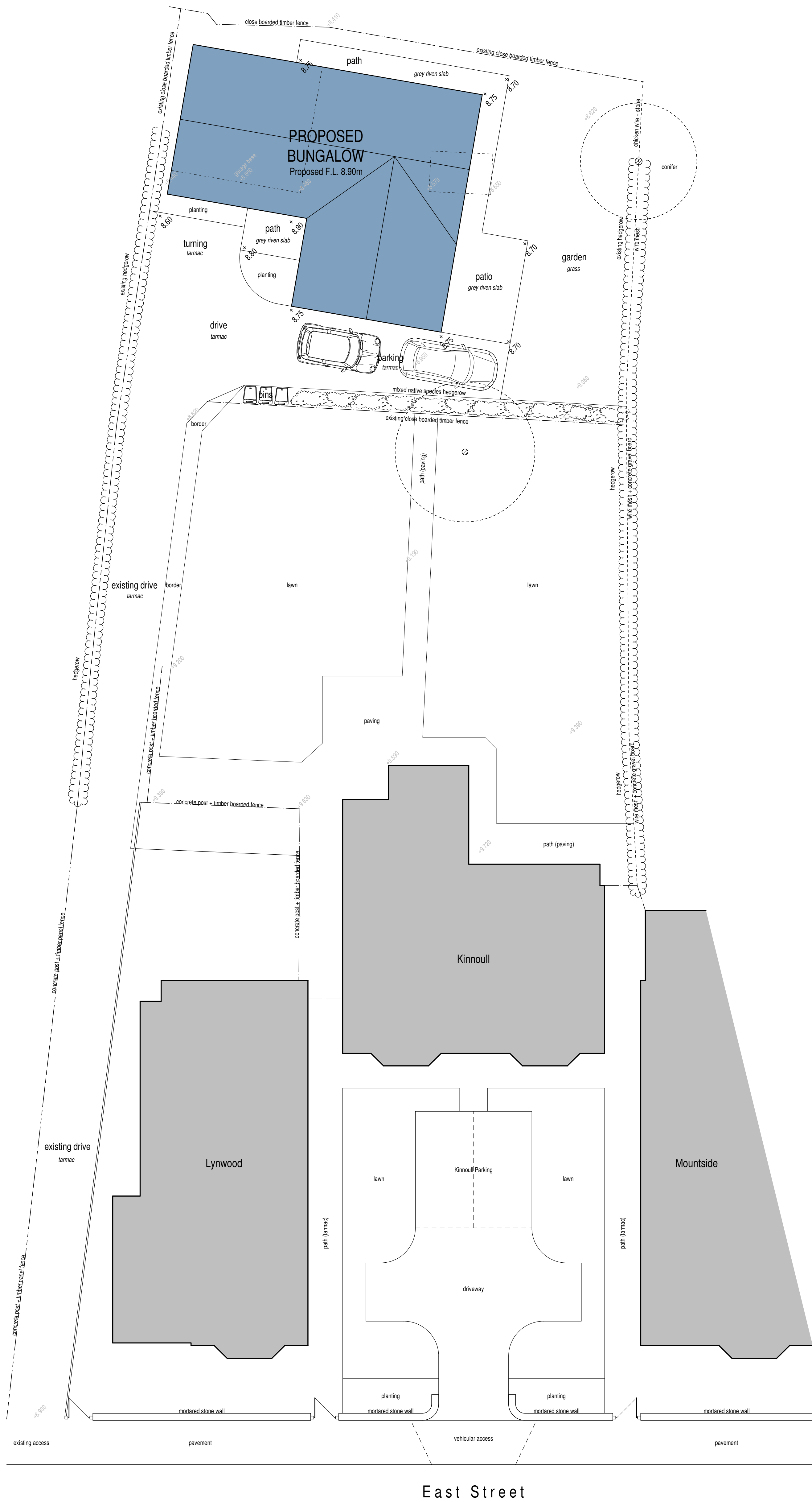
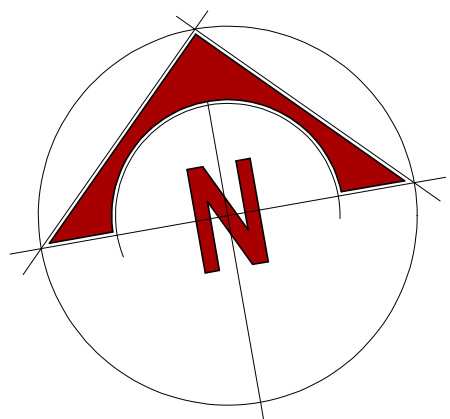




