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Terms of Service relating to Just Plans and its clients:

The precise positioning of any structures, boundaries, easements or rights of way described within any plan we produce should be checked by the owner or the grantor of the rights or their authorised agents. The accuracy of any lines drawn within any plan provided by JustPlans, including boundary lines pertaining to any physical structures, private land, publicly maintained land and rights of way, is strictly subject to the clear and direct provision of such information by the client or their solicitors or agents. In the event of error, or in the event of no such provision, JustPlans accepts no liability for loss arising as a result of any inaccurate or incorrect description of the positioning of physical structures or routes of any such boundaries, easements or rights of way.

Just Plans is a trading name of Just Plans Limited, company number 10113657.

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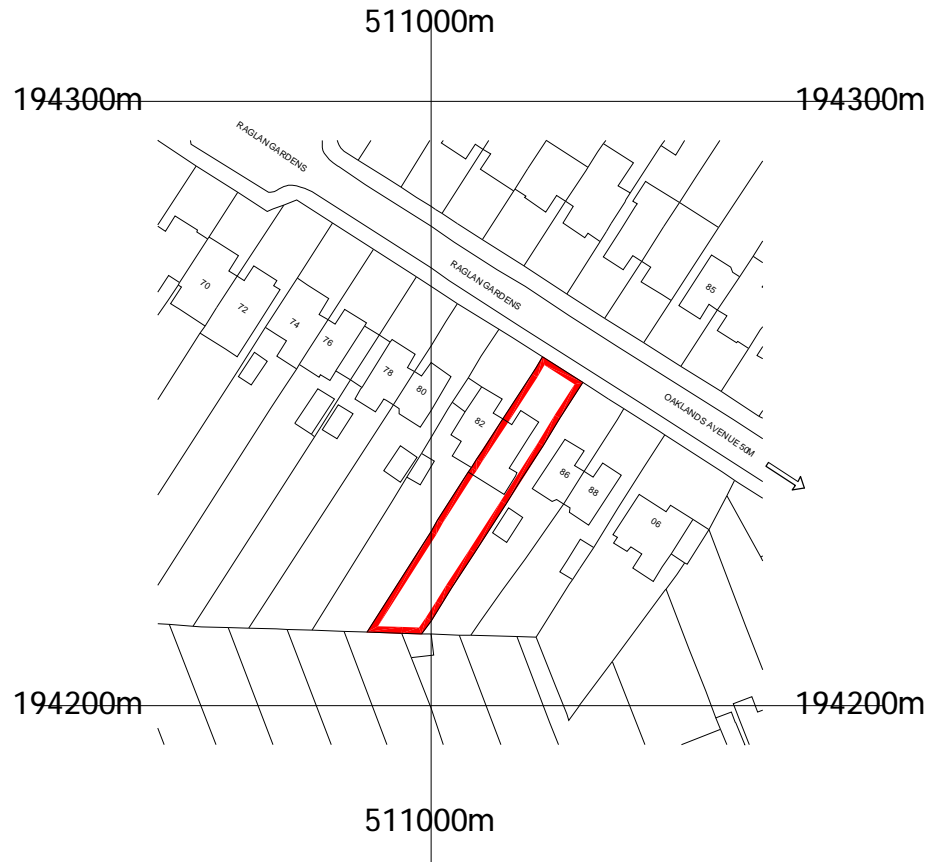
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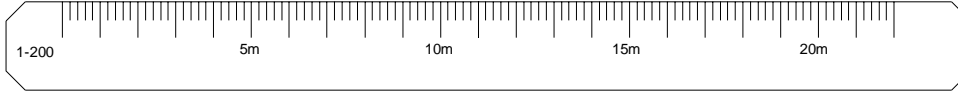
Rev - J O'Neill



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DWL 03

# Proposed Block Plan



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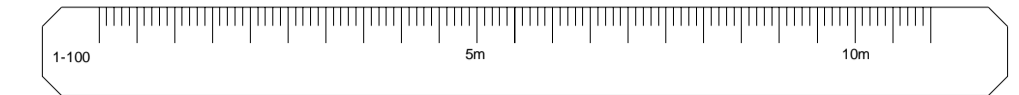
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Proposed Construction



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Terms of Planning Service.

