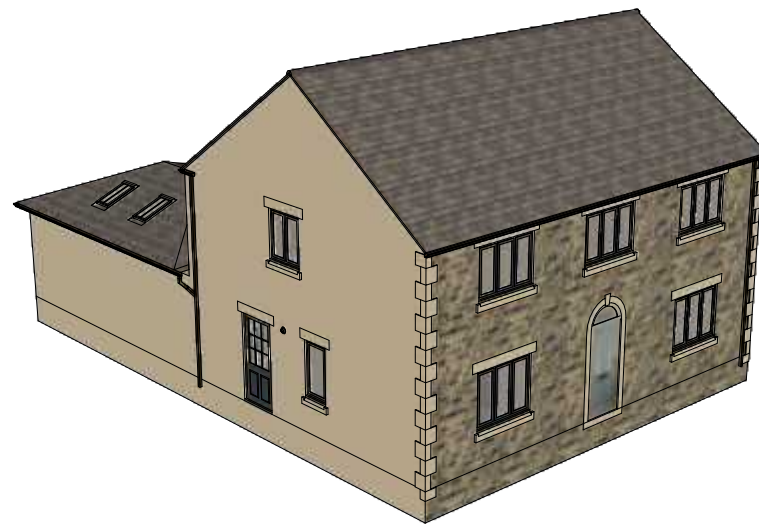
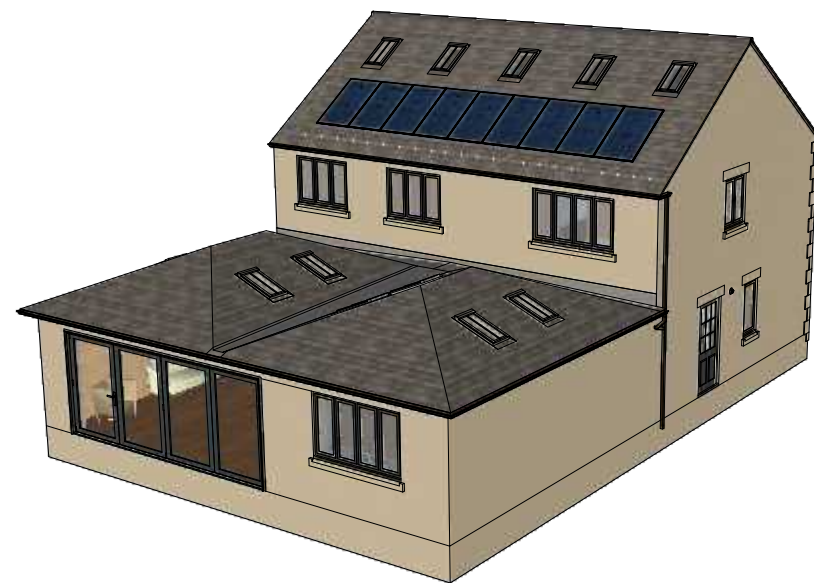




Proposed Isometric View Front Side



Proposed Isometric View Rear Side

General Notes

Elevations to be of stonework and render .

Roof to be of stone slate to closely match adjacent properties.

All dimensions in metres. All dimensions to be checked on site and any discrepancies to be reported to Planman3D for clarification.

The main contractor is to consult with the Statutory Undertakers to establish the location of their services and provide the necessary protection.

This application is for Planning only and a separate application will be made for Building Regulation approval.

The CDM Regulations 2015.

The client must abide by the Construction Design and Management Regulations 2015 which relate to any building works which:

(a) lasts longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) exceeds 500 person days.

Revision	Item	Amendment/Addition Description	Page	Date
v1.0	1	Front porch removed and bays removed	ALL	27/10/23
v1.0	2	Roof pitched reduced to 35 degrees	ALL	27/10/23
v1.0	3	Rear roof introduced valley to reduce height	All	27/10/23
v1.0	4	Driveway widened to improve visibility and drive extended to assist with turning area	ALL	27/10/23
v1.0	5	Front elevation to use reclaimed stone to match neighbouring property.	ALL	27/10/23

Install the Kubity app, this is free to you from either the App Store (Apple) or Google Play (Android). Once installed, load the model from the QR-Code and press the tour button you will be guided around the model. It's is best to start with your phone in landscape orientation.

