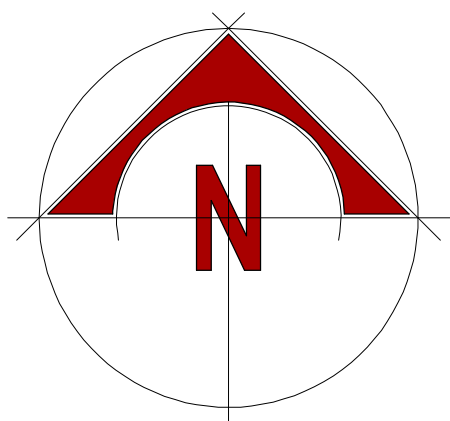




Street Scene Elevation

PROPOSAL
It is proposed to construct a dormer bungalow adjacent to the recent development of 3 No. dwellings, served by the shared access for that development off Cheddleton Park Avenue. For details of the bungalow refer to drawing 2018-2296-51.

PROPOSED ACCESS
The proposed bungalow is to be accessed off the private shared access serving Nos 77, 79 and 86 Cheddleton Park Avenue.
The existing shared access is to be extended using tegula paviors to match the existing, with the field access gate repositioned where shown. Parking is to be provided in the form of private driveway and garage. The access and driveway shall be formed in a mix of dark and light grey tegula sett paviors.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul drainage system installed for the previous dwellings and into the sewer in Cheddleton Park Avenue.
Storm water discharging from the dwelling roofs and driveways shall discharge into suitably designed soakaways.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365. A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata. Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

REFUSE STORAGE
3 wheely bins are to be provided which will be housed within the private rear garden.

SERVICES
The public utility services serving the proposed development shall be installed below the shared access.

SOFT LANDSCAPING :-
Shall include tree planting and grassed areas along with mixed scrub planting as detailed by Elite Ecology.

TREE PLANTING :-
Supplementary tree planting is to be undertaken as part of the scheme as specified by Elite Ecology.

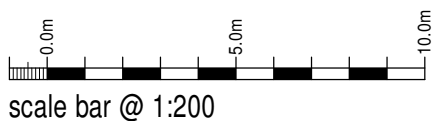
HEDGEROWS :-
Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing.
Newly planted hedgerows are to be protected with rabbit netting.

MIXED SCRUB PLANTING :-
Habitat to be created outside of domestic boundary as specified Elite Ecology.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Access and Driveways - grey tegula paviors
Patios - riven reconstituted paving slabs with brick retaining walls incorporated where shown.
Paths - riven reconstituted paving slabs.

BOUNDARY TREATMENTS
The boundary enclosing the site is to have a mixed native species hedgerow planted behind a new post and rail fence which shall incorporate native mixed species trees, planted informally within the hedgerow.

ECOLOGICAL ENHANCEMENT
Ecology enhancement measures are to be implemented as detailed by Elite Ecology, and are to include Bee bricks, bird and bat boxes and hedgehog box.



Moorlands Homes (Cheadle) Ltd

Proposed Bungalow
Cheddleton Park Avenue
Cheddleton
Staffs
Planning Proposal
Site Plan

Date	July 2022	Sheet	A1	Scale	1:200
Drw No.	2018-2296-50	Rev.	E	Drawn	RG

A - 01/08/2022 - BUNGALOW DESIGN REVISED
B - 10/09/2023 - PLAN UPDATED FOLLOWING MEETING WITH CLIENT
C - 27/11/2023 - PLAN UPDATED FOR PLANNING SUBMISSION
D - 01/12/2023 - PORCH ADDED AND ECOLOGY UPDATED
E - 02/01/2024 - PATIO EXTENDED



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