- A. RELATING TO THE DRAWINGS:**
- All drawings, advice and services supplied by JustPlans Ltd are subject to approval under the Town and Country Planning Act.
  - All drawings and information supplied are designed for exclusive use as part of a residential planning application.
  - No drawing or information supplied is designed for any purpose other than as part of a planning application, especially and including any building works or any building regulations application.
  - No drawing or information supplied should be used as an on-site reference.
  - No drawing supplied should be scaled from, except by a council officer or administrator for the purpose of either validating or granting permission for the planning application.
  - No drawing supplied should be used either as the basis of, or to corroborate, any drawings, observations or works of any kind by a third party. Especially they should not be used as the basis of or to corroborate any future building regulations application.
  - No drawing supplied should be used for a building contractor to quote from.
  - Any discrepancy between information contained within the drawings and the actuality on site must be immediately relayed to JustPlans upon discovery.
  - JustPlans Ltd's liability for any discrepancy between drawing information and site reality is limited to the duration of the planning process and expires once the council has made its decision.
  - In the event that a council awards planning approval but subsequently rescinds approval on the basis that drawings or information supplied are inaccurate or incorrect, JustPlans does not accept liability for:
    - any direct or indirect resultant expense
    - providing any additional planning application or amendment to correct the position.
  - Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission validation and registration. Especially, they should not be relied upon.
  - Drawings are approximate only and should not be relied upon for any calculations relating to beam sizes.

**B. RELATING TO THE TERMS OF SERVICE:**

- The dwg file (CAD file) remains the exclusive property of Just Plans Ltd.
- Any changes or amendments required to the draft extension design must be clearly drawn and / or annotated on the draft drawings and returned to JustPlans Ltd in either hard or soft copy format.
- JustPlans commits itself to providing one opportunity for amendments to the draft design as described in paragraph 2 above. Unless otherwise agreed in writing, JustPlans Ltd does not agree to provide additional opportunities to further amend the design.
- In the event that more than one change to the draft design is nevertheless provided by us, beyond the terms of paragraph 3 above, we advise that such additional modifications greatly increase the likelihood of errors arising in our database and that of any other affected parties. Digital drawing files may become too large to email or work with and digital copies may become corrupt. In such circumstances, JustPlans Ltd is not liable for any resultant problems, whether relating to our own digital files or those of other third parties including the local council.
- Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be kept on file.
- Any digital copies of drawings which JustPlans Ltd agrees to supply are subject to these terms.
- When a planning application is received by the local authority it is checked for suitability by the planning administration team. JustPlans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and indeed it is common for the validation process to take a considerable period of time.
- JustPlans Ltd offers no commitment to provide any service for taking part in or negotiating with any professional person or body for any part of the construction process, including any building contractor, structural engineer or council officer.
- No guarantee is provided that any drawing supplied will be granted planning approval or can be built without obtaining specific planning approval. Planning permission guidelines are general in nature, vary significantly between councils and are in a state of constant flux. Most councils award or deny planning approval based in part upon a subjective assessment of the merits of each individual property in relation to the immediate environment. Because of this broad discretionary power it is impossible to predict with certainty or even high accuracy whether a proposal will receive or be denied planning permission.