In addition, you could also install the select the ellipsis (...) and Virtual Reality, this will allow you to follow the tour and pan and tilt from any fixed scene. If you pause at any scene, the model will render in a photo realistic mode, the time taken for this will depend on your device.

Tour





Existing Front Elevation



Existing Rear Elevation



Planman3D

c

a

d

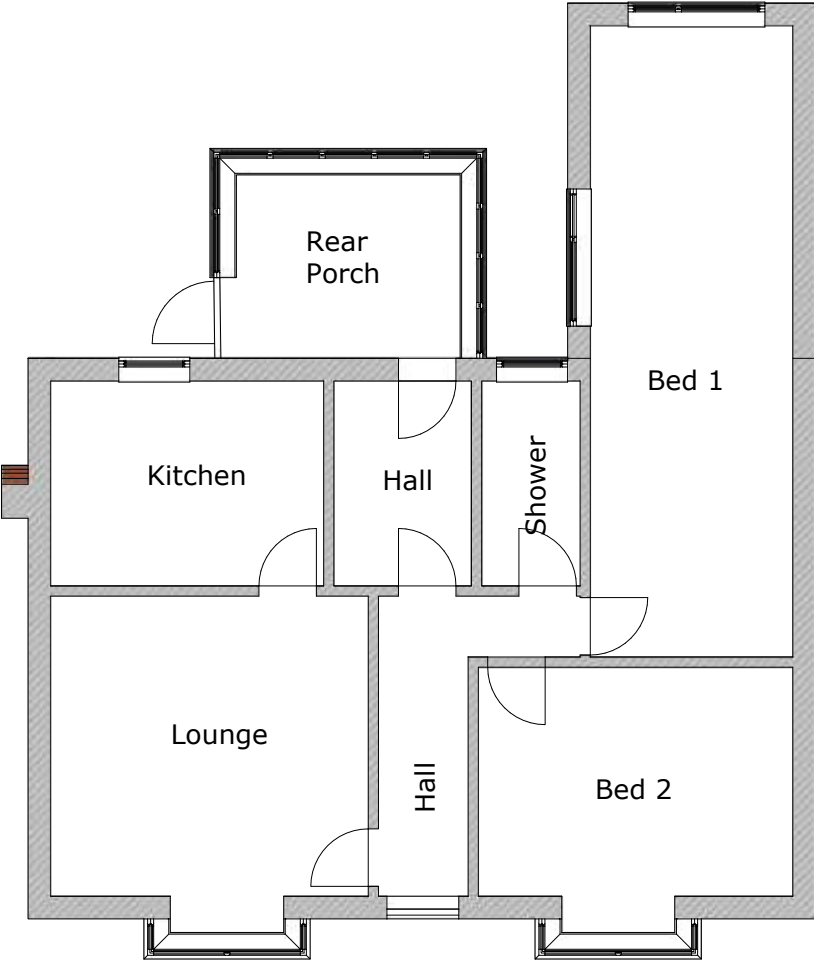
Telephone 01457 866952

Mobile 0784 105 5491

Demolition of existing bungalow and proposed two storey detached house and outbuilding.		Client: Mr & Mrs M Street		Rev	
		Reference: A3/PM3D 1045	Page No: 02		
1045 Planning Submission v1.0	Existing Front & Rear Elevations	Date Issued: October 28, 2023			1.0
40 Glossop Road, Charlesworth. SK13 5EZ	(1:100)				



Existing Side Elevation



Existing Floor Plan



Front elevation in reclaimed stone
to match neighbouring property.



