



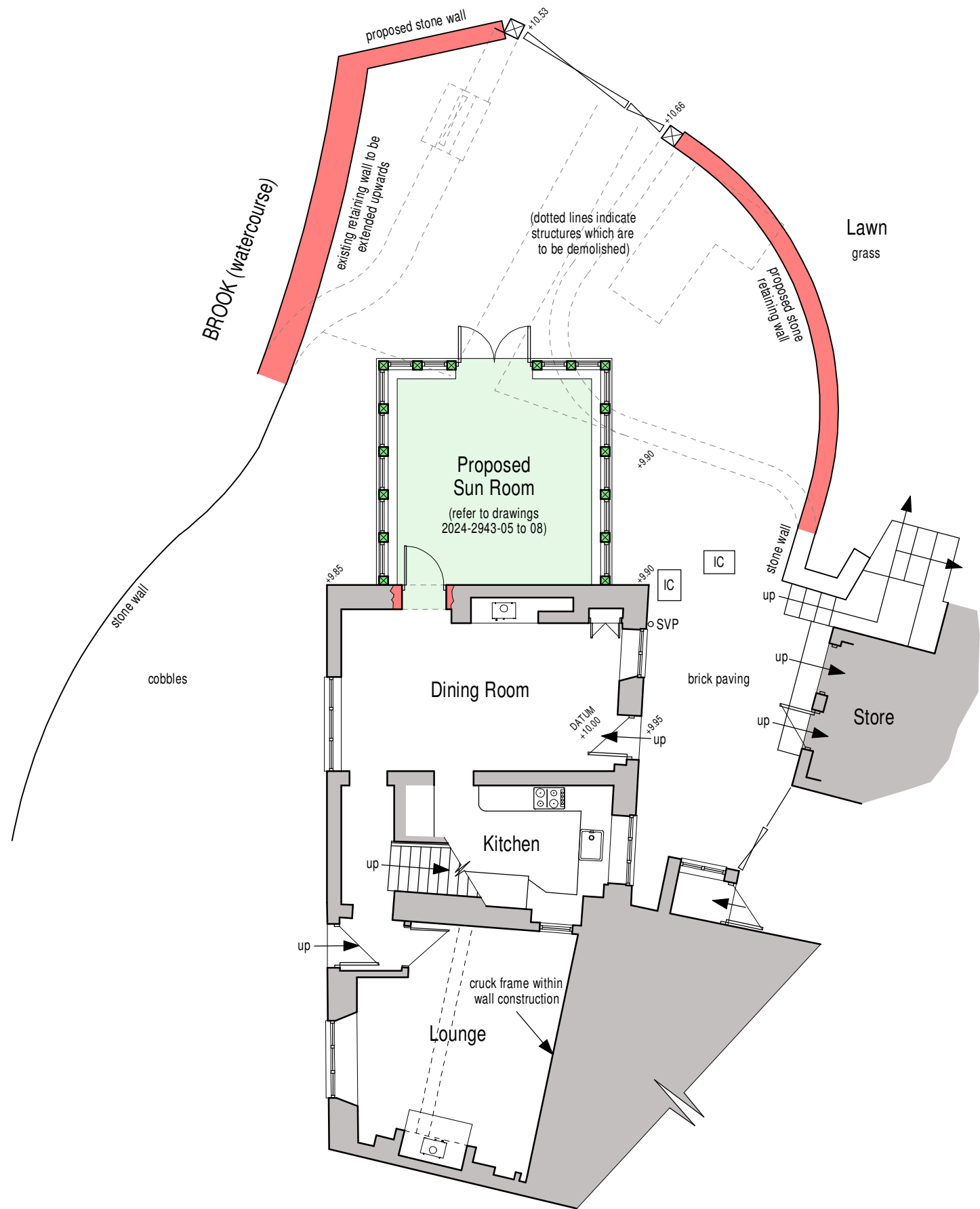
South Elevation