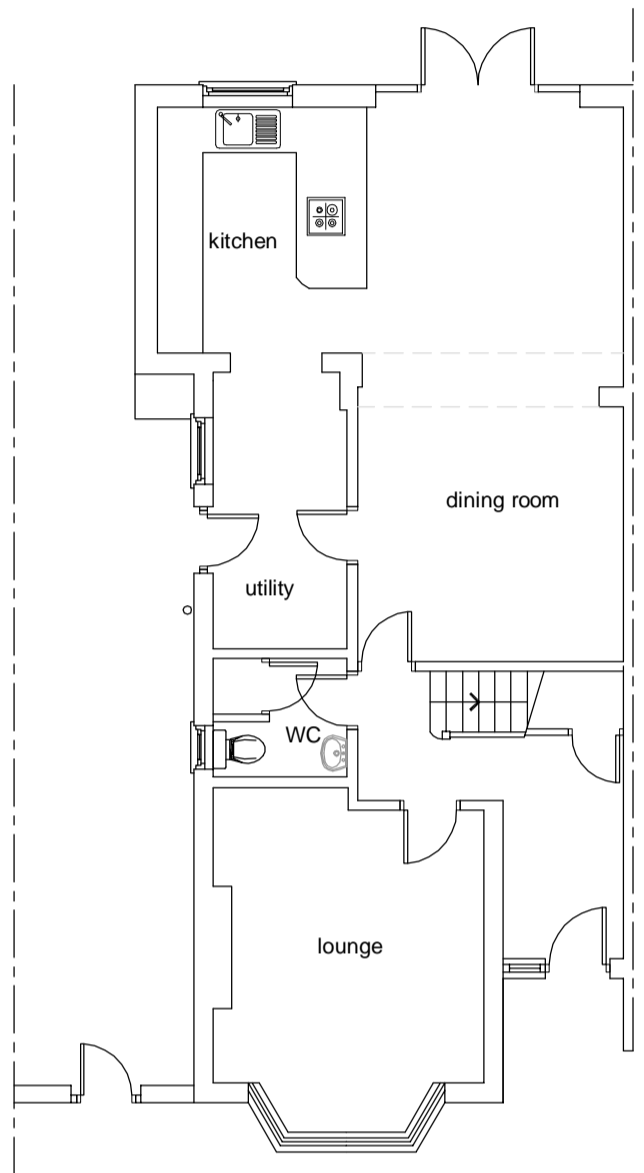
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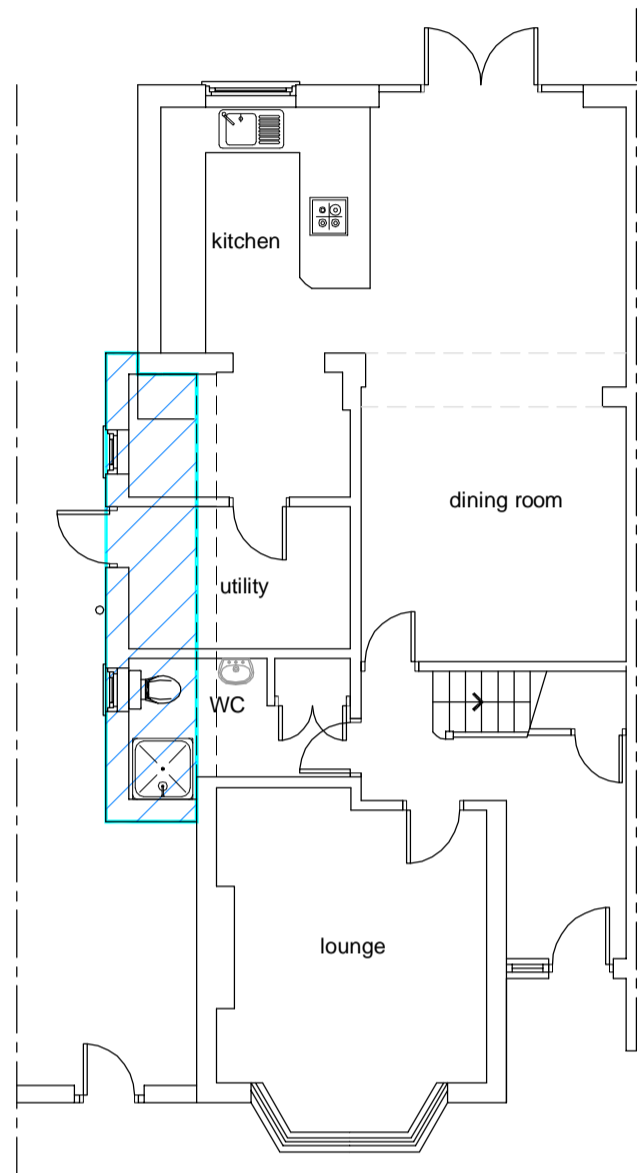
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