Proposed Front Elevation



Proposed Rear Elevation





Proposed Side Elevations



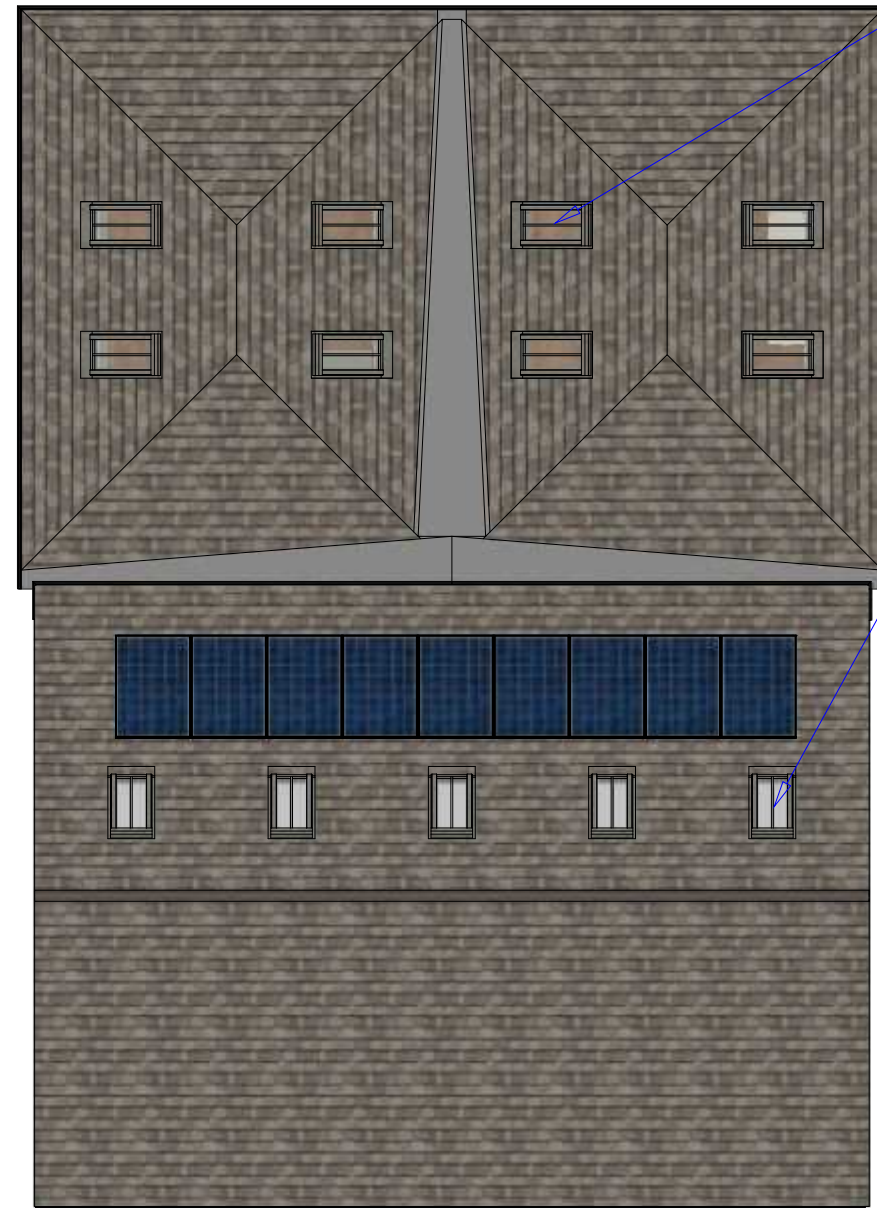


Proposed Ground Floor Plan



Proposed First Floor Plan





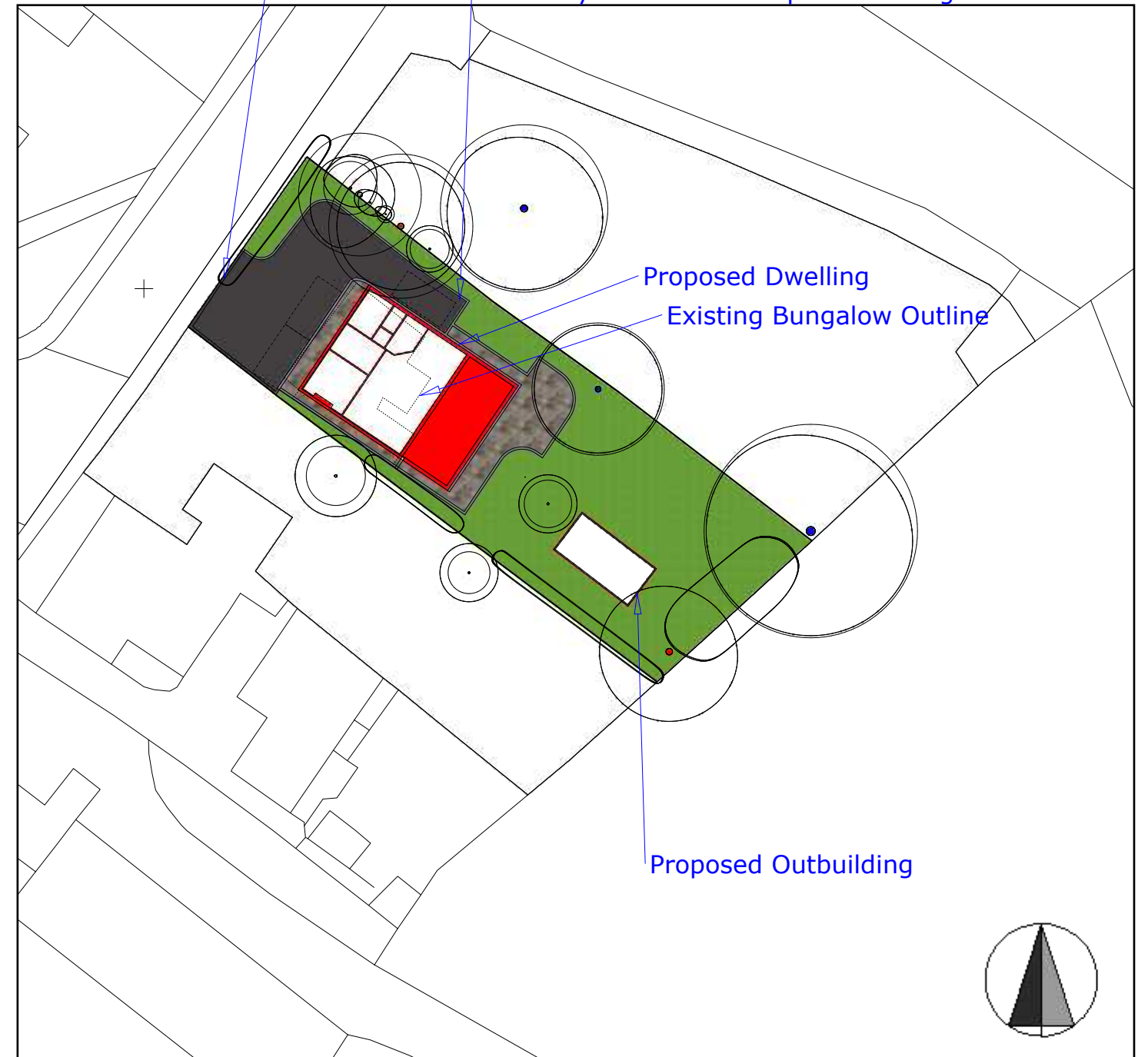
Proposed Roof Plan 1:100

Conservation Velux to Loft Storage

Conservation Velux

Driveway extended to improve visibility

Driveway extended to improve turning area



Proposed Dwelling

Existing Bungalow Outline

Proposed Outbuilding

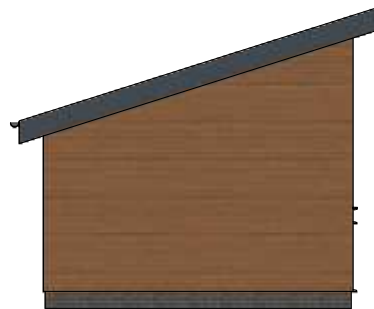
Site Plan 1:500



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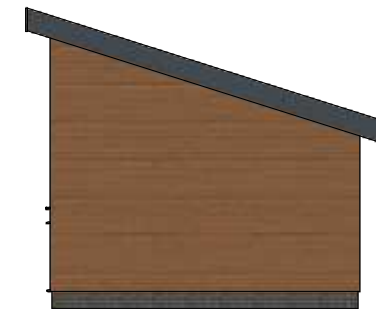
Proposed Front Elevation



