



EXISTING GROUND FLOOR, DECK AND BOUNDARY PLAN

THIS APPLICATION & THE DRAWINGS CONTAINED ARE PREPARED TO ADVISE & ASSERTAIN WHETHER A PLANNING BREACH HAS OCCURRED AT 26 FOOT WOOD CRES ROCHDALE.

THE CURRENT DECK WAS CONSTRUCTED TO IMPROVE THE ENJOYMENT OF THE GARDEN AREA AT THE PROPERTY.

THE CURRENT DECK EXTENDS 6.5M FROM THE REAR ELEVATION OF THE PROPERTY & 1M FROM THE SOUTHERN SIDE GABLE TO PROVIDE ACCESS STEPS. A 1M TALL GLASS BALUSTRADE HAS BEEN INSTALLED FOR SAFETY PURPOSES.

THE ELEVATION OF THE DECK FROM EXISTING GROUND LEVELS 536MM FROM EX PATIO & 1968MM FROM THE GROUND (SLOPING) AT ITS HIGHEST MOST POINT.

PRIOR TO THE NEW DECK BEING INTRODUCED THE WAS A FLAGGED PATIO 536MM BELOW FFL AND A DECK TOWARDS THE NORTHERN END OF THE PATIO AT FFL.

THE FORMER DECK WAS IN PLACE IN 2016. 8 YEARS AT THE VERY SOONEST SINCE THE CURRENT DEVELOPMENT.

THE EXISTING GENERAL SITE LEVELS INDICATE A CERTAIN ACCEPTANCE OF PRIVACY LOSS BY THE NEIGHBOURING PROPERTIES, & THE PREVIOUS DECK ALSO INDICATES A PRECEDENCE FOR THE NEW DECK HEIGHT.

DUE TO THE HEIGHTS OF THE PREVIOUS GROUND PATIO DECK ETC & THE SEPARATION DISTANCES PREVIOUSLY ACCEPTED ARE AN INDICATION OF ACCEPTABILITY BY THE NEIGHBOURING PROPERTIES.

AS FAR AS PLANNING & DEVELOPMENT CONTROL ARE CONCERNED THE DECK MAY HAVE REPLACED THE FORMER DECK HOWEVER IT IS AN EXTENSION OF THE FORMER DECK WHICH DUE TO TIME ELAPSED HAS BEEN FORMALISED AS ACCEPTABLE.

THE CURRENT DECK IS AT AN ACCEPTABLE LEVEL AS FAR THE PREVIOUS DECK WAS CONCERNED & DOES NOT CAUSE ANY FURTHER IMPOSITION ON THE NEIGHBOURING PROPERTIES.

AS SUCH THE CURRENT DECK IN MY OPINION IS AN ACCEPTABLE DEVELOPMENT WHICH DOES NOT REQUIRE A FURTHER FORMALISATION VIA A PLANNING APPLICATION.



ISSUE

ARCHTECH DESIGN SOLUTIONS
MR STEVEN JACKSON
14 MAITLAND PLACE,
ROSSENDALE
0779218353
archtech_design@icloud.com

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MR ABDUL HYE

ISSUE

PROJECT NO.
AH/01/01/EX

PROJECT
PROPOSED RETROSPECTIVE
DECK AT 26 FOOT WOOD CRES
SHAWCLOUGH ROCHDALE

DRAWN BY
SJ

DESCRIPTION
EXISTING FLOOR
AND BOUNDARY
PLANS 1:100

PAPER SIZE A3

A1



PRE EXISTING GROUND FLOOR, DECK AND BOUNDARY PLAN



ARCHITECT DESIGN SOLUTIONS
MR STEVEN JACKSON
14 MAITLAND PLACE,
ROSSENDALE
0779218353
archtech_design@icloud.com

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DESCRIPTION
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PLANS 1:100

PAPER SIZE A3

A2

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MR STEVEN JACKSON
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0779218353
archtech_design@icloud.com