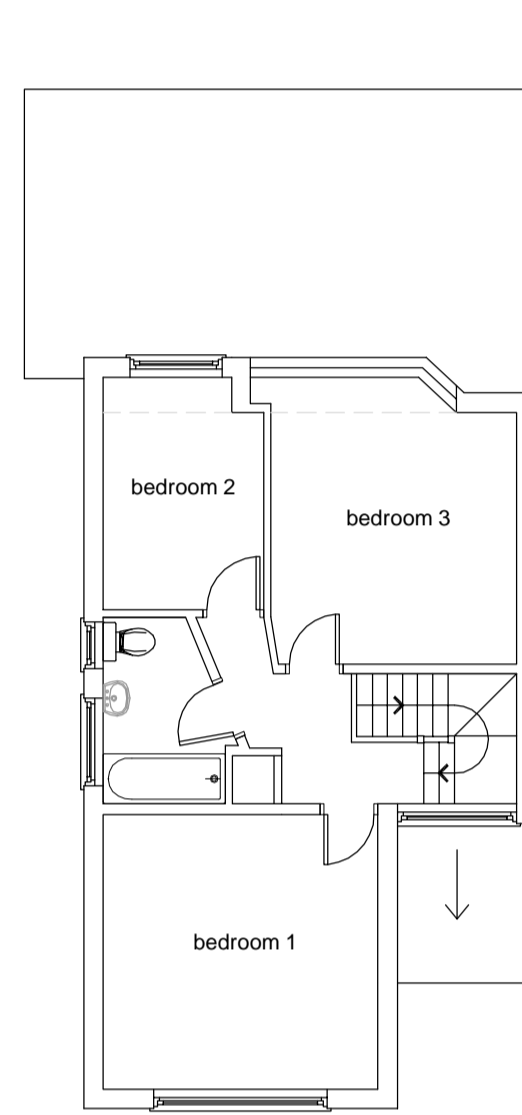
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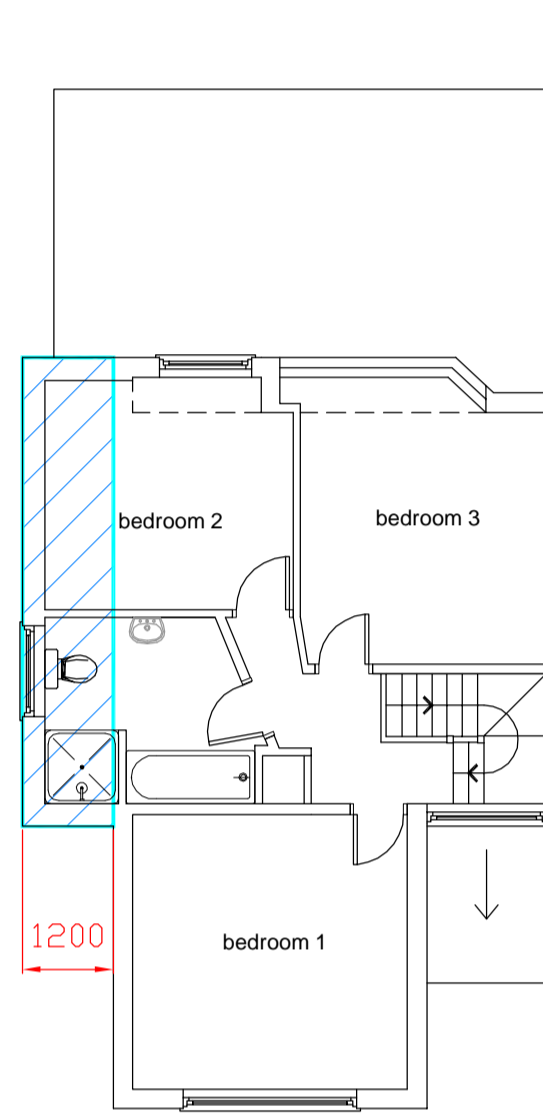
Existing Ground Floor Plan



