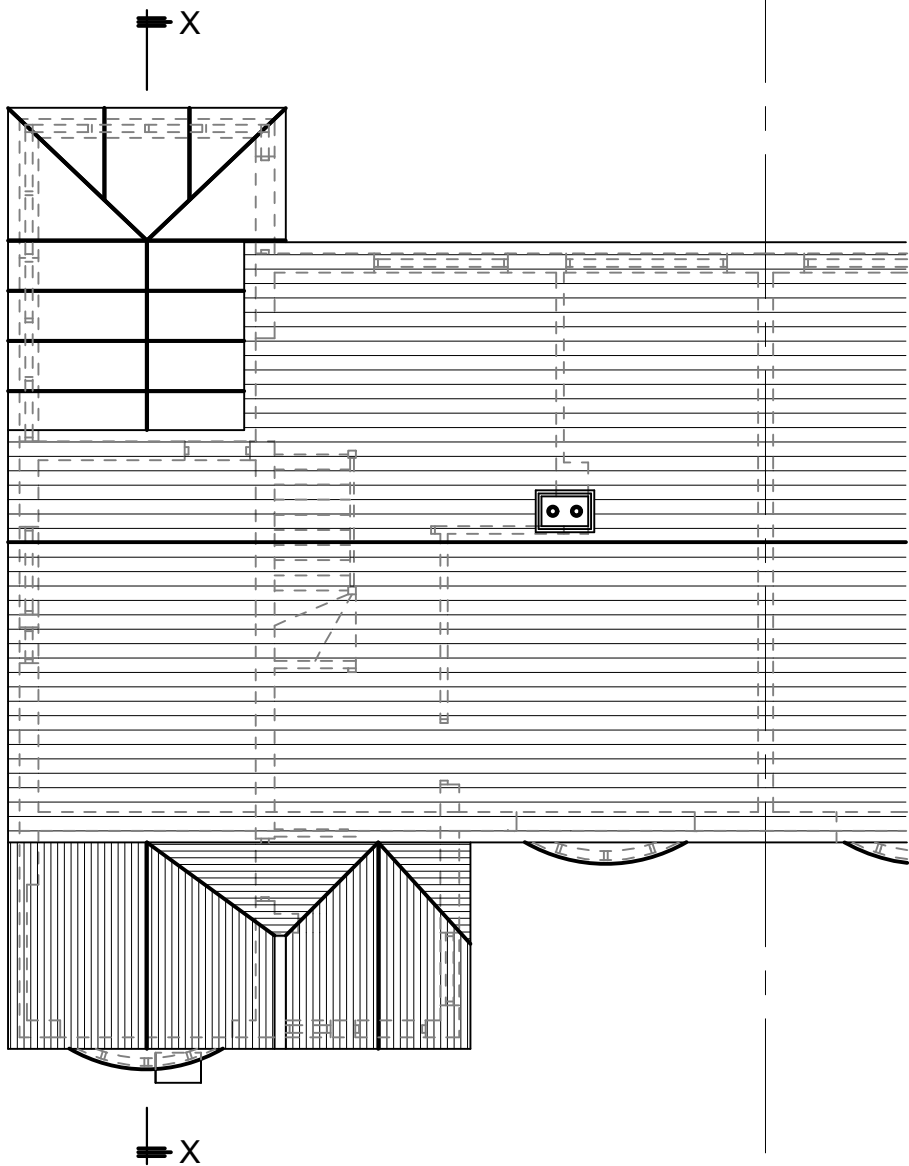
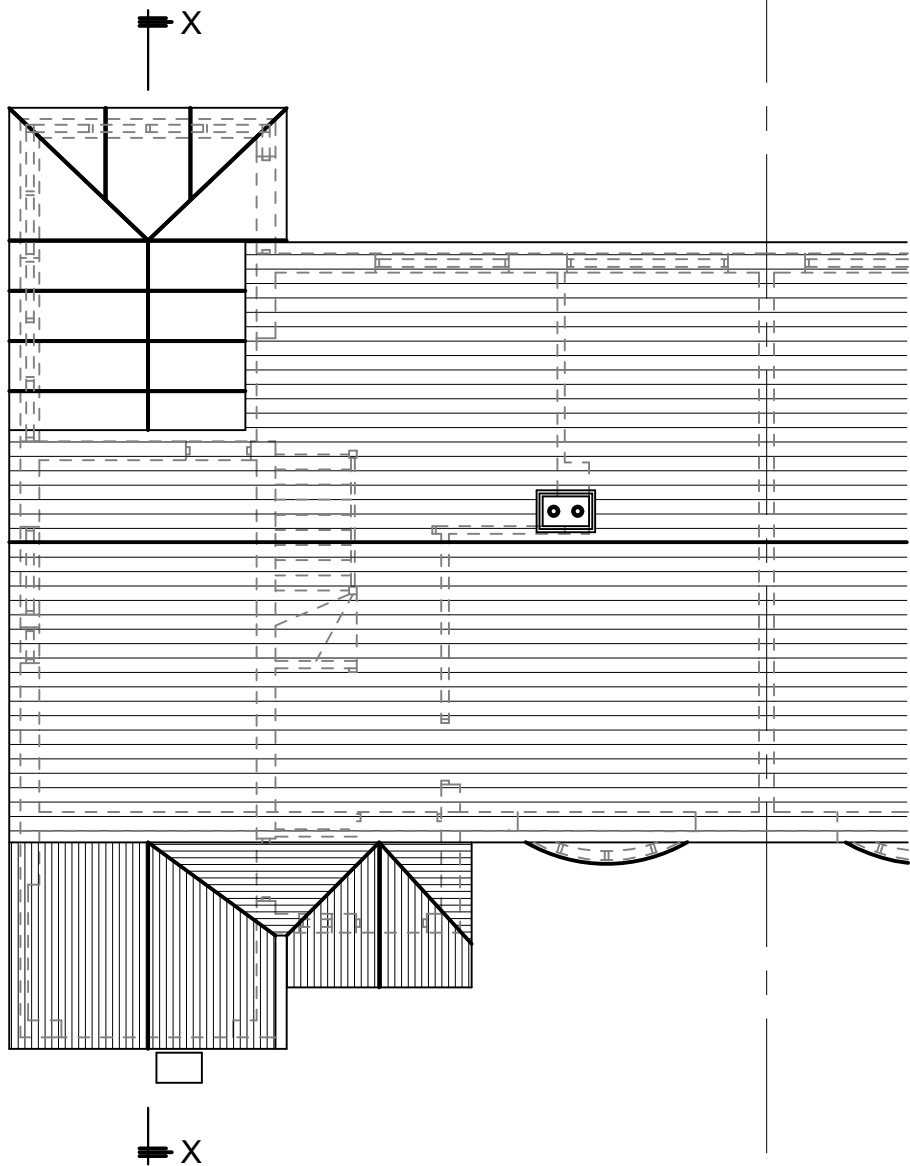
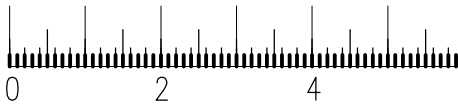


