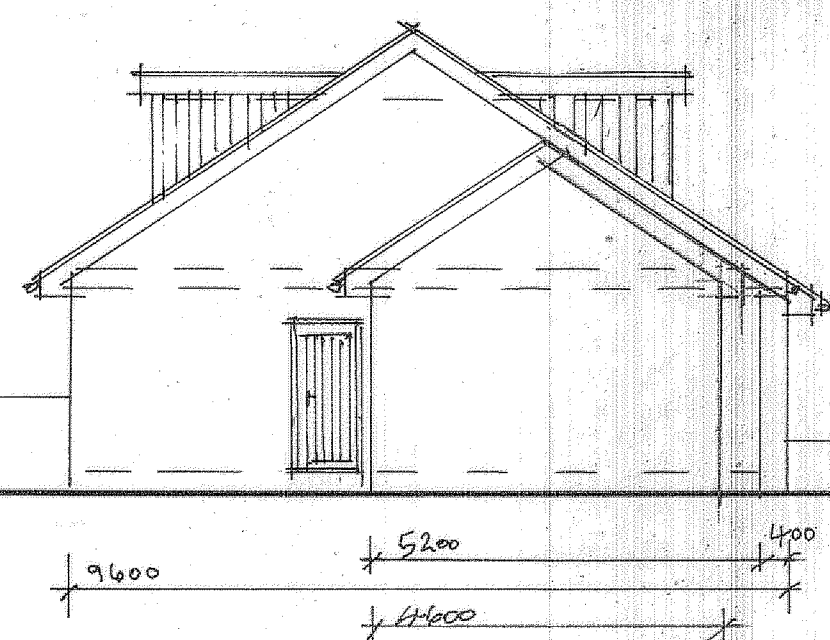
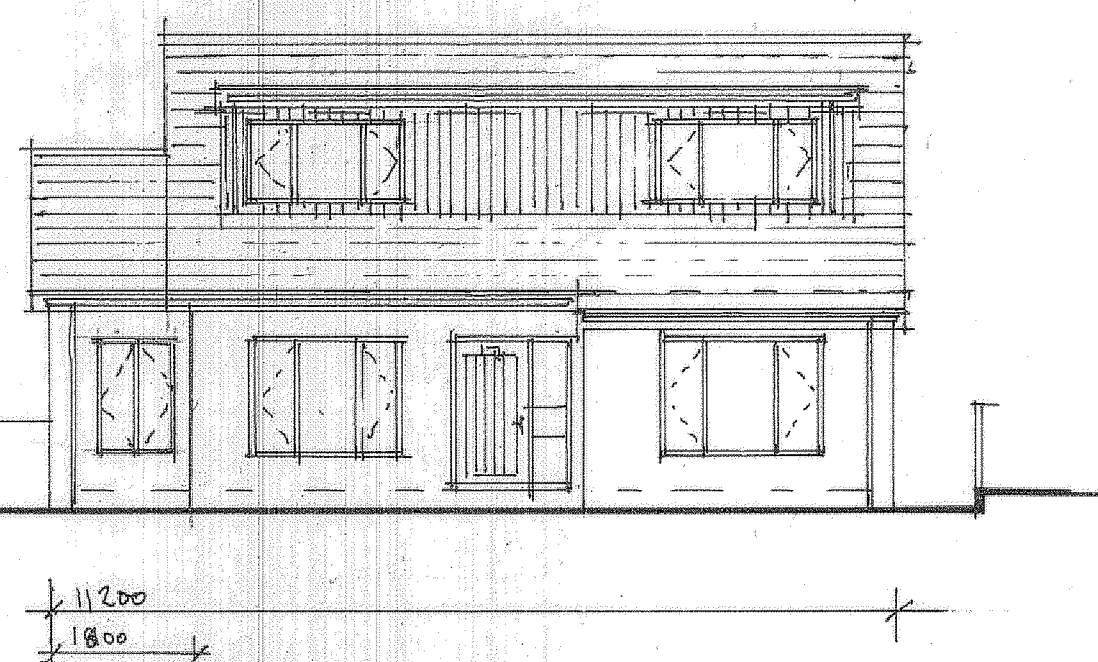