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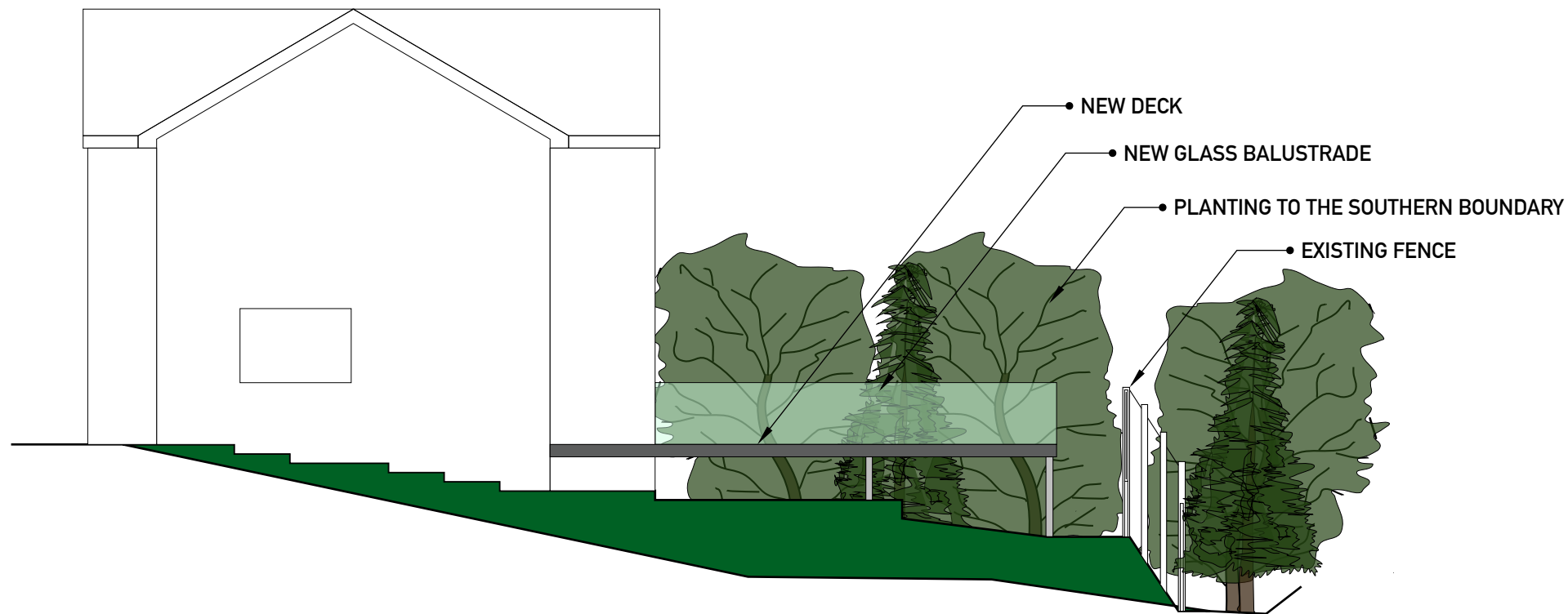
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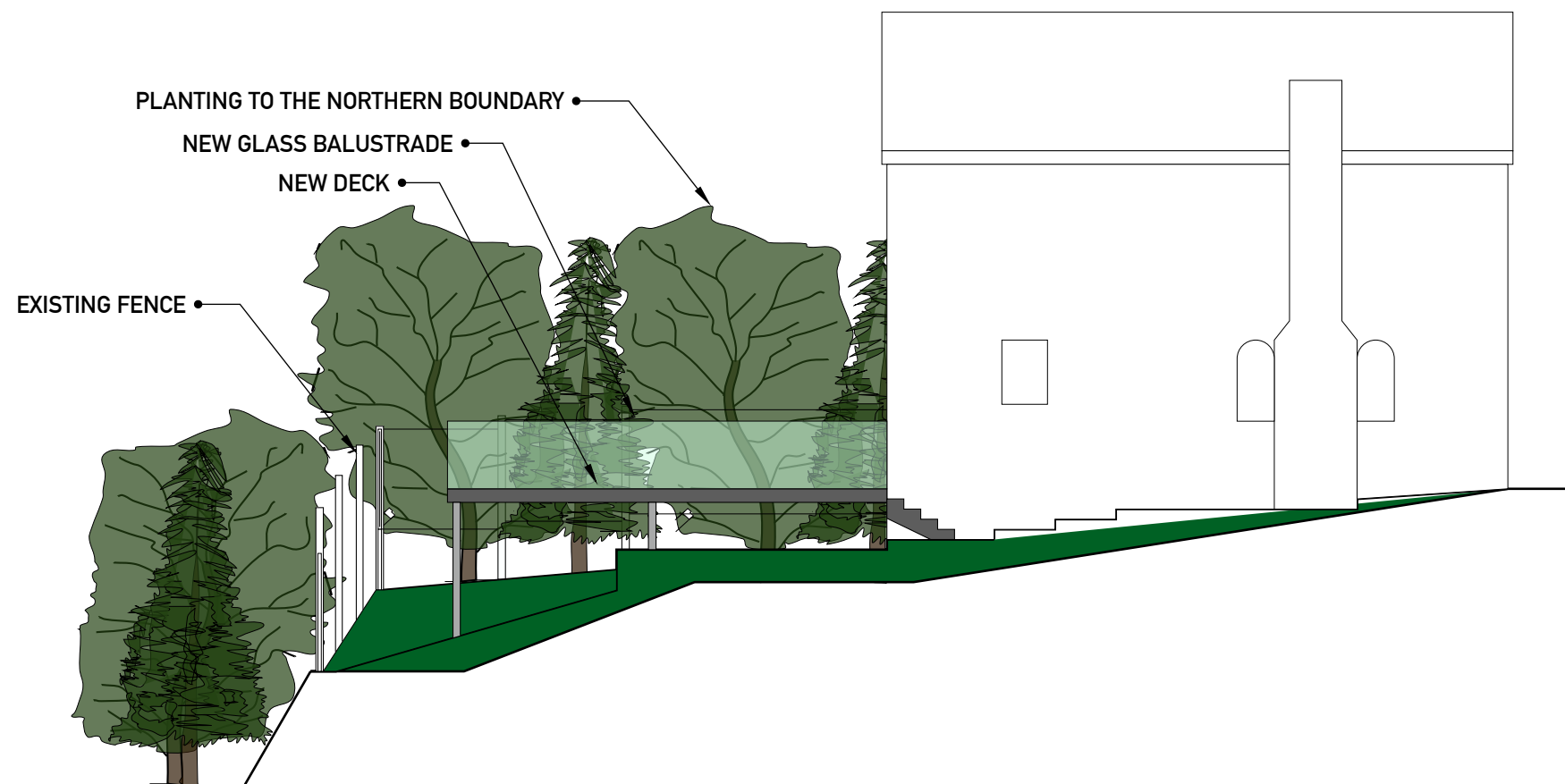
DESCRIPTION
EXISTING ELEVATIONS
PLANS 1:100