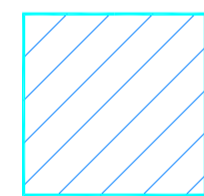
Proposed Ground Floor Plan



Existing First Floor Plan



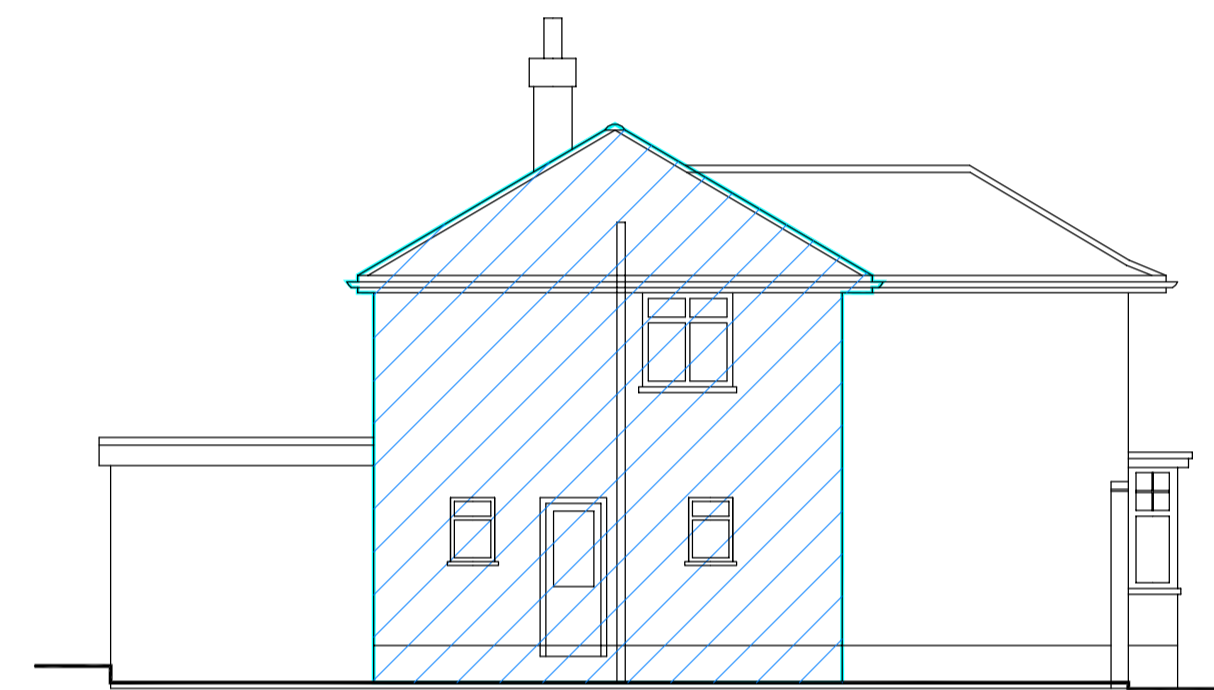
Proposed First Floor Plan



Proposed Construction



Existing West Side Elevation



Proposed West Side Elevation



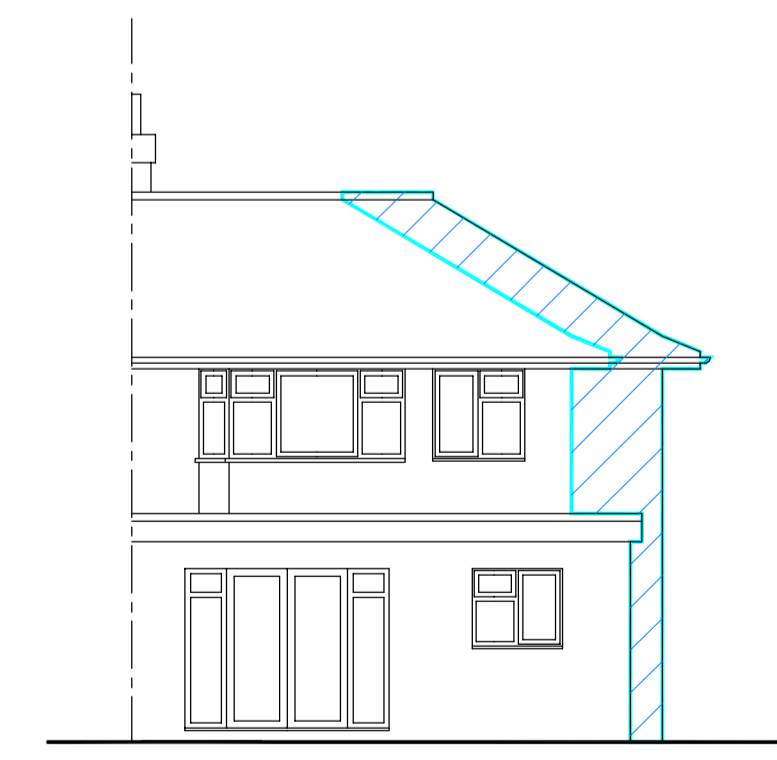
Existing Front Elevation



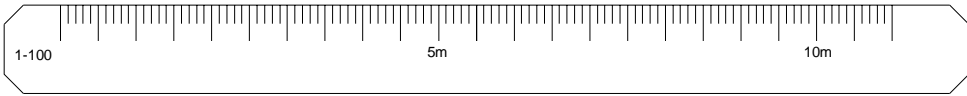
Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation



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Terms of Planning Service

RELATING TO THE DRAWINGS

1. All drawings, notes and services supplied by Just Plans Ltd are subject to approval under the Town and Country Planning Act.
2. All drawings and information supplied are designed for exclusive use as part of a submitted planning application.
3. No drawing or information supplied is designed for any purpose other than as part of a planning application, especially and including any building works or any building regulations notification.
4. No drawing or information supplied should be used as an on-site reference.
5. No drawing supplied should be relied upon, except by a council officer or a commissioner for the purpose of either verifying or granting permission for the development.
6. No drawing supplied should be used either as the basis of, or to corroborate, any drawings, statements or works of any kind by a third party. Especially they should not be used as the basis of, or to corroborate any future building regulations application.
7. No drawing supplied should be used for a building contractor to work from.
8. Any discrepancy between information contained within the drawings and the actuality on site must be immediately reported to Just Plans upon discovery.
9. Just Plans Ltd's liability for any discrepancy between drawing information and the reality created by the developer of the planning process will expire once the council has made its decision.
10. In the event that a council exceeds planning approval but subsequently withdraws approval on the basis that drawings or information supplied are inaccurate or incorrect, Just Plans does not accept liability for:
  - (a) any delay or refusal to grant approval;
  - (b) providing any additional planning application or amendments to correct the problem.
11. Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission, regulation and registration. Especially they should not be built from.