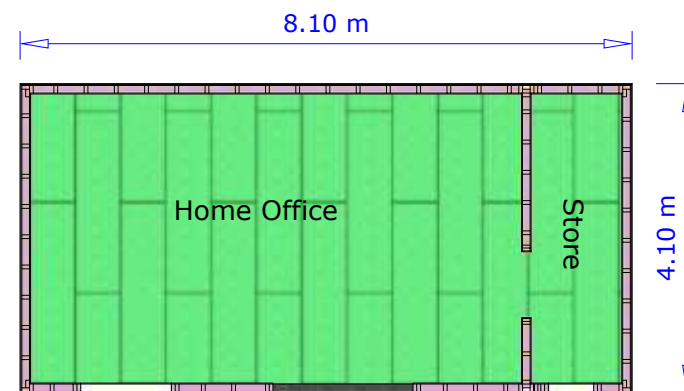
Proposed Side Elevation



Proposed Rear Elevation

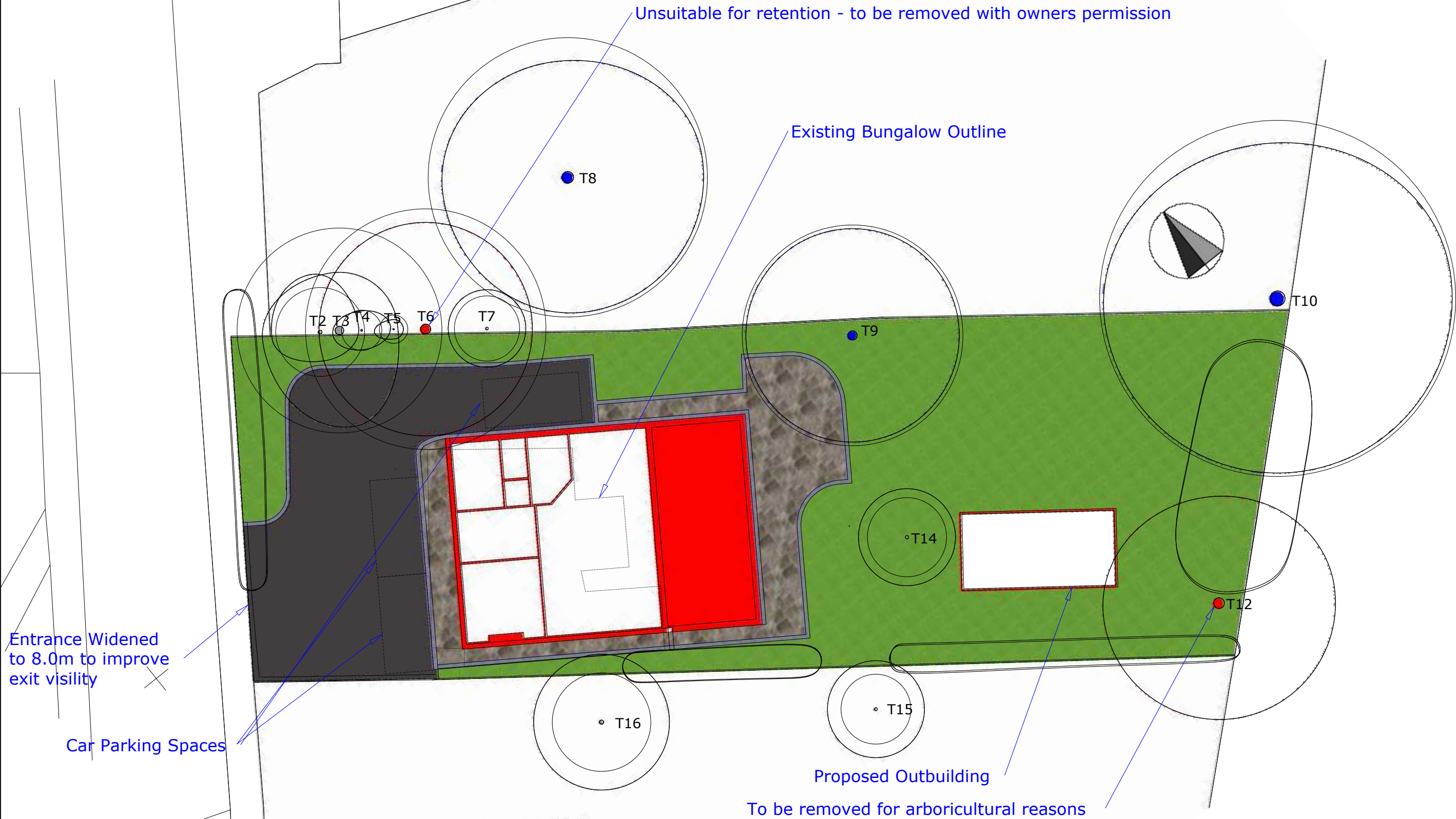


