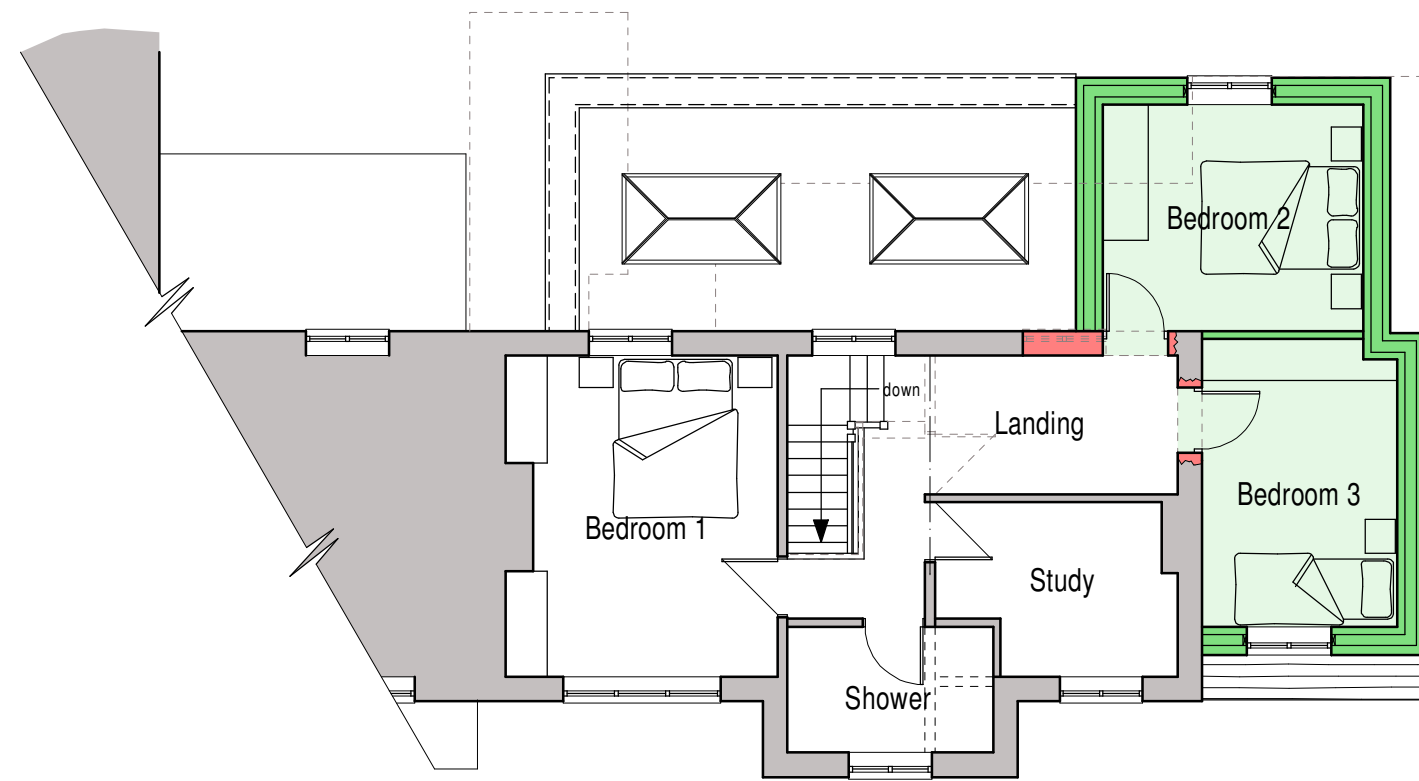