PAPER SIZE A3

A3



CURRENT EXISTING ELEVATION NORTH



CURRENT EXISTING ELEVATION SOUTH

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ARCHTECH DESIGN SOLUTIONS
MR STEVEN JACKSON
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PAPER SIZE A3

A4



CURRENT EXISTING ELEVATION REAR



PRE EXISTING DECK ELEVATION REAR

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MR STEVEN JACKSON
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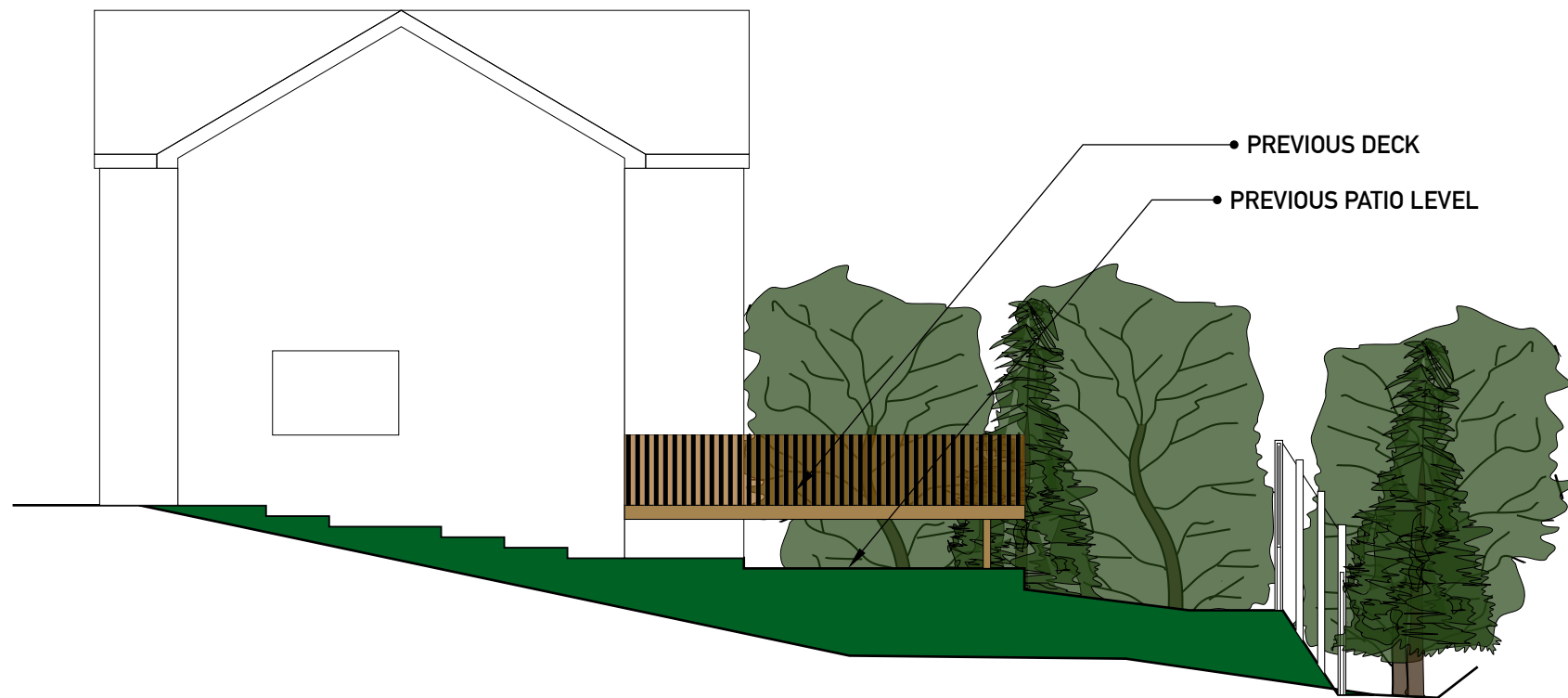
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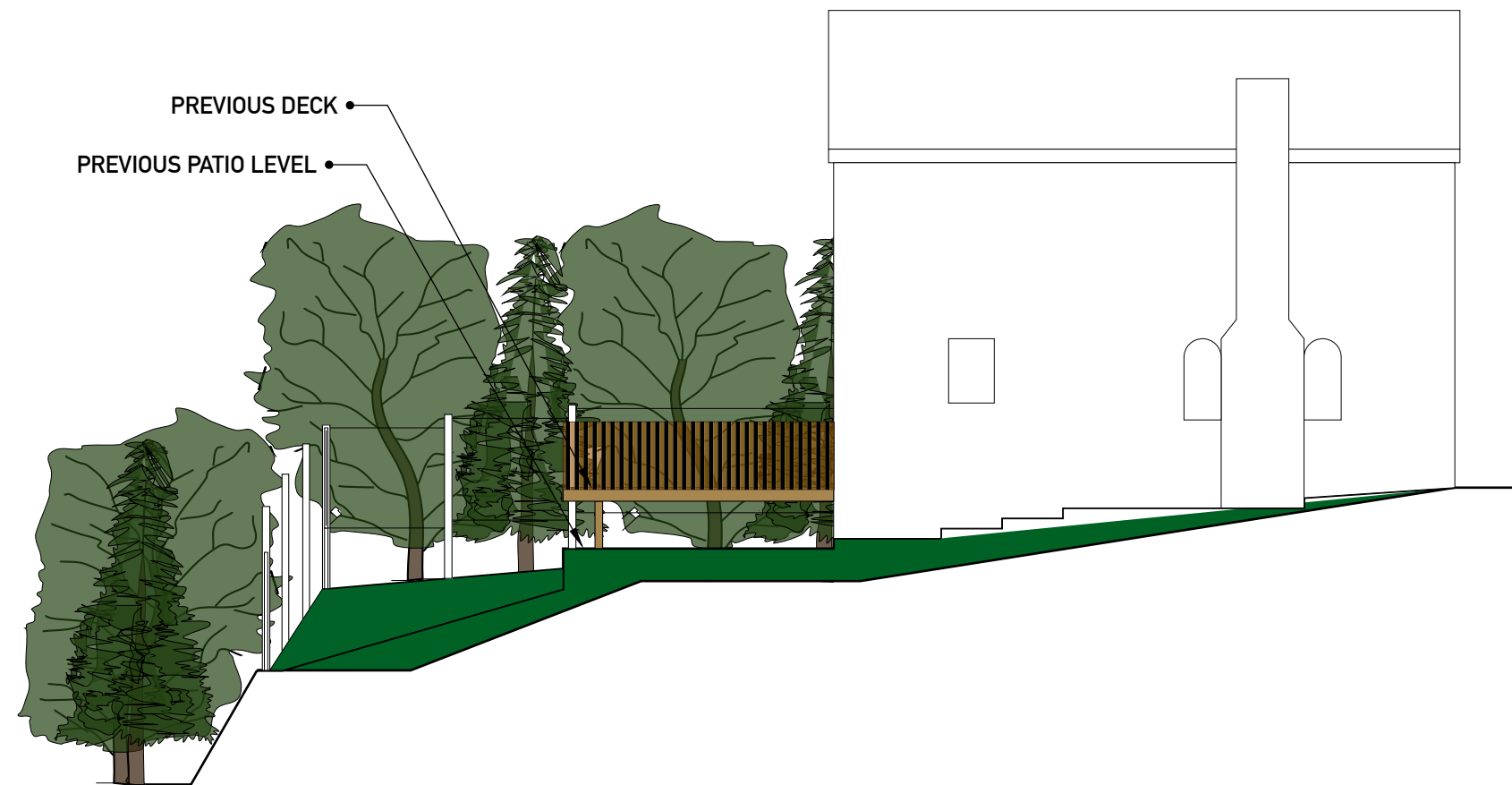
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PLANS 1:100