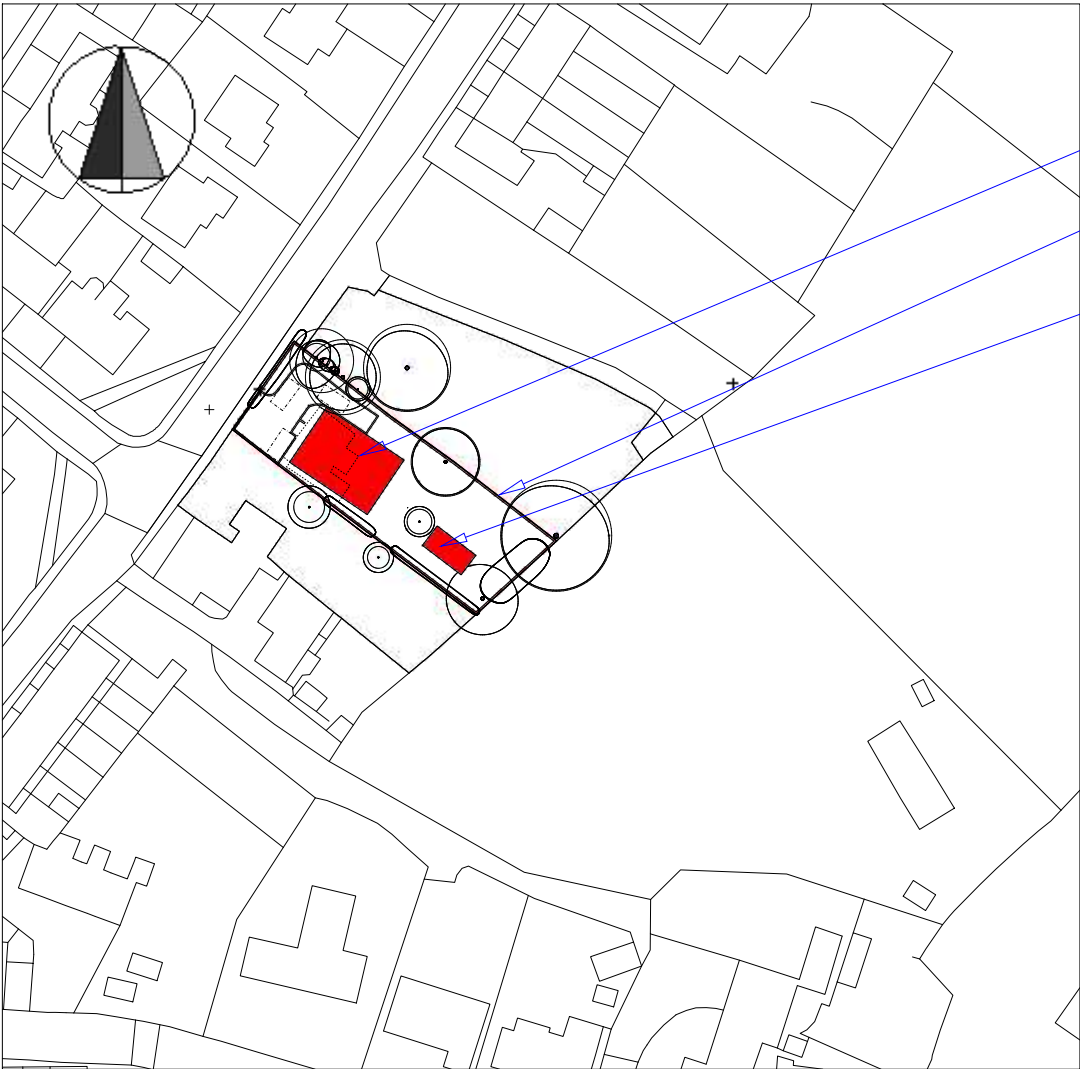
Proposed Side Elevation



Proposed Floor Plan







Location Plan 1:1250

