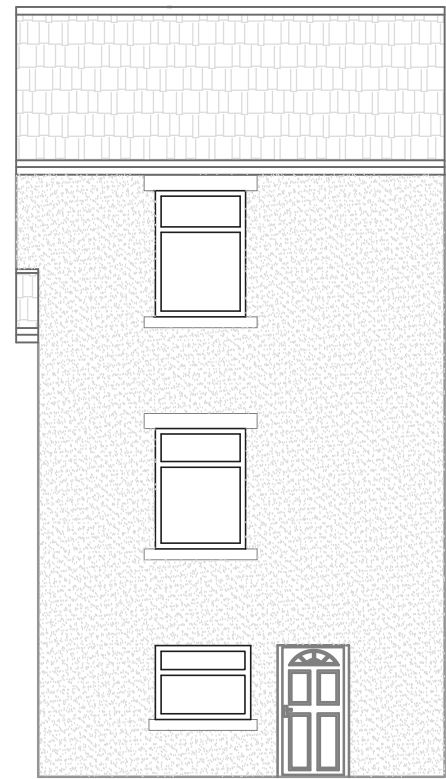
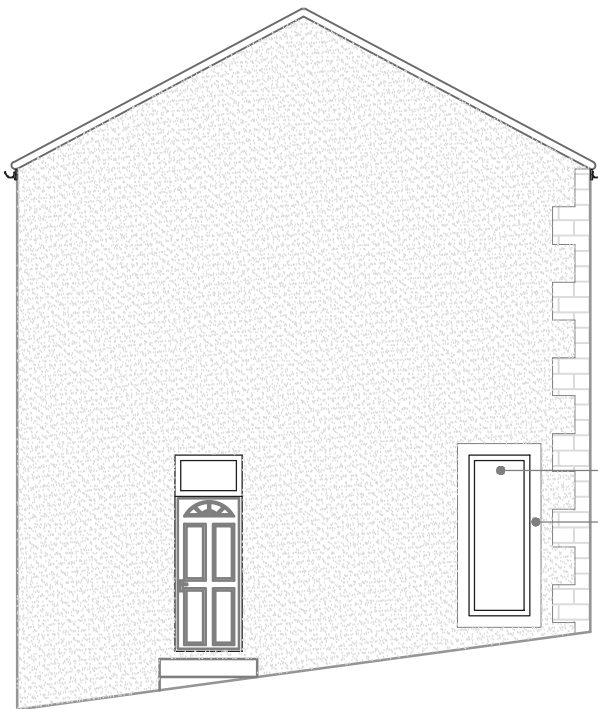


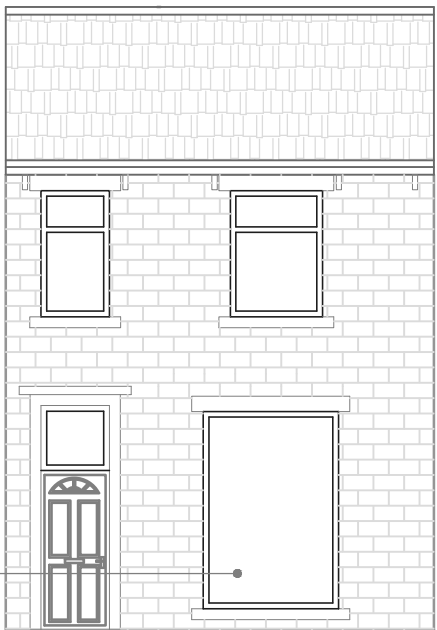


EXISTING REAR ELEVATION
(REMAIN)

