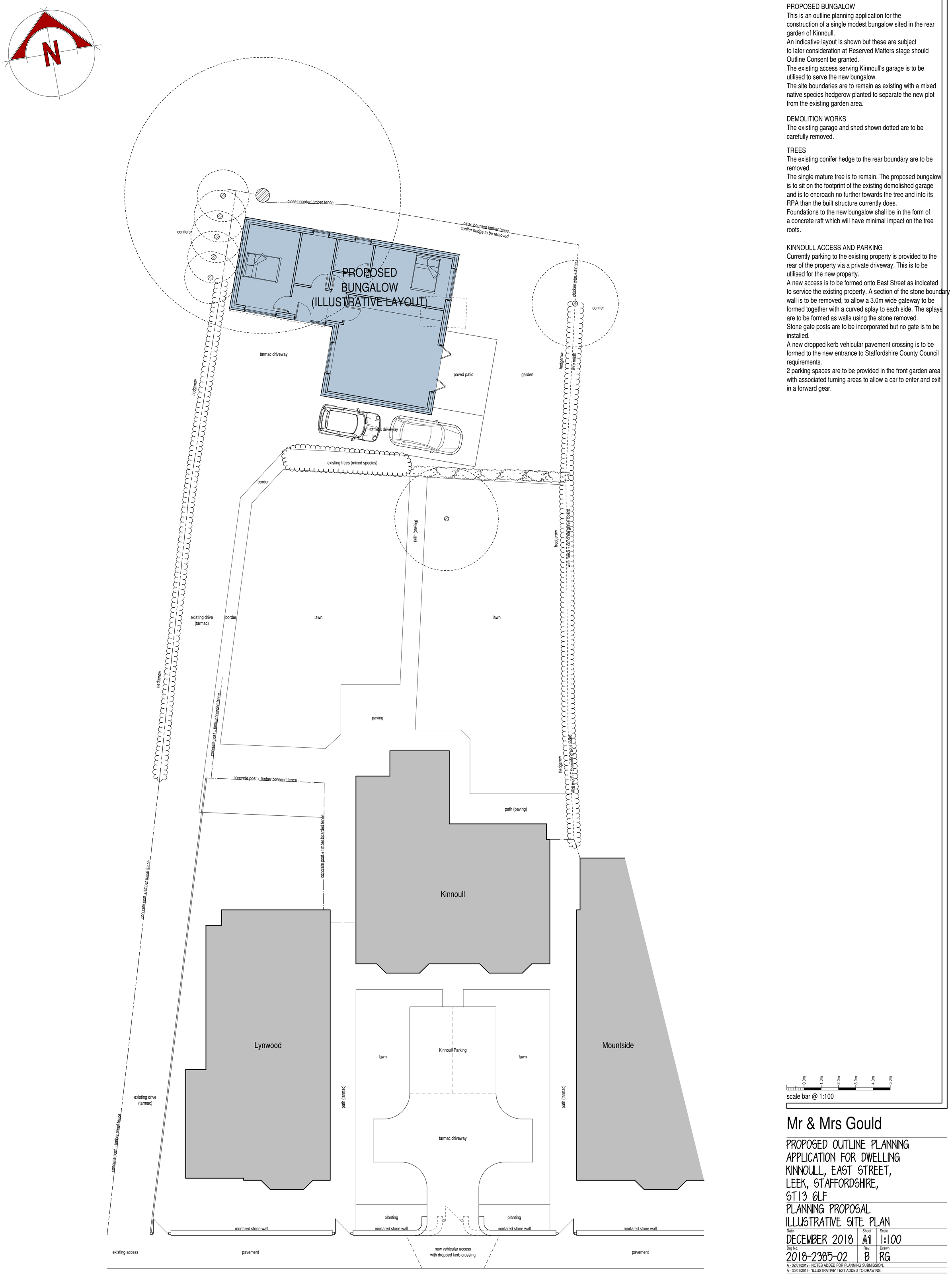

PROPOSED BUNGALOW

This is an outline planning application for the construction of a single modest bungalow sited in the rear garden of Kinnoull.
An indicative layout is shown but these are subject to later consideration at Reserved Matters stage should Outline Consent be granted.
The existing access serving Kinnoull's garage is to be utilised to serve the new bungalow.
The site boundaries are to remain as existing with a mixed native species hedgerow planted to separate the new plot from the existing garden area.

DEMOLITION WORKS

The existing garage and shed shown dotted are to be carefully removed.

TREES

The existing conifer hedge to the rear boundary are to be removed.
The single mature tree is to remain. The proposed bungalow is to sit on the footprint of the existing demolished garage and is to encroach no further towards the tree and into its RPA than the built structure currently does.
Foundations to the new bungalow shall be in the form of a concrete raft which will have minimal impact on the tree roots.

KINNOULL ACCESS AND PARKING

Currently parking to the existing property is provided to the rear of the property via a private driveway. This is to be utilised for the new property.
A new access is to be formed onto East Street as indicated to service the existing property. A section of the stone boundary wall is to be removed, to allow a 3.0m wide gateway to be formed together with a curved splay to each side. The splays are to be formed as walls using the stone removed.
Stone gate posts are to be incorporated but no gate is to be installed.
A new dropped kerb vehicular pavement crossing is to be formed to the new entrance to Staffordshire County Council requirements.
2 parking spaces are to be provided in the front garden area with associated turning areas to allow a car to enter and exit in a forward gear.

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

scale bar @ 1:100

Mr & Mrs Gould

PROPOSED OUTLINE PLANNING APPLICATION FOR DWELLING
KINNOULL, EAST STREET,
LEEK, STAFFORDSHIRE,
ST13 6LF
PLANNING PROPOSAL
ILLUSTRATIVE SITE PLAN

Date	Sheet	Scale
DECEMBER 2018	A1	1:100
Drg No.	Rev.	Drawn
2018-2385-02	B	RG

A - 02/01/2019 - NOTES ADDED FOR PLANNING SUBMISSION.
A - 30/01/2019 - 'ILLUSTRATIVE' TEXT ADDED TO DRAWING.

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