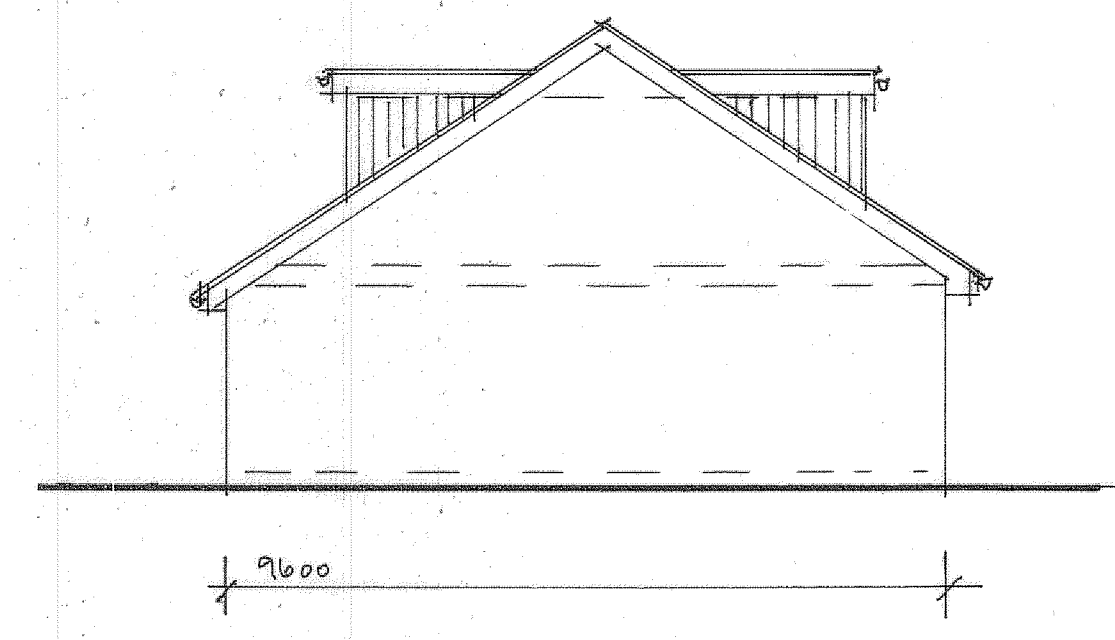