PAPER SIZE A3

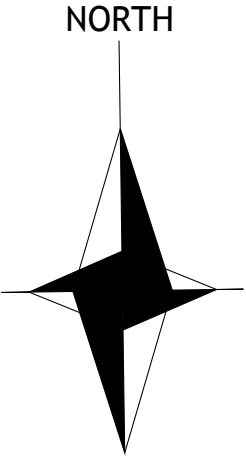
A6



PRE EXISTING DECK SIDE ELEVATION NORTH



PRE EXISTING DECK SIDE ELEVATION SOUTH



1:200 SITE PLAN
PRE EXISTING

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ARCHTECH DESIGN SOLUTIONS
MR STEVEN JACKSON
14 MAITLAND PLACE,
ROSSENDALE
0779218353
archtech_design@icloud.com

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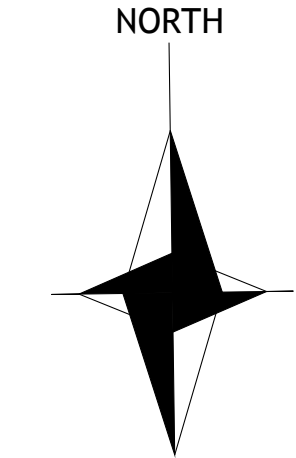
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DESCRIPTION
PRE EXISTING SITE
PLANS 1:200

PAPER SIZE A3

A7



1:200 SITE PLAN
EXISTING



ISSUE

ARCHTECH DESIGN SOLUTIONS
MR STEVEN JACKSON
14 MAITLAND PLACE,
ROSSENDALE
0779218353
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EXISTING SITE
PLANS 1:200

PAPER SIZE A3

A8

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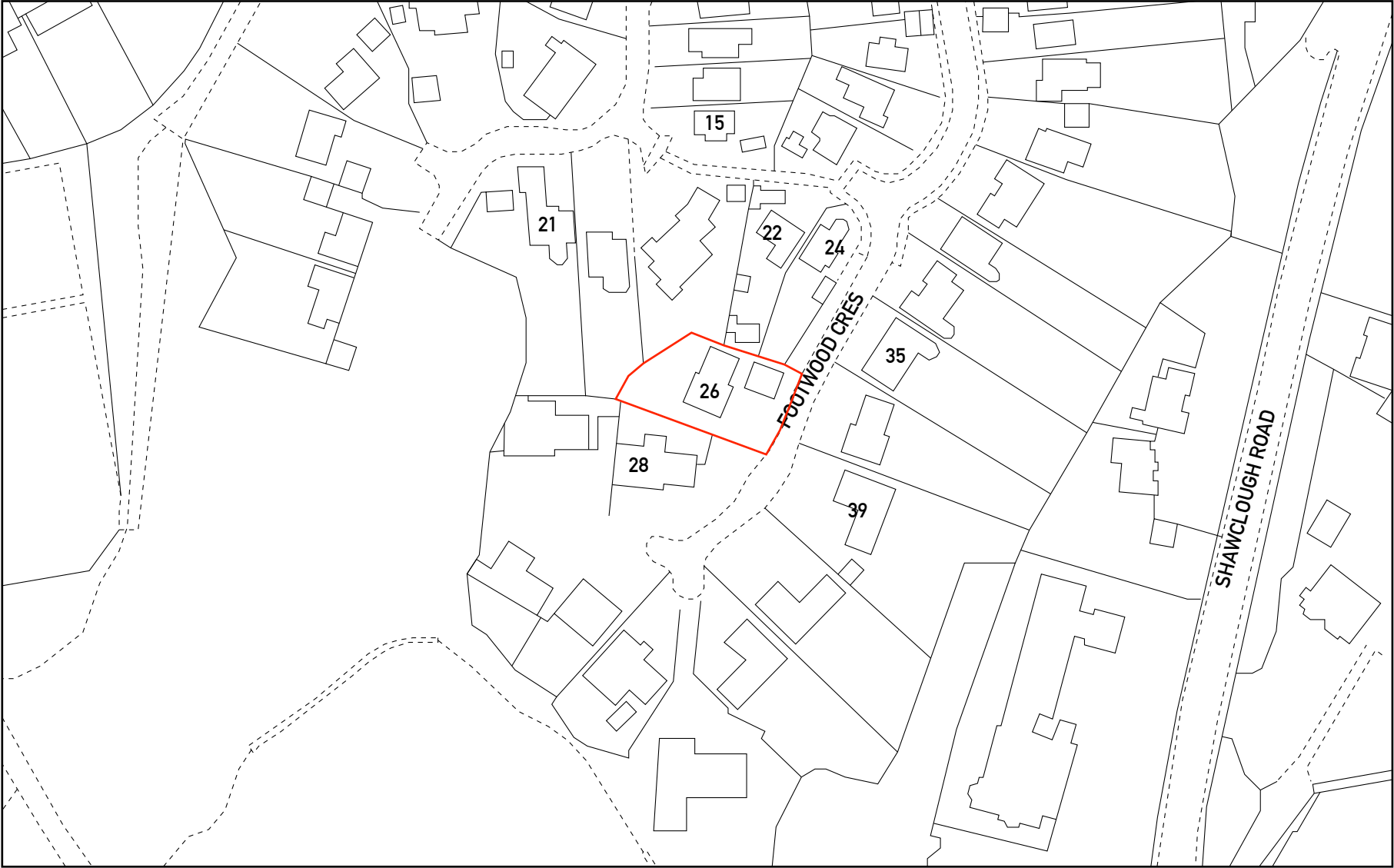
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DESCRIPTION
LOCATION PLAN
PLAN 1:1250

PAPER SIZE A3

A8



1:1250 LOCATION PLAN