THE CLIENT OR BUILDER MUST ENSURE THAT PLANNING- AND BUILDING REGULATIONS APPROVAL HAVE BEEN OBTAINED AS REQUIRED. NO LIABILITY WILL BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR UNAUTHORISED WORK.  
ALL RELEVANT PLOT BOUNDARIES, SITE- AND OTHER DIMENSIONS ARE TO BE ACCURATELY CHECKED BEFORE MATERIALS ARE ORDERED OR WORK IS BEGUN; DO NOT ATTEMPT TO DERIVE WORKING MEASUREMENTS FOR ANY PURPOSES BY SCALING FROM THE PLANS. NO LIABILITY WILL BE ACCEPTED FOR ANY DIMENSIONAL ERRORS. THE AGENT OR THE LOCAL AUTHORITY PLANNING- OR BUILDING CONTROL DEPARTMENT(S) MUST BE NOTIFIED AS NECESSARY WITHOUT DELAY IF THE CLIENT(S) OR THEIR BUILDER WISH TO DEPART IN ANY WAY FROM THE APPROVED PLANS.  
WHERE NEW WORK IS SUBJECT TO BUILDING REGULATIONS CONTROL, FOUNDATION DETAILS ARE TO BE AGREED WITH THE BUILDING INSPECTOR ON SITE. THE BUILDER IS TO ASCERTAIN FROM THE BUILDING INSPECTOR WHETHER SOIL CONDITIONS REQUIRE THE USE OF SULPHATE-RESISTANT CEMENT AND OTHER MATERIALS IN GROUND CONTACT, OR WHETHER ANY OTHER SPECIAL PROVISIONS ARE REQUIRED.  
ALL DRAINAGE SHOWN ON THE PLANS IS PROVISIONAL AND MUST BE CONFIRMED ON SITE WITH THE BUILDING INSPECTOR.  
ALL BUILDING MATERIALS AND COMPONENTS ARE TO BE HANDLED AND USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, AND ALL MATERIALS, COMPONENTS, CONSTRUCTION AND WORKING METHODS MUST CONFORM TO THE LATEST BUILDING REGULATIONS AND HEALTH & SAFETY STANDARDS AND GOOD SITE PRACTICE. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE ADEQUACY AND SAFETY OF ANY ALTERNATIVES SUBSTITUTED FOR MATERIALS, COMPONENTS OR CONSTRUCTION AND FINISHING METHODS SPECIFIED IN THESE PLANS.  
IF IN DOUBT REGARDING ANY OF THE ABOVE MATTERS THE CLIENTS OR BUILDER MUST CONSULT THE AGENT OR BUILDING INSPECTOR WITHOUT DELAY. NO LIABILITY WILL BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR THE CONSEQUENCES OF A FAILURE TO OBSERVE THESE CONDITIONS.

IMPORTANT NOTES ON PLANNING, BUILDING REGULATIONS AND CONSTRUCTION.

PLANNING AND BUILDING REGULATIONS.

1. The proposed car-port will have a roof-height of some 3.2m at a point 2.0m from the east boundary of the plot. This vertical dimension, and the intended eaves height of around 2.7m, will each exceed the relevant 2.5m height limit allowed for outbuildings by the rules governing Permitted Development since October 2008, and therefore mean that Planning Permission is required.
2. With open sides and a footprint of around 28m<sup>2</sup>, the car-port will be below the 30m<sup>2</sup> area threshold for Building Regulations control. All building work is nevertheless to be undertaken in accordance with the Approved Documents issued under the Building Regulations, and is to comply with all conditions which may be specified by the Local Authority's Planning and Building Control Departments where appropriate.

CONSTRUCTION OF THE NEW CAR-PORT.

3. The car-port is to be built by a specialist fabricator/installer in dark brown powder-coated steelwork to harmonise with the roof-tiles, fascias, soffits and rainwater pipes of the existing house and garage, and with the existing house window-frames as well as with the garage door. The front gable of the car-port will be finished in dark brown uPVC shiplap cladding to complement the similar cladding on the half-gable end of the house entrance porch as built by the original developer. All rainwater fittings will be in brown PVC, and identical to those featured on the house itself.
4. The car-port roof structure will be positioned some 450mm in front of the existing garage, and will have a minimum clearance of 2450mm above the highest part of the concrete drive where this approaches the garage. The roof will be supported on six square box-section concrete legs or posts, the welded steel base-plates of which will be anchored with bolts to the drive. As shown in the Proposed Floor Plan, the legs will be placed at the corners of the structure and at mid-span along the side-frames, with two of the legs being offset 450mm overall beyond the outer edge of the structure to provide improved clearance for the kitchen/utility room door and for vehicular movement and door-opening respectively.
5. The roof of the car-port will be formed from a series of steel trusses carried on steel side-frames, and will be linked together and braced with a steel ridge and steel purlins. It will be glazed with clear (i.e., non-tinted) translucent shatter-proof and fire-rated double-wall polycarbonate panels.
6. These drawings and notes do not constitute a full technical specification, but are solely for the purpose of obtaining Local Authority Planning approval.
7. All relevant dimensions, and the positions of all existing services and of the notional boundary, are to be checked by the fabricator/installer on site before the commencement of construction.

PARTY WALL etc. ACT 1996.

As deemed necessary under the Party Wall etc. Act of 1996, the building owners should serve notice on any affected party-wall neighbour and should include details of the works, the proposed start date for the work, the building owner's name and address and the address at which the works are to be carried out, together with a statement confirming that the notification served is "notice under the provisions of the Party Wall etc. Act 1996".

HOUSEHOLDER PLANNING APPLICATION.

**CLIENTS AND SITE LOCATION:**  
MR AND MRS BYFORD,  
4, AVONDALE CLOSE, RAYLEIGH, ESSEX, SS6 8NR.  
**PROPOSAL:**  
ERECT A NEW CAR-PORT, WITH A CLEAR TRANSLUCENT ROOF FORMED FROM POLYCARBONATE PANELS, TO THE FRONT OF THE EXISTING DETACHED DOUBLE GARAGE.  
**AGENT:**  
BARRY SKINNER,  
16, FOUNTAIN LANE, HOCKLEY, ESSEX, SS5 4SU.  
Telephone: 01702 - 203750 and 07932 - 741948.  
E-mail: barryskinner@btinternet.com

**DRAWING NUMBER 11/1201:1(1).**  
1:100-SCALE EXISTING & PROPOSED ELEVATIONS;  
1:100-SCALE EXISTING & PROPOSED ROOF- & FLOOR PLANS;  
NOTES ON PLANNING, BUILDING CONTROL AND CONSTRUCTION;  
DISCLAIMER.

DECEMBER 2011.