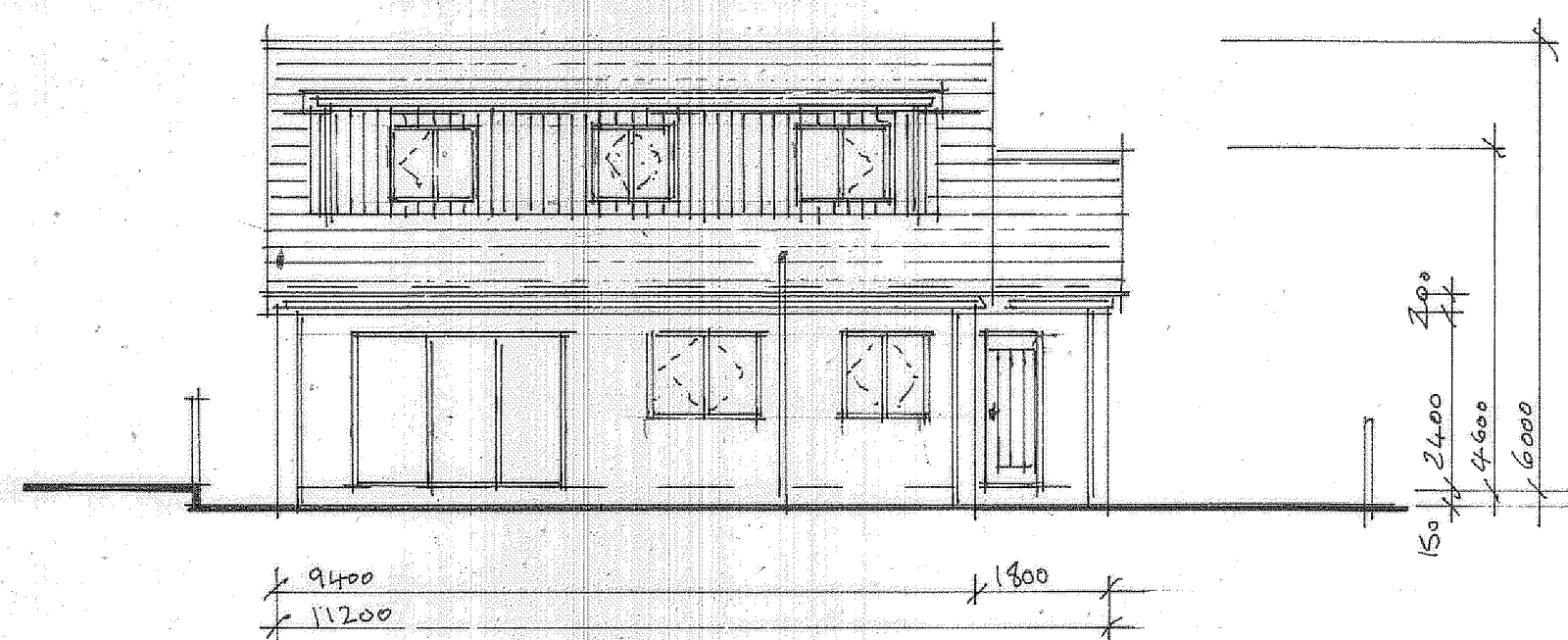
PROPOSED FULL SIDE ELEVATION



PROPOSED FULL FRONT ELEVATION

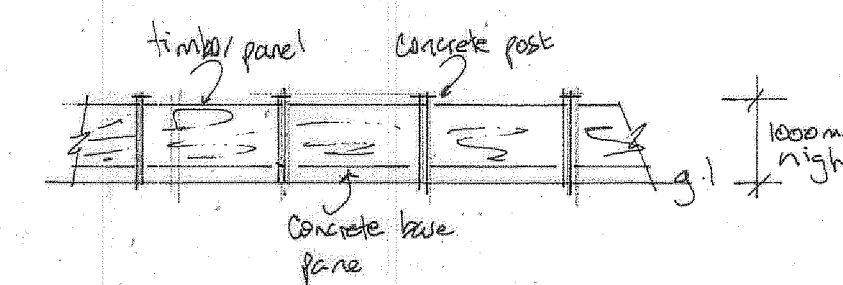


PROPOSED RETURN ELEVATION



PROPOSED FULL REAR ELEVATION

Existing on site fencing any renewal to be identical.



FENCE DETAIL F1

FENCE DETAILS.

Existing fence to perimeter of site (except front which is open plan) 1000mm high concrete posts, concrete starter panel and timber infill panel. Please note that no new or additional fencing to be erected, repair or replacement may be necessary following construction work of new dwelling.

Revision	Details	Date
A	DROP CROSSING INDICATED ON PLAN & FENCE DETAILS	JUN 24
B	REVISED ROOF & FLOOR LAYOUT PLANNING REQ	AUG 24

PROPOSED HOUSE CONSTRUCTION.

