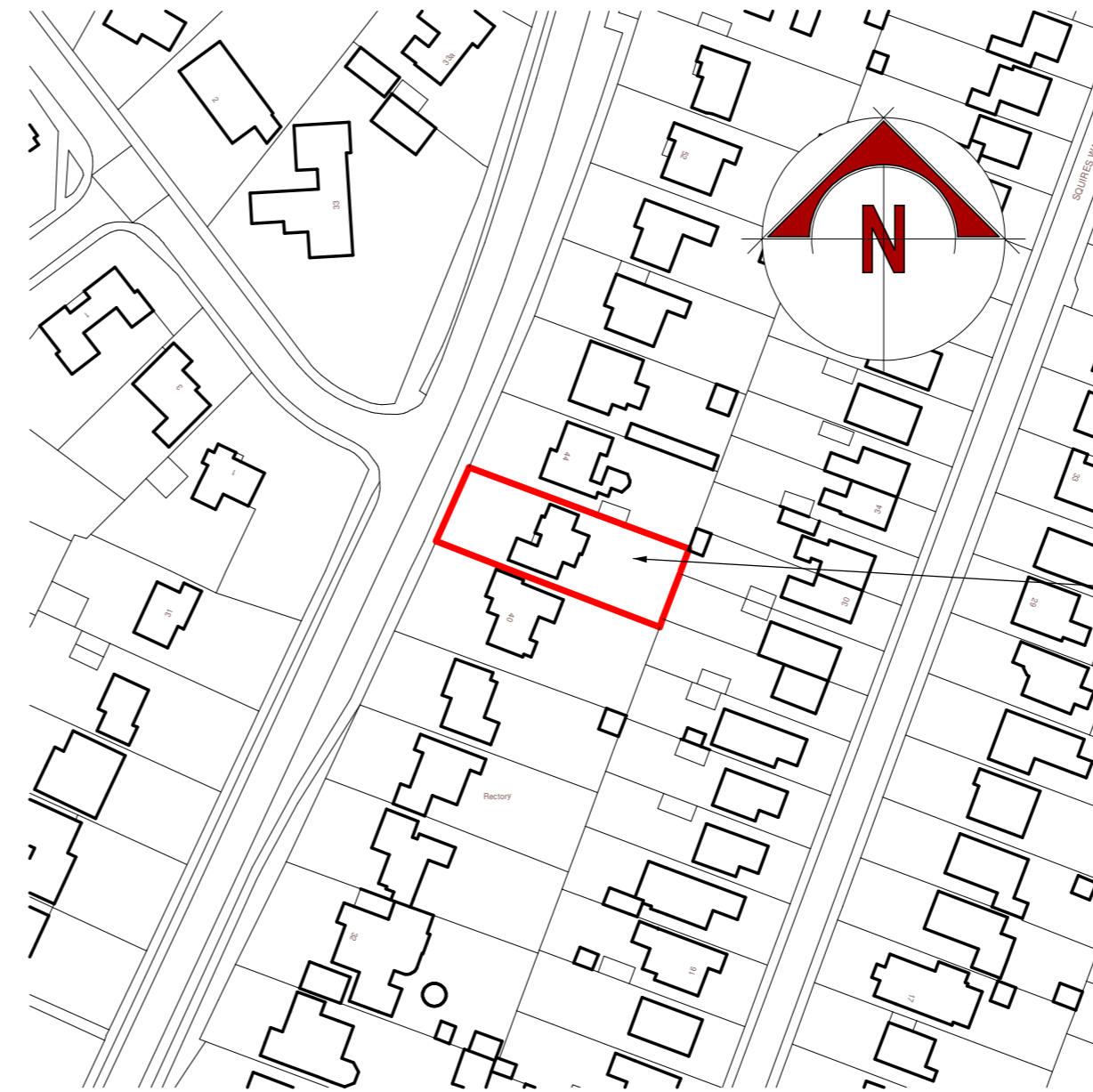
