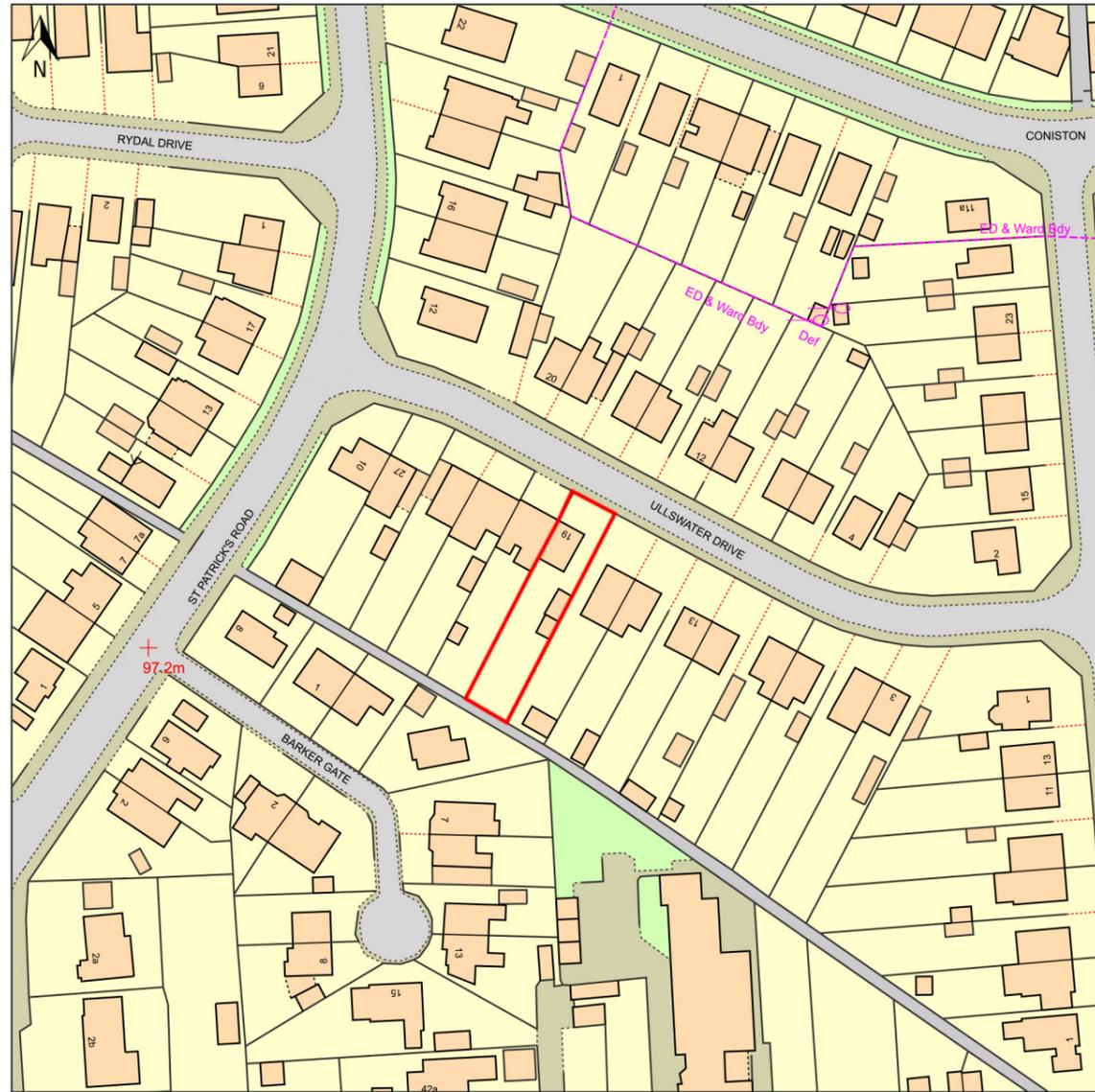


Existing Site Location & Layout



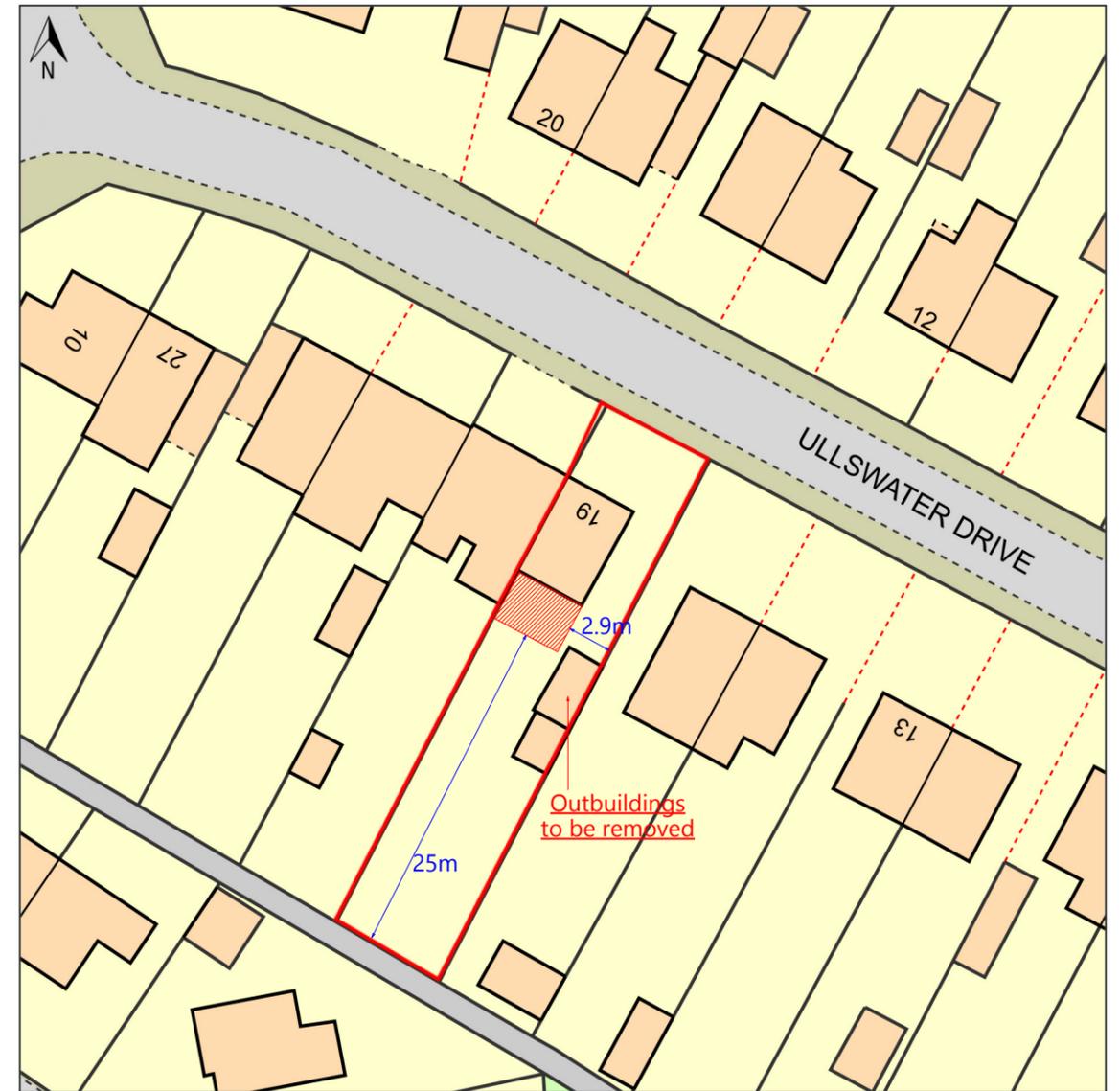
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AC0000808122 Created using Plans by Emapsite

0m 20m 40m 60m 80m 100m

Scale: 1:1250

Paper Size: A4

Proposed Site Layout



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AC0000808122 Created using Plans by Emapsite

0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500

Paper Size: A4

**Proposed Development**

**Description of Works:**  
Single Storey Rear extension

**Client:**  
Kilner

**Site Address:**

19 Ullswater Dr  
Hucknall  
Nottingham  
NG15 6NG

**Planning Permission**  
Not Approved

**Drawing Number:**  
D301- 16/10/2025

**Drawing Revision:**  
REV A - 16/10/2025

**Materiality:**

See Drawing Notes

**Building Control**  
Not Approved

**DRAWING NOTES**

This project involves developing a single storey rear extension to create an open plan kitchen dining room.

The new roof tiles will be a close match to the existing.  
The external walls will have brickwork (to be a close match to the existing) along the boundary and smooth off white render to the other walls.  
New doors will be composite  
new windows will be UPVC.

**LEGAL NOTICE**

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control and/or local authority is at the customer's own risk and in such a case, our duties as principal designer will end, with those responsibilities falling to the client as duty holder.

It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build. It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

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