DEMOLITION WORKS
The existing garage and shed bases shown dotted are to be carefully removed.

PROPOSED BUNGALOW
This is a reserved matters planning application for the construction of a single modest bungalow sited in the rear garden of Kinnoull.
For details of the bungalow refer to drawing 2021-2612-02.

PROPOSED ACCESS + PARKING
The development is to be served by an existing private drive that served Kinnoull until outline planning consent was granted for this scheme and alternative parking arrangements were approved at the front of the existing bungalow.
Once the bungalow is constructed existing tarmac is to be stripped and relaid.
2 Parking spaces are to be provided which are to be formed in tarmac, each space being a minimum of 2.5m x 5.0m.
A turning area is to be formed in front of the proposed bungalow which allows cars to enter and exit the site in a forward gear.

SERVICES
The public utility services serving the proposed development shall be sited below the private driveway.

REFUSE STORAGE
3 wheely bins are to be provided to serve the property which will housed adjacent the parking area and dragged upto the pavement on collection days.

BOUNDARY TREATMENTS
The site boundaries are to remain as existing with any defective areas replaced with like for like fencing.
The boundary between Kinnoull and the proposed plot is demarked with a 1.8m high close boarded fence. In front of this a mixed native species hedgerow is to be planted, see below for specification.

LEVELS
Floor level is indicated for the proposed dwelling and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

LEVELS KEY
+9.500 existing level
x 8.70 proposed level

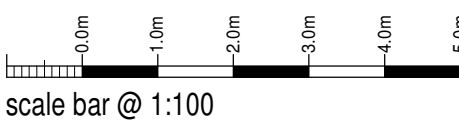
HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Parking areas and drive - tarmac (extg resurfaced)
Paths + Patios - grey coloured riven slabs

SOFT LANDSCAPING
Shall include grassed areas and planted areas as noted.
The private garden area is to be grassed whilst the limited site frontage is to be planted either side of the main entrance door. A mixed native species hedgerow is to be planted behind the close boarded fence boundary to Kinnoull.

HEDGEROW
Where indicated a mixed native hedgerow is to be planted, comprising of a double staggered row of a mixture of the following plants: -
75% Crataegus monogyna (Hawthorn), 5% Corylus avellana (Hazel), 5% Prunus Spinosa (Blackthorn), 5% Ilex aquifolium (Holly), 5% Rosa canina (Dog Rose) + 5% Acer campestre (Field Maple).
Plants to be spaced in a double row, at 500mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul sewer in East Street.
Storm water discharging from the dwelling roofs shall discharge into sewer in East Street as there is insufficient space with the site. Discharge shall be limited to 2 litres/ec.

KINNOULL ACCESS AND PARKING
Access and parking for Kinnoull has been formed in strict compliance with the details set out in the outline planning approval, providing manoeuvring and parking for two cars.



Mr M Kuszniarski

Proposed Bungalow,
Land to Rear of Kinnoull,
East Street, Leek,
Staffordshire, ST13 6LF
Planning Proposal
Site Plan

Date	July 2021	Sheet	A1	Scale	1:100
Dwg No.	2021-2612-03	Rev.	B	Drawn	RG

A: 13/08/2021 - PLAN UPDATED FOR PLANNING SUBMISSION
B: 18/08/2021 - PLAN UPDATED FOR PLANNING SUBMISSION

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