12. Drawings are approximate only and should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to beamlines.

RELATING TO THE TERMS OF SERVICE

1. The design file (CAD file) remains the exclusive property of Just Plans Ltd.
2. Any changes or amendments required to the design extension design must be clearly drawn and/or described on the design drawings and returned to Just Plans in either hard or soft copy format.
3. Just Plans commits itself to providing one opportunity for amendments to the design stage as described in paragraph 2 above. Unless otherwise agreed in writing, Just Plans Ltd does not agree to provide additional opportunities to further amend the design.
4. In the event that more than one change to the design is requested, amendments provided by us beyond the terms of paragraph 3 above, we warrant that such additional modifications merely increase the likelihood of your design, or construction and that we do not accept liability for any delay or refusal to grant approval, or any other problem, whether relating to our own digital files or those of other third parties including the local council.
5. Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be kept on file.
6. Any digital copies of drawings which Just Plans Ltd agrees to supply are subject to these terms.
7. When a planning application is received by the local authority it is checked for suitability by the planning administration team. Just Plans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and issued it as common for the validation process to take a considerable period of time.
8. Just Plans Ltd offers no commitment to provide any services for taking part in or negotiating with any professional person or body for any part of the construction process, including any building contracts, structural engineer or structural officer.
9. No guarantee is provided that any drawing supplied will be granted planning approval or that the full planning process including the planning application, Planning permission (conditions are granted in respect, any agreement between council and us in respect of consent fees. Most councils assist or deny planning approval based in part upon a subjective assessment of the merits of each individual property in relation to the immediate environment. Because of the broad discretionary power it is impossible to predict the outcome or even the likelihood whether a proposal will succeed or be denied planning permission.