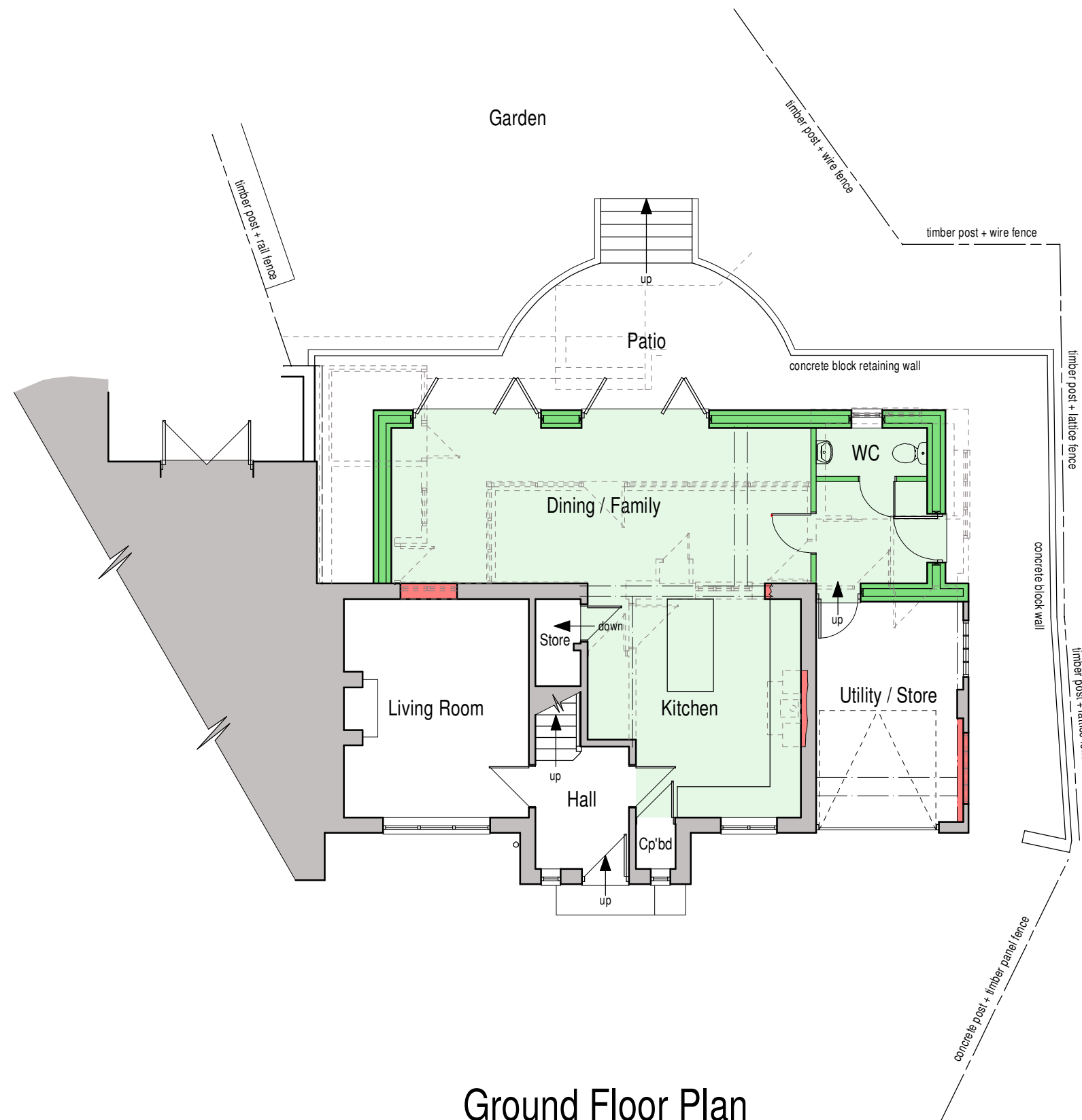




First Floor Plan



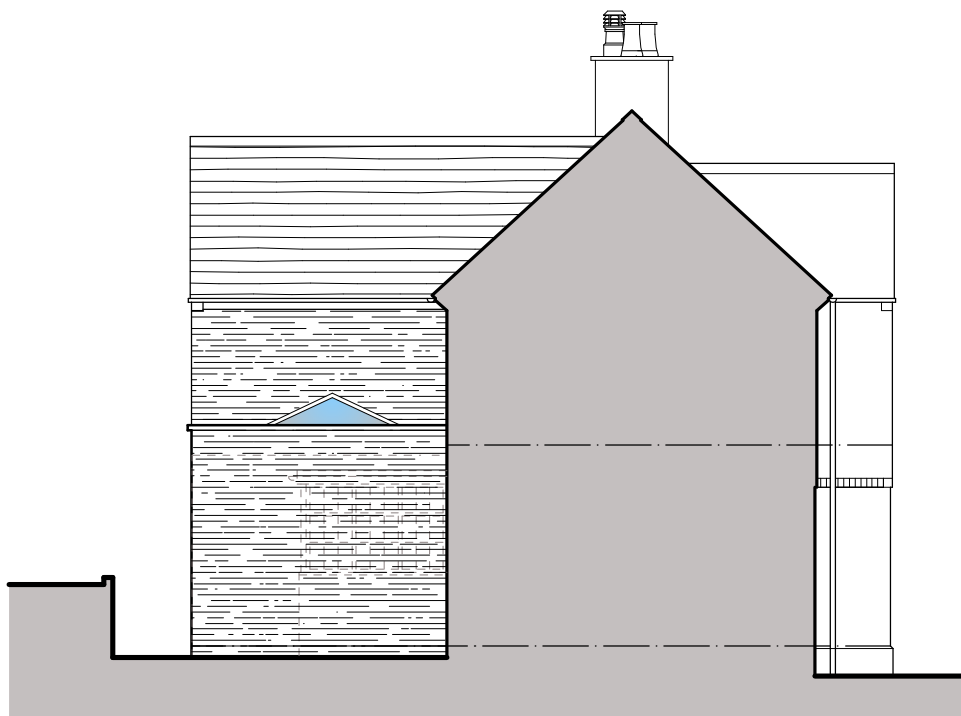
South East Elevation



Ground Floor Plan



South West Elevation

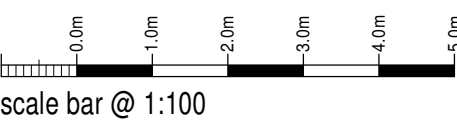


North East Elevation



North West Elevation

- PROPOSAL
It is proposed that the property undergo a number of alterations to accommodate for a 2-storey side extension and a single-storey rear extension.
The 2nd storey shall be erected above the existing garage as indicated.
- MATERIALS
- Roof -
Plain clay roof tiles on pitched roofs to match the existing property.
Single ply roofing membrane on the single-storey flat roof portion.
 - Roof Lanterns -
White finish uPVC roof lanterns.
 - Eaves -
Timber fascia on rafter end, painted to match existing.
Tile creasing eaves detail also to match existing.
Flat roof to have stone copers in buff colour.
 - Rainwater goods -
Black uPVC half-round gutters with circular downpipes, all with fixings to complement existing.
 - Walls -
External walls to be constructed from facing brick to match the existing property.
 - Windows -
White finish uPVC casement style windows with glazing bars to match existing. All complete with soldier course heads.
 - Doors -
White finish uPVC bi-fold doors and personnel door with soldier course heads.



Ms Machin

Proposed Single Storey and
Two Storey Rear Extension +
First Floor Side Extension and
Alterations at
Breffni, Spicerstone Estate,
Leek, ST13 7DS

Planning Proposal
Floor Plans and Elevations

Date	February 2025	Sheet	A1	Scale	1:100
Dwg No	2025-2972-02	Rev.	B	Drawn	NAW

A: 17/03/2025 - SCHEME UPDATED FOLLOWING CLIENT'S FEEDBACK
B: 21/03/2025 - SCHEME UPDATED FOLLOWING CLIENT'S FEEDBACK



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