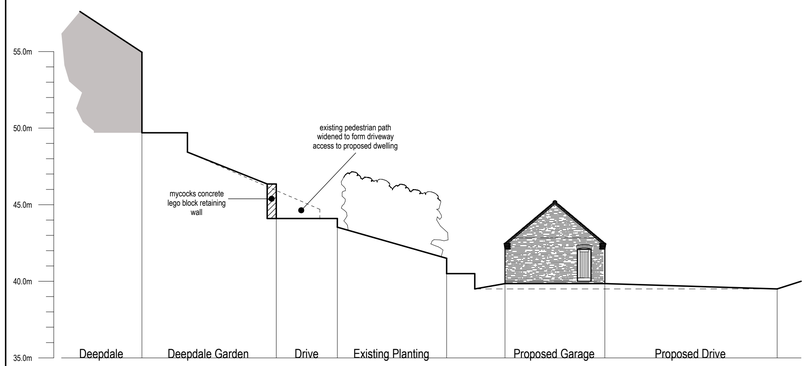
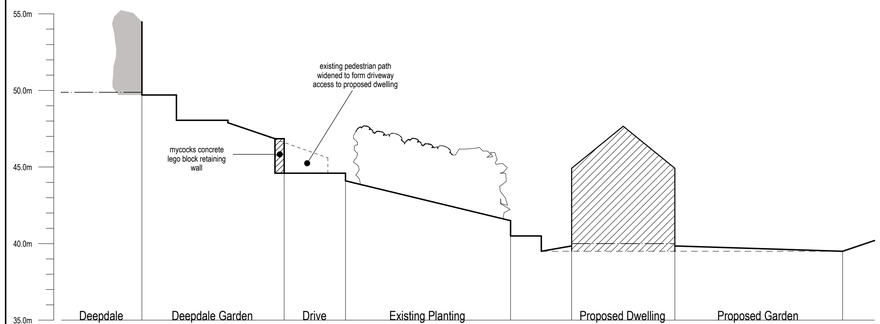


Section A-A



Section B-B

APPEAL DECISION

An outline planning consent has been granted at appeal for a dwelling on this site, this proposal is a full application for details of the dwelling and access.

PROPOSAL SCHEME

It is proposed to construct a simple, traditional, linear style dwelling as detailed on plan no. 2018-2323-03 on the site of a former tennis court below Deepdale.

PROPOSED ACCESS

An access drive is to be formed (shown in yellow) from Birchall Lane that sweeps around the existing dwelling Deepdale. From Birchall Lane the driveway follows the western boundary, falling at a gradient of 1 in 10 whilst maintaining a 5.0m wide planted buffer to the adjacent property San Miguel. The drive turns to follow the southern boundary at a mix of 1 in 10/20 towards the rear of the existing property. Once at the rear of the existing dwelling the drive turns to the north following the line and level of the existing pedestrian garden path. The path is to be widened to allow a 3.2m wide driveway to be formed. The extra width is to be excavated to the west of the existing path and retained using concrete lego retaining blocks. Once the driveway reaches the lower garden area the driveway sweeps around and down to the former tennis court.
The driveway is to be formed in crushed stone, 3.2m wide and at a maximum gradient of 1 in 10.

LANDSCAPING

The site has the benefit of long standing mature garden and it is not intended to provide any additional planting to the site with the exception of the western boundary which is to have a 5.0m planted buffer provided to shield the proposed driveway. The buffer is to incorporate native tree species. The areas disturbed during driveway excavations and lawn area are to be grassed.

DRAINAGE

The foul drainage produced from the development is to be discharged into a suitably designed packaged treatment plant that will discharge into the ditch to the east of the site. Storm drainage is to discharge into suitably designed rubble filled soakaways.

BOUNDARY TREATMENTS

The new boundary bewteen Deepdale and the new access drive is to be demarked with a new timber post and rail fence, both to the front garden and over the retaining wall formed behind the existing dwelling.
The external boundaries are well established and shall not be interfered with.

LEVELS

The existing contours are shown dotted, with proposed levels to both drive, dwelling, garage and adjacent points shown in red.

0.0m 5.0m 10.0m

scale bar @ 1:200

Mr & Mrs P Cooper

PROPOSED DWELLING
DEEPDALE
BIRCHALL LANE
LEEK
ST13 5RA

PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
MARCH 2018	A1	1:200
Drg No. 2018-2323-02	Rev. C	Drawn RG

A - 26/03/2018 - ACCESS ROAD REVISED TO PROVIDE 5.0m BUFFER TO SAN MIGUEL
B - 23/04/2018 - PLAN UPDATED FOR PLANNING SUBMISSION
C - 01/05/2018 - COLOUR ADDED

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