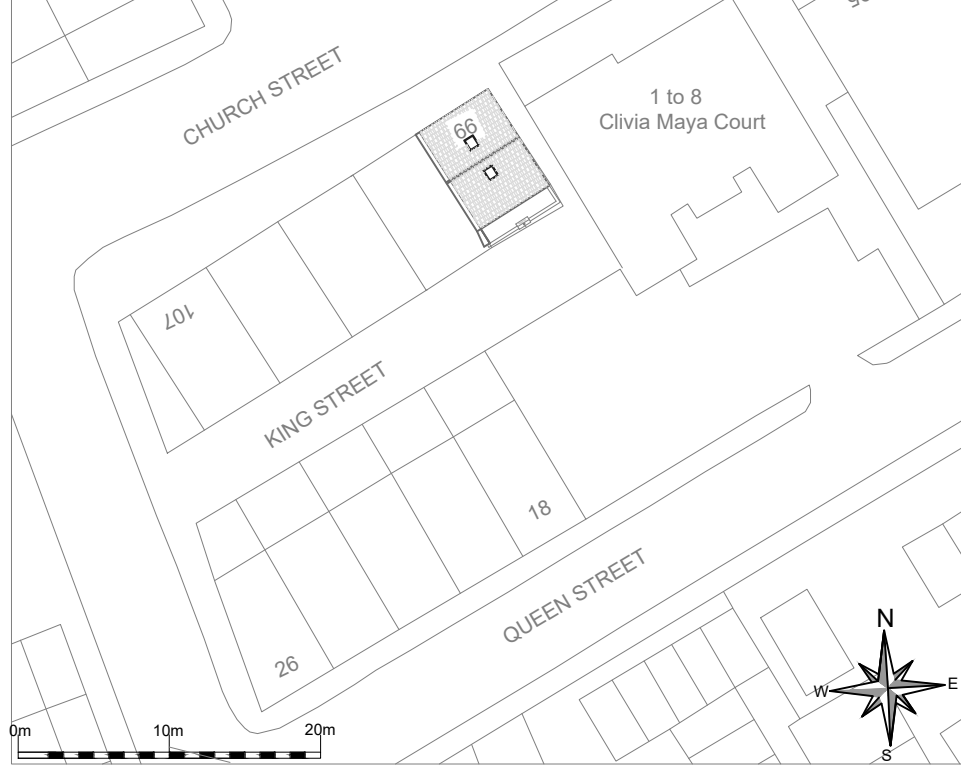


PROPOSED SIDE ELEVATION (EAST)

New Glass Window
Stone border to match existing
Extended height window within existing window opening, footer stone to match existing



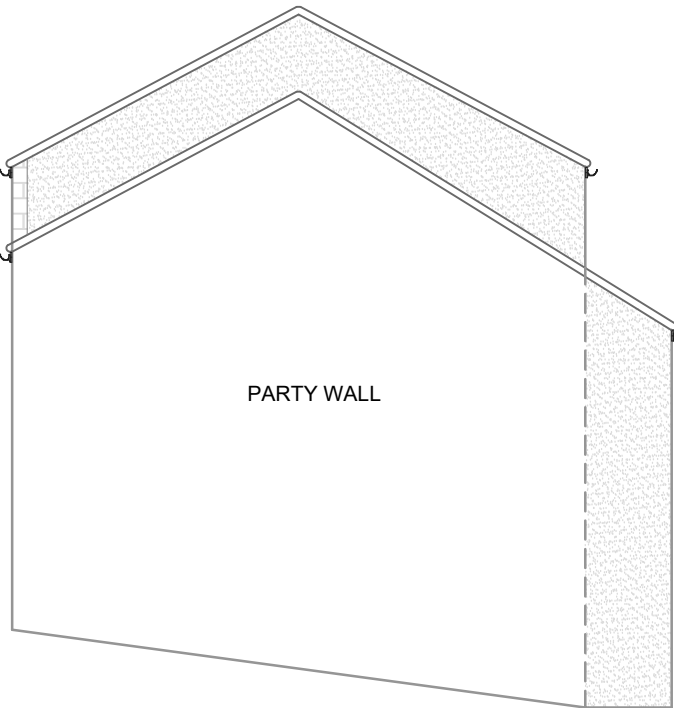
PROPOSED FRONT ELEVATION



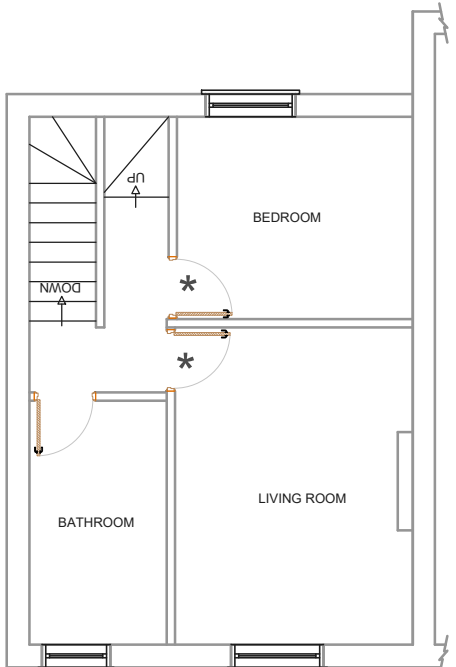
PROPOSED SITE/BLOCK PLAN @ Scale: 1: 500

Statement,
This application seeks planning permission to change part ground floor into an office space, there will be a new window on East elevation to improve office appearance and to achieve more natural light, this window will have a stone border to match existing in appearance.
Existing front window will be replaced with a new full height window, this will be achieved by removing the front wall under the existing window, window will have a footer stone to match existing.