Construct traditional cavity walls built off new reinforced concrete piled ring beam. Light coloured rustic brick finish. Dormer finish to be grey vertical cladding. Grey upvc windows and doors. New flat roof dormers front and rear. Grey smooth concrete roof tiles, timber barge, soffit and fascias. Black rainwater goods including Soil and vent pipe. Electric vehicle power point. Connect all new foul and surface water drainage into existing on site manhole. Provide 3 number parking spaces to front area. Water and power supply to be provided by connecting to existing on site services. Additional landscaping to front of property to include new lawn with small border shrubs. Form new flagged patio to rear existing garage to remain and used for garden storage.

NOTES.

These drawings are for the purpose of obtaining planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.

PROJECT

PROPOSED REPLACEMENT 4 BEDROOM DETACHED DWELLING.

DRAWING TITLE

PROPOSED SITE LAYOUT AND NEW 4 BEDROOM DETACHED DWELLING.

CLIENT

MR. TARIQ MEHMOOD.

ADDRESS

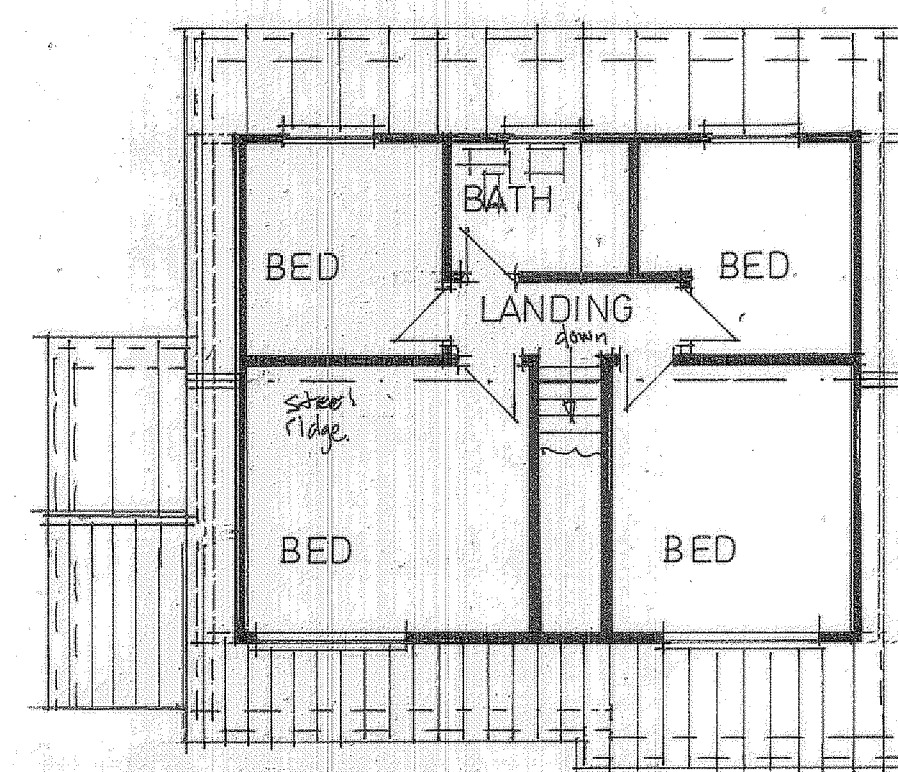
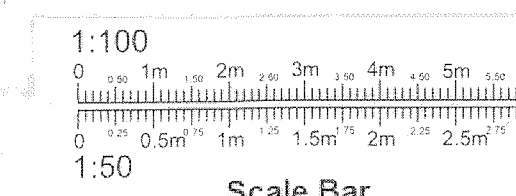
17, PENNINE DRIVE, MILNROW, ROCHDALE. OL16 3DT.

SCALE

SCALE 1:100@A1 MAY 2024.

DRAWING No

CL 05245897/2. A&B.



FIRST FLOOR LAYOUT

SITE AND GROUND FLOOR LAYOUT

PROPOSED DROP CROSSING.

Alter existing drop crossing to allow for additional off road parking. Certificate B to be submitted to Rochdale Highways and work to be carried out by Rochdale Highways.