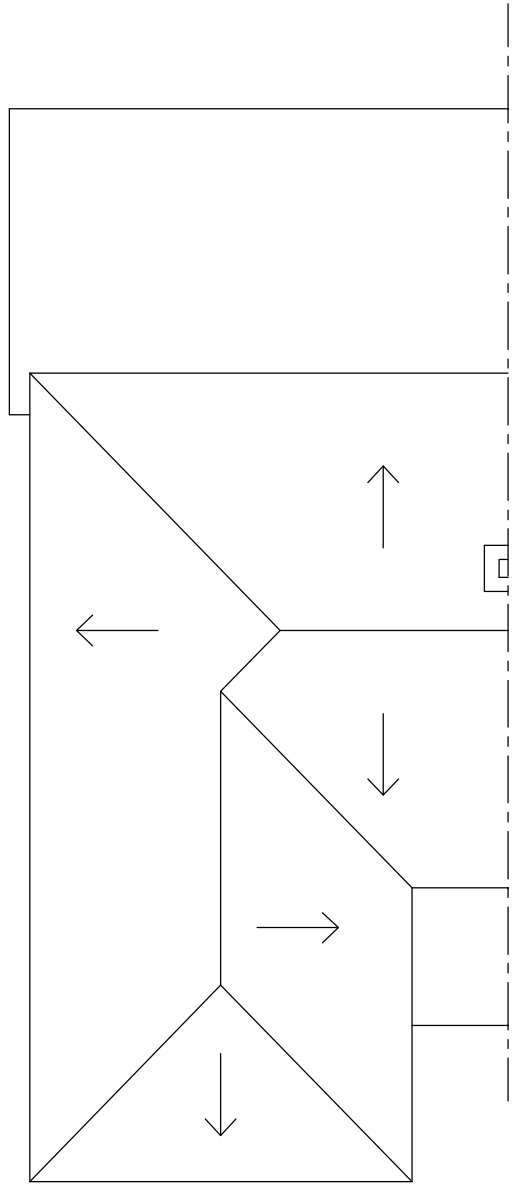
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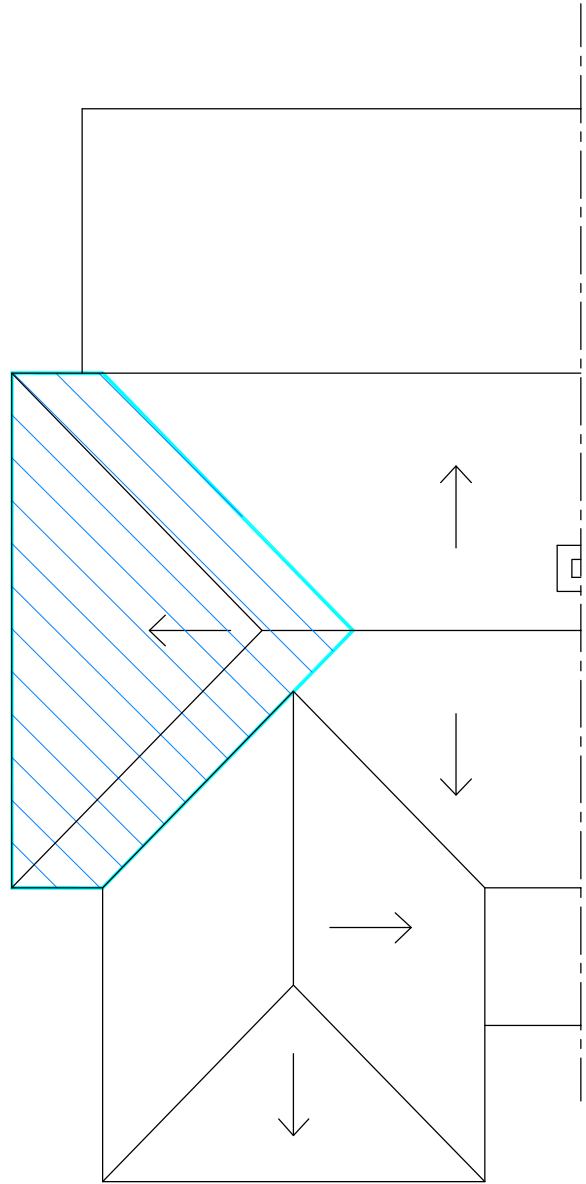
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Existing



Proposed