

PLANS (NB Local Requirements only, National Requirements also apply)

All plans must be to an identified metric scale (normally 1:50 or 1:100), state original paper size and show a north point or identify which direction all elevations face (when relevant) and be named in a logical manner. When proposing new built development they must also include a scale bar and key dimensions (distance of development form site boundaries and size of extension/building)

All “Major” and “Minor” applications submitted in a paper format must include a cd or other storage device containing copies of all the paper applications forms, drawings and documents.

The following are required:

Block plan of the site, showing: site boundaries; the type and height of boundary treatment (e.g.walls,fences),where a change is proposed; the position of any building or structure on the other side of such boundaries, where these could influence or be affected by the proposed development.

Existing and proposed elevations, showing clearly any demolition and the proposed works in relation to what is already there for any elevations that would be created or altered by the development proposal. These should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Where a proposed elevation adjoins another building or is in close proximity to it (within 5 metres), the drawings should show the relationship between the two buildings and detail the positions of the openings on each property. Blank elevations must be shown if only to show this is the case and at times for Major and Minor developments street scenes showing the development as proposed in context will be required..

Existing and proposed scalable elevations, showing clearly any demolition and the proposed works in relation to what is already there for any elevations that would be created or altered by the development proposal. These should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Elevations of neighbouring buildings (also showing these details where possible) will be required, except where there is a gap of more than 30m between the buildings. Drawings should show the relationship between proposed and neighbouring buildings and detail the positions of the openings on each property. Blank elevations must be shown if only to show this is the case.

When advertisements are being proposed the lettering and any images, materials and colours to be used, the extent of projection and full details of the method and colours of illumination must be shown.

Floor plans for new development, and for existing buildings altered by the proposed development. These should identify existing floorspace and highlight any existing walls or buildings that are to be demolished, where applicable. If the application relates simply to a change of use, and no development work is to be carried out, a floor plan may not be necessary.

Existing and proposed site sections and finished floor and site levels, where a change is proposed or sites slope. These should show: how the proposed development relates to existing site levels, trees and adjacent development (with levels related to a fixed datum point off site); details of existing and proposed foundations and eaves where a change is proposed; and how encroachment onto adjoining land is to be avoided.

Roof plans for any roof that would be created or altered by the proposed development, showing the shape of the roof, its location, and specifying the roofing material to be used.

September/2016