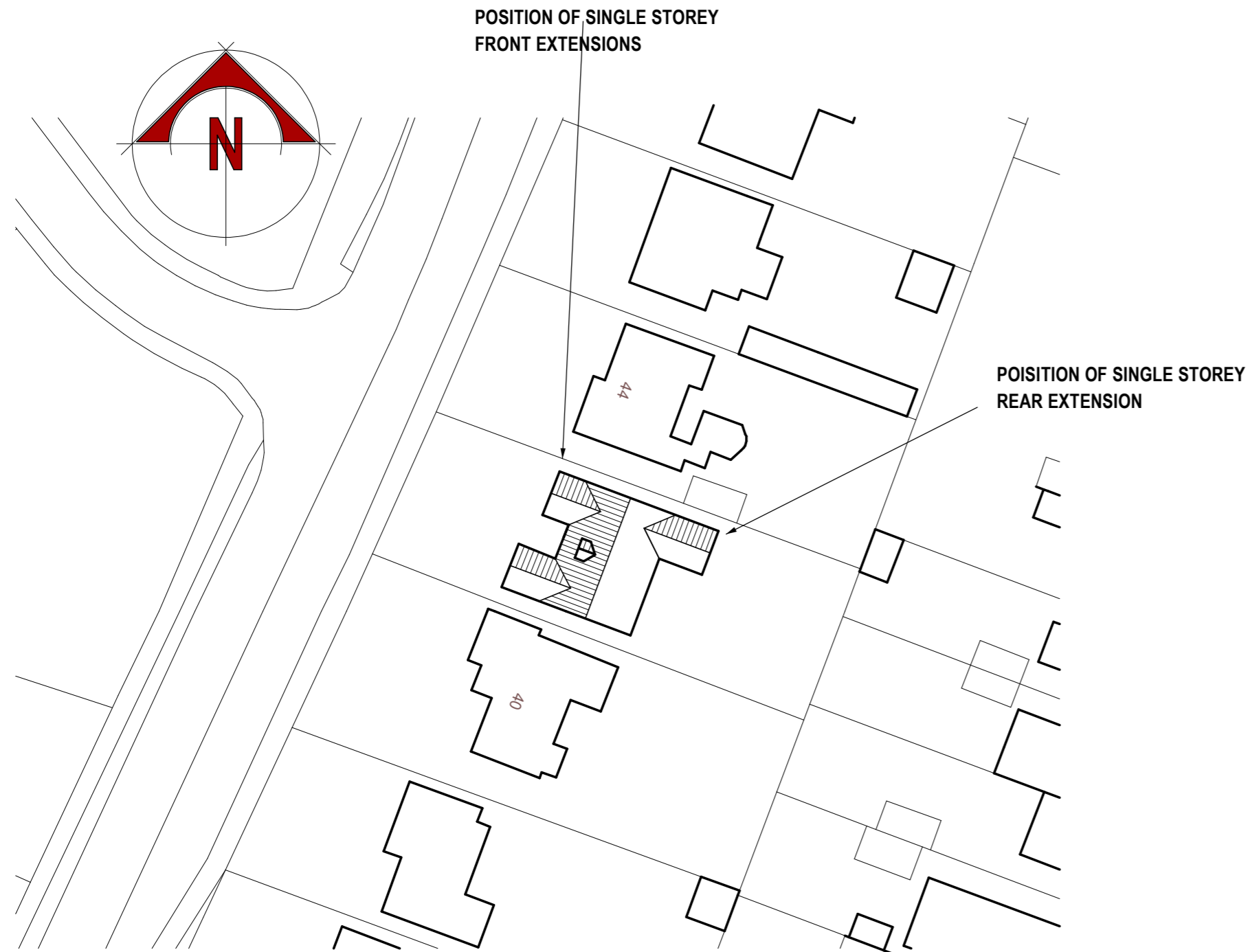


