

All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and/or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or if issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image. Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the Specifications and /or Details for actual sizes and/or specific contractor construction information.

Refer to the relevant Construction(Design and Management) documentation where applicable.

It is assumed that all works on this drawings will be carried out by a competent contractor, working where appropriate to an approved method statement. PLANNING APPLICATION

NOTES:

The design must comply in all respects with the requirements of the Building regulations (together with specific "Fire Officer" requirements) except reference is made to other documentation of a higher standard.

Unless otherwise described the installation, all materials and workmanship shall be in accordance with the latest British Standard Codes of Practice where such exist.

The contractor will be required to develop the scheme to comply with planning conditions, Building regulations, relevant British and European standards and in accordance with the best practice including the following technical and regulatory guidance:

[illegible]

Mob: 07763 102096 Web: www.sunderarchitects.co.uk

Client

Project

28 PARK VIEW BASSALEG
NEWPORT

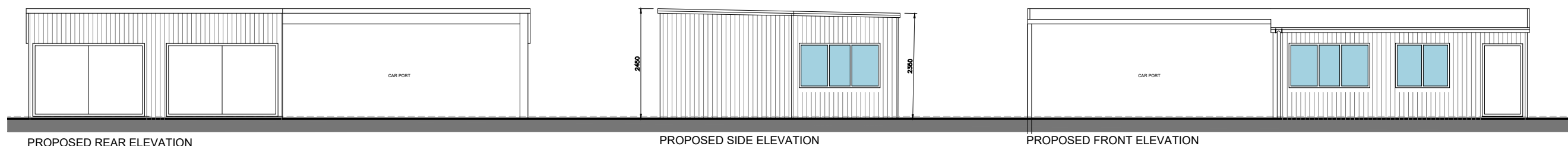
Drawing Title: _____

PROPOSED GARAGE & GAMES ROOM

Project No. —		Issue Purpose. PLANNING	
Scale $\text{A } 3$ 1:100	Drawn JM	Checked NP	Date DEC 2025
Drawing No. PL-110			Revision

DO NOT SCALE FROM DRAWING, ALL DIMS TO BE CHECKED
ON SITE REPORT OMISSIONS AND DISCREPANCIES TO
ARCHITECT IMMEDIATELY.

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PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION

- Proposed outbuilding to be used for purposes incidental to the enjoyment of the dwellinghouse.▪
- Maximum height of building: 2.5m measured from existing ground level.▪
- Eaves height not exceeding 2.5m.▪
- Building located within the curtilage of the dwellinghouse and not forward of a principal elevation facing a highway.▪
- Single-storey detached garage of pre-fabricated sectional panels with an external finish of treated timber cladding or exposed aggregate stone. Roof to be mineral felt, EPDM, or non-combustible sheets. All doors, windows, and fascias to be matching timber or uPVC, with matching uPVC rainwater goods.

SCALE : 1:100
SCALE : 1.0cm = 1.0m