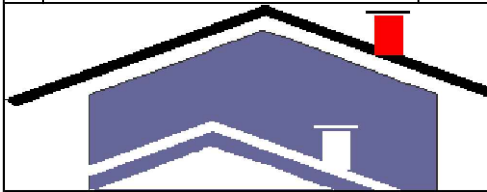


## NOTES

1. The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.
2. Maximum protrusion of 'VELUX' windows to be 150mm perpendicular to the original roof plane
3. Only dimensions noted on the drawings are to be used for the purposed construction. All dimensions are to be checked on site prior to commencement of works any discrepancies found should be notified to the supervising officer.
4. All construction is to be carried out as per approved plans.
5. It is the responsibility of the client and contractor to discharge any planning conditions imposed by the planning authority prior to works commencing.
6. All works are to be carriedout with all relevant local authority approvals and to the satisfaction of the building control authority. Existing structures to be opened for inspection if required.
7. Any windows provided on the gable end are to be fixed glazed and glazing to be obscure glass.
8. It is the responsibility of the client and contractor to secure 'Party wall' agreement prior to works commencing.
9. It is the responsibility of the client and contractor to secure agreement for 'Building Over or Near' Public sewers from the local water authority prior to works commencing



| Rev | Amendments | Date |
|-----|------------|------|
|-----|------------|------|



**JC Midas Design Ltd**

building and civil engineering design service

Client: **THOMAS BIRKIN**

Project:  
SINGLE STOREY PORCH EXTENSION AND  
CHANGE OF USE OG EXISTING GARAGE  
TO A HABITABLE ROOM AT 67 LOWTHER  
ROAD, WOKINGHAM, RG41 1JB

Title:  
**COMBINED ROOF PLANS**

Drawn: J. Chana Date: 18 Oct 2025

Drg No: **JC / 0896 / 12**

Scale: 1:100 @ A3