**PROPOSED SINGLE STOREY FRONT ,REAR AND ROOF EXTENSIONS**

**42 GUNTON CHURCH LANE, LOWESTOFT**



**APPLICATION SITE :**  
**42 GUNTON CHURCH LANE**  
**LOWESTOFT**  
**SUFFOLK**  
**NR32 4LF**

**SITE LAYOUT 1 : 500**



**SITE LOCATION 1 : 1250**

**PLANNING AMENDMENTS 12TH FEBRUARY 2024**

**1 : REMOVE DETACHED GARAGE FROM THE APPLICATION.**

**2: RAISE ROOFLIGHTS IN ROOFSpace A MINIMUM 1.7M ABOVE FLOOR LEVEL.**

**SITE PLANS**

**General Notes:**

This drawing and any design shown upon it is the copyright of the designer, and may not be altered, photographed, reproduced or copied without their prior written consent. No alterations to the drawings or specifications shown may be undertaken other than that by the designer.

This drawing has been prepared for Planning or Building Regulation purposes only & thus shall not be regarded as fully working drawings. All dimensions, levels, foundations, ground conditions, drains, heights, DPC & DPM together with complete drawing shall be checked and agreed prior to the manufacture of any component.

Existing construction shown on this drawing is indicative only and the contractor must ascertain for himself its true size and setting out. All dimensions are in millimetres unless specified otherwise. Do not scale from this drawing, use figured dimensions only.

It is expected that competent trade operatives will carry out all the works following good building practices. All work, workmanship & materials are to comply with the current & applicable British Standard, Euro Code & Building Regulations. Materials are to be prepared/applied or fixed so as to fulfil the function for which they are intended following manufacturers recommendations. Check Planning conditions that may be relevant to the application.

This drawing shall be read in conjunction with the specifications, engineer's designs, details that may be supplied to assist. Any changes to the design or specification shall need to be agreed with the Local Authority Planning section and Building Control Body. Changes could compromise the design requirements.

**Works Not Included on the Drawing** The following items are not included on these drawings and shall be agreed in detail between the client and contractor:- Internal Joinery (inc partitions), External and Internal Decorations, Kitchen Fittings, Sanitary Ware, Central Heating System, Electrical Layouts, Hot & Cold Water Supply, Floor Finishes

**Party Wall**

The Party Wall Act 1996 The Act provides a "Building Owner" who wishes to carry out works to or within close proximity of an existing party wall, boundary walls, or excavations near neighbouring buildings with rights to do so provided he/she (or a professional adviser) gives notice to the Adjoining Owner in writing about what works are planned to be done, at least 2 months before the planned starting date of the works.

It covers:-

- A) Various works that are going to be carried out directly to an existing party wall
- B) New buildings at or astride the boundary line between properties
- C) Excavation within 3.0m only where any part of that work will go deeper than the adjoining owners foundation, or, Excavation within 6.0m only where any part of that work will meet a line drawn downwards at +5 degree in the direction of the excavation from the underside of the adjoining owners foundation.

**Note :** Where no written consent is given by the adjoining owner within 14 days of the notice being served. The matters can be resolved by Party Wall Surveyors in a procedure for the resolution of dispute.

**COPYRIGHT**  
 This drawing is the copyright of Barry Cutts and can only be reproduced with written permission.

**CLIENT**  
**MR R. SPURGEON**

**JOB TITLE**  
**PROPOSED SINGLE STOREY FRONT, REAR AND ROOF EXTENSIONS**

**42 GUNTON CHURCH LANE, LOWESTOFT NR32 4LF.**

**DRAWING TITLE**  
**SITE PLANS**  
**( AMENDED )**

**SCALE 1: 500 1: 1250**

**DATE** FEBRUARY 2024 **DRAWN BY**

**BARRY CUTTS**  
 Chartered Surveyor  
 Architectural Consultant  
 Barry Cutts MRICS, AB.Eng  
 1 Belmont Gardens  
 Lowestoft  
 Suffolk NR32 4EJ  
 Tel/Fax: 01502 732552  
 Email barrycutts@btconnect.com

**DRAWING NO.**  
**301023 3A**