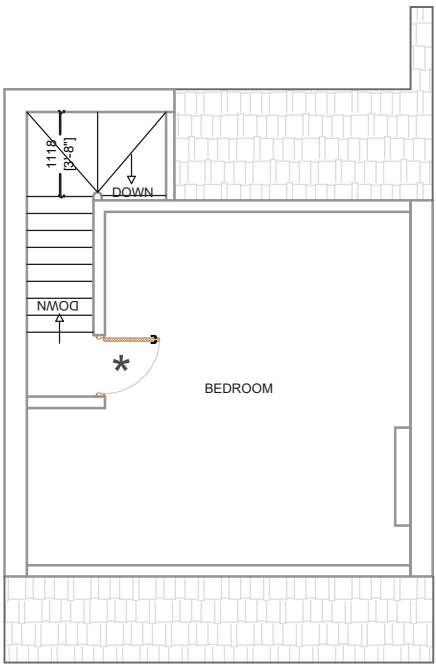
Toilet and storage facilities to be within the basement space which can be accessed through the rear of property, Small office will only need a small household bin which will be stored at the rear yard, collections will be according to local council policies.
This application also seeks permission for loft conversion to increase living space with two VELUX roof light windows, one to the front and one to the rear of existing roof.



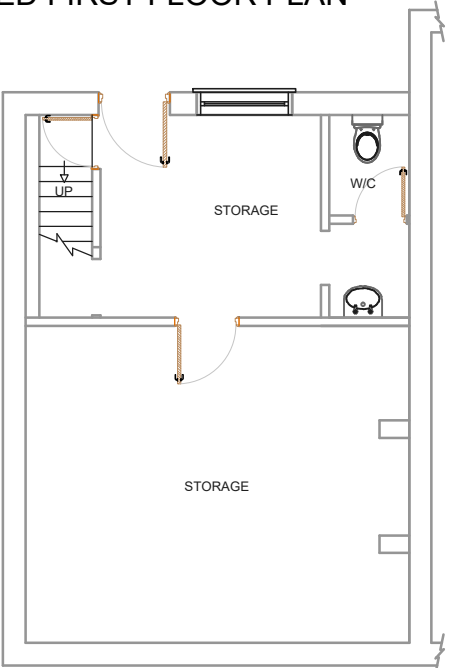
EXISTING SIDE ELEVATION (WEST)
(REMAIN)



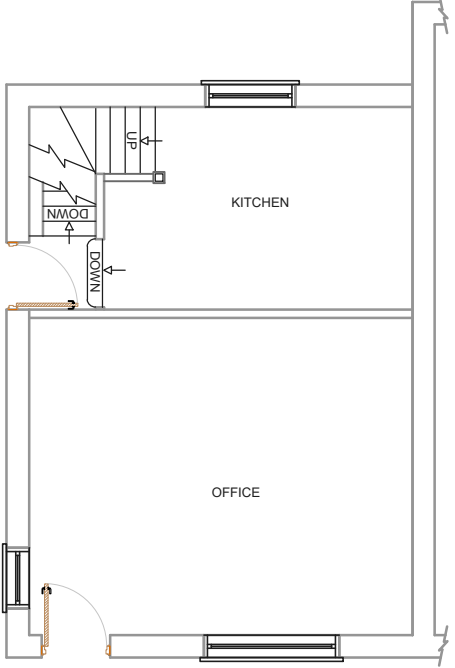
PROPOSED FIRST FLOOR PLAN



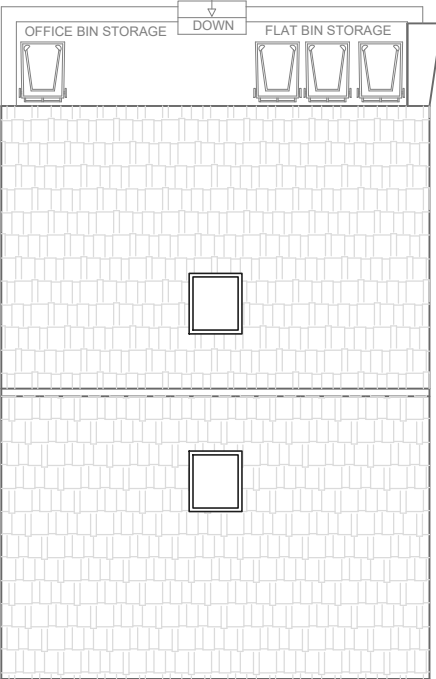
PROPOSED SECOND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SITE PLAN

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This drawing is not to be copied or disclosed by or to any unauthorized person without the prior written consent of IPS Architects.
Do not scale from this drawing.
All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.
Any discrepancies are to be reported to the architects for clarification.
All materials and workmanship to be in accordance with the current British Standards and codes of practice.
This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

Planning Services email: ipsuk@live.co.uk		2A Cook Street Bury, Lancashire BL9 0RP 0161 8717405
Proposed Floor Plans and Elevations of 99 Church Street, Littleborough OL15 8AA		
Scale :1 : 100 on A3		All Dimensions in Meters
Ref.: IPS/R/99/OL158AA		Date : 16/07/2025
SHT 2 of 2	Proposal	