

Quote ref; – Priestner

NP194DZ

Works Schedule – New Garage construction

1. All ground works to be carried out to allow for the construction of a 4.8m x 4.8m single skin garage; this is including but not limited to a strip foundation, walls built in block up to dpm course with a solid concrete base.
2. Walls to be built with a 140mm timber from dpc level with required damp proof course, membrane and felt and osb boards to be installed.
3. External facing brick will be chosen to match as closely as possible to existing house brick.
4. Current fence where required will be removed to make way for new garage.
5. The garage will consist of a manual garage door at front and a side entry upvc door.
6. The roof structure will be a flat roof system with a edpm covering.
7. All required fascias, soffits and guttering work will be done, drainage where need for gully will be altered or added as needed.
8. A new armoured cable will be run from house consumer unit to garage to allow for 2 new lights and 4 double sockets.
9. Internal walls will be boarded with osb to finish.
10. All electrical works and certificates will be supplied by a certified electrician.

All required safety standards and current building regulations will be adhered to for the whole of the construction project.

All waste from all of the above works will be disposed with use of a waste a management service.

Estimated time to complete the above works is 4 weeks.

Evidence supporting application

This proposal is for a single storey garage. External dimensions: 4.8m (L) x 4.8m (W) x 2.5m (H).

- The proposal complies with the permitted development guidance as set out on the planning portal website under Class E Development: buildings etc.
- The proposal is not on designated land.
- The proposal covers no more than half the area of land around the 'original house'.
- The proposal will not sit forward of the principle elevation.

- Materials proposed are to be similar in appearance to the existing house.
- The maximum height of the garage will not exceed 2.5m.
- The proposal does not extend beyond the rear wall of the 'original house' by more than 4m if a detached house.