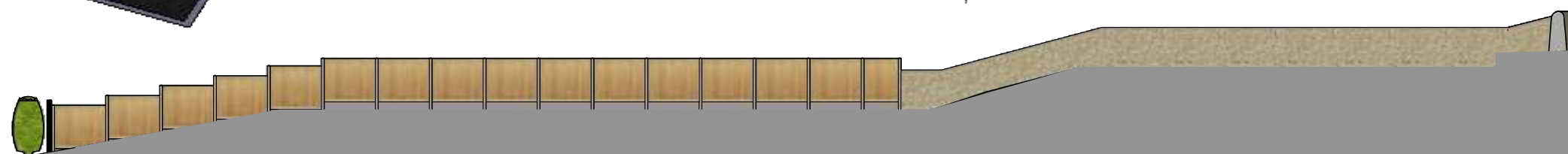
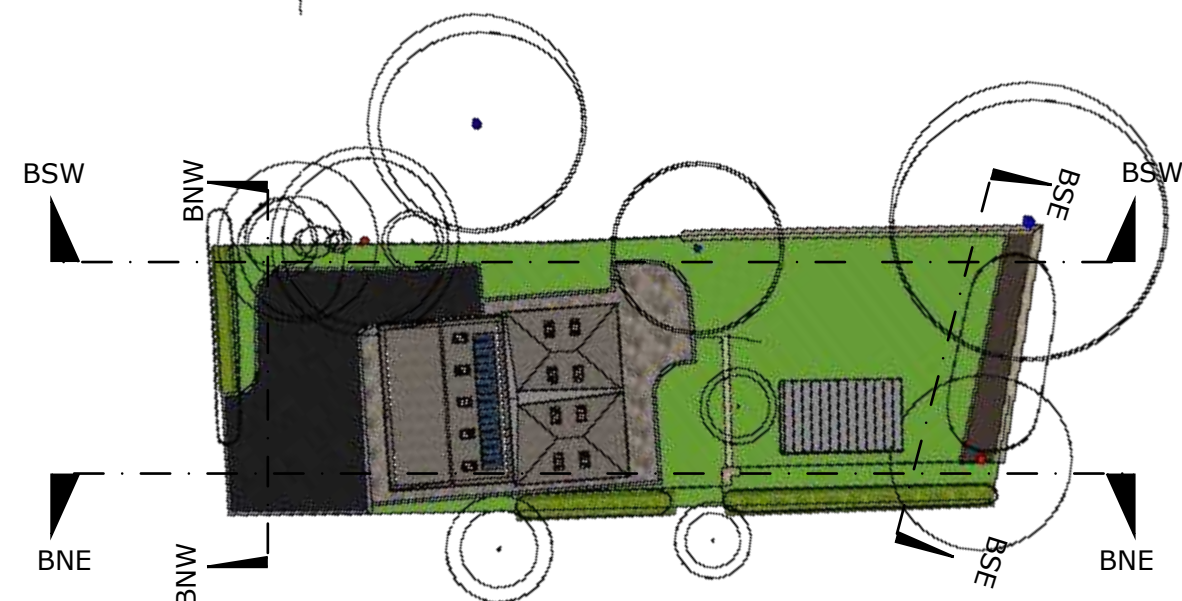
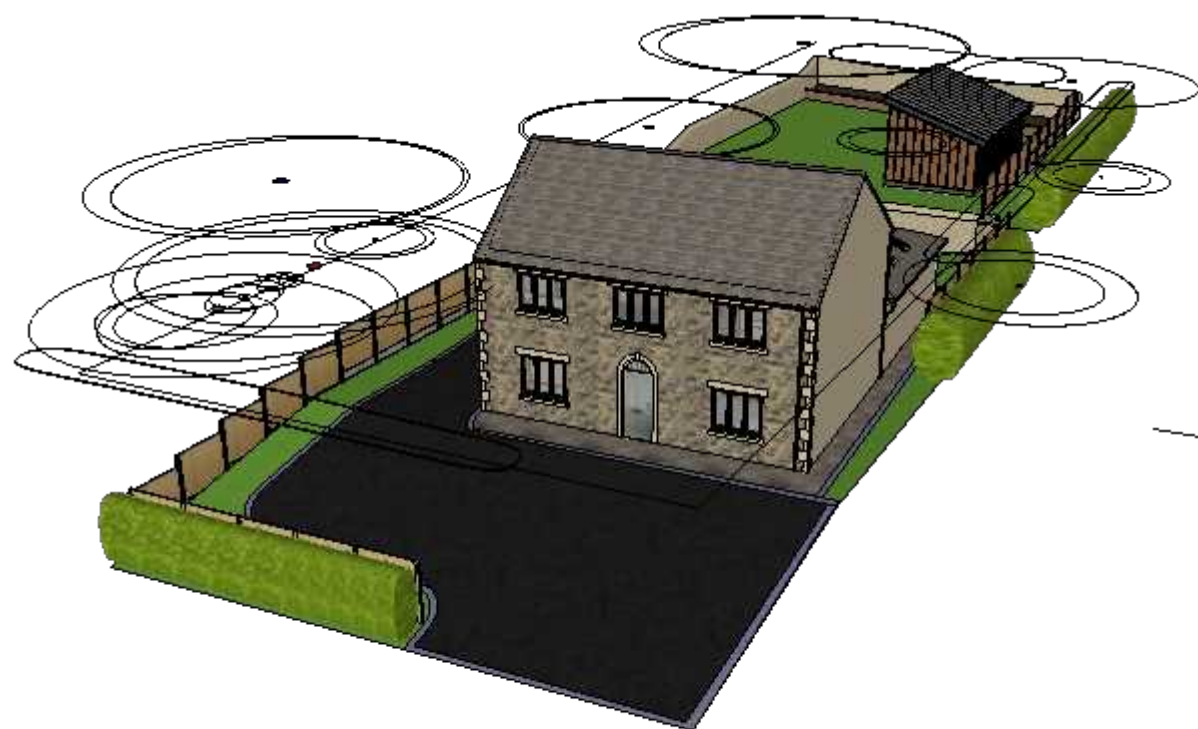
Proposed 2 Storey Detached House

Site Outlined In Red

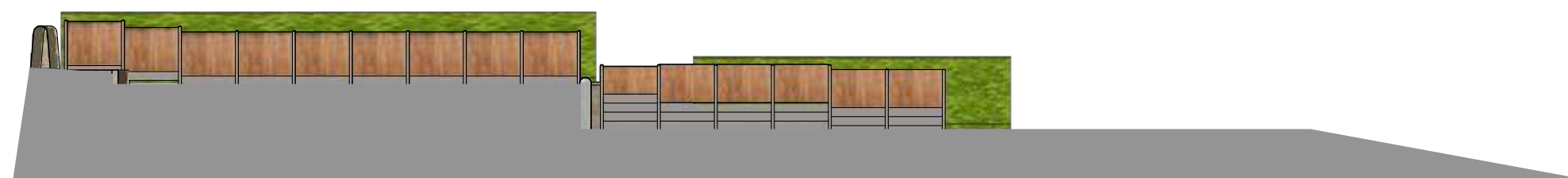
Proposed Outbuilding

Extract from ACR Appendix 1 13639.pdf

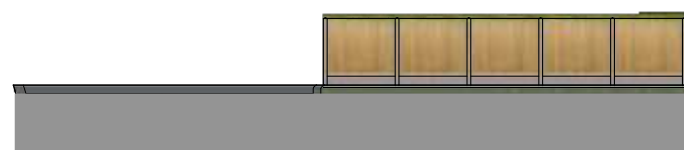
Tree No	Species	Age	Stems at 1.5m	Stem Dia (mm)	Height(Crown Hgt) (m)	FSB (D) (m)	Branch Spread				Observations	Cond	Life Exp	Tree Works Required to Enable development	Root Protection Area (RPA)		Retention Category
							N	E	S	W					Radius (m)	Area (m2)	
T 6	Alnus incana (Grey Alder)	Early-mature	3	320	11(3)	3.5(S)	5.5	5.5	5.5	5.5	Multi-stemmed from ground level. Large stem bark wound. Situated on adjacent land.	Fair to poor	<10	Unsuitable for retention-remove with owners permission	6.2	120.8	U
				320													
				250													
T12	Acer pseudoplatanus (Sycamore)	Early-mature	1	550	15(3)	4(W)	5.5	6	6	6	Previously pollarded. Cavity in stem <30%.	Fair to poor	<10	Remove for arboricultural reasons	6.6	136.9	U



Boundary SW (BSW) 1:200



Boundary NE (BNE) 1:200



Boundary NW (BNW) 1:200



Boundary SE (BSE) 1:200



Street Scene 1:500