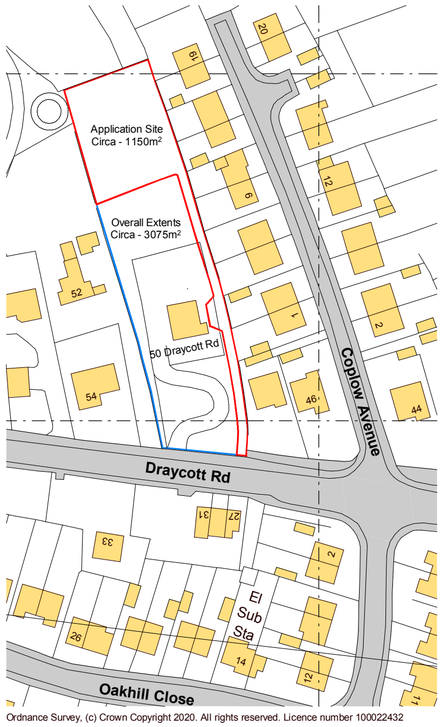

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Location Plan

SCALE 1 : 1250

Proposal Planning Considerations

The proposal is for for 2 No. of two storey Detached dwellings formed within the Red boundary extents, the following amenity guidance has been adhered to:

- 14m Min' to blank/side elevation to rear of proposed
- 21.3m Min' from habitable window/rear elevation to front/rear of proposed
- Min' 2 No. off road car parking spaces.
- Min' 65m² garden space with Min' mean length 11m

Principal Windows[1]

(1) **Front Elevations**
Distance required between front elevations of dwellings containing principal windows is at least 22 metres.

(2) **Rear Elevations (three or more bedrooms)**
Distance required between rear elevations containing facing principal windows of dwellings with three or more bedrooms is at least 22 metres.

(3) **Rear Elevations (one or two bedrooms)**
a) Distance required between rear elevations containing principal facing windows on dwellings with one or two bedrooms is at least 27.4 metres.

b) Distance required between principal windows of a dwelling with three or more bedrooms and the facing principal windows of a dwelling with one or two bedrooms is at least 24.4 metres.

The distances referred to in a) and b) above can be reduced to no less than 21.3 metres if permitted development rights are removed from the one or two bedroomed dwellings.

(4) **Corner sites or Flank Walls**
Distance required between the principal window on the rear elevation of a dwelling and a flank wall of a neighbouring dwelling where the flank wall has no principal windows or has obscurely glazed or high level windows is at least 14 metres. This distance can be reduced to no less than 11 metres where the flank wall forms part of a bungalow or other single storey structure.

Private Gardens

(6) **Dwellings with Three or More Bedrooms**
Mean length required is at least 11 metres and area required is at least 65 square metres excluding the area of the garage space or occupied by any other outbuilding.

(7) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Not Been Removed**
Mean length required is at least 14 metres and area required is at least 85 square metres excluding the area of the garage space or occupied by any other outbuilding.

Note: Standard (7) provides for a greater garden area and length to allow for two bedroomed houses to be extended without encroaching on the 65 sq.m. minimum based on the rationale that two bed houses are more likely to be extended to provide larger accommodation. It does, however, have a tendency to lead to "bowling alley" gardens.

(8) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Been Removed**
The standards required in standard no.(6) will apply if permitted development rights are removed.

(9) **Dwellings for Specified Occupiers**
In housing where occupation is guaranteed by a planning obligation to be for elderly, disabled or single people, the mean length required is at least 6.1 metres.

(10) **Patio Dwellings**
Mean length required is at least 6.1 metres and area required is at least 37 square metres. Layouts of patio dwellings will only be permitted if:-

a) the design allows for standards of privacy not inferior to those of a more orthodox layout.

b) the balance of garden space is made available in properly located and designed open spaces to be provided as part of the layout in any event.



Indicative Block Plan (Reserved Matter)

SCALE 1 : 200

N

All heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand.

Figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once.

This drawing has been prepared in accordance with the CDM (Construction Design and Management) and all foreseeable design risks to those involved or affected by construction have been avoided wherever possible.

Scale 1 : 200

2 4 10 20 m

Scale 1 : 1250

12.5 25 62.5 125 m

Rev	Date	By	Detail
P0.2	02-06-20	BJ	Passing place revised pre-planning submission

Drawing status

S3 : Outline Planning

Client

Mr R. Litchfield

Project/Location

Outline Planning for 2 No. new dwellings with some matters reserved

Land to rear of: 50 Draycott Rd, Tean, Stoke-on-Trent, ST10 4JF

Grid Ref: SK 00460 39732
Easting (X): 400460, Northing (Y) : 339732

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Drawing title

Location Plan & Indicative Block Plan

Date	Drawn	Checked	Job No.
13-05-20	BJ	SS	3155

Scale(s)

As indicated @A2

Drawing number **Revision**

RL20-SA-XX-XX-DR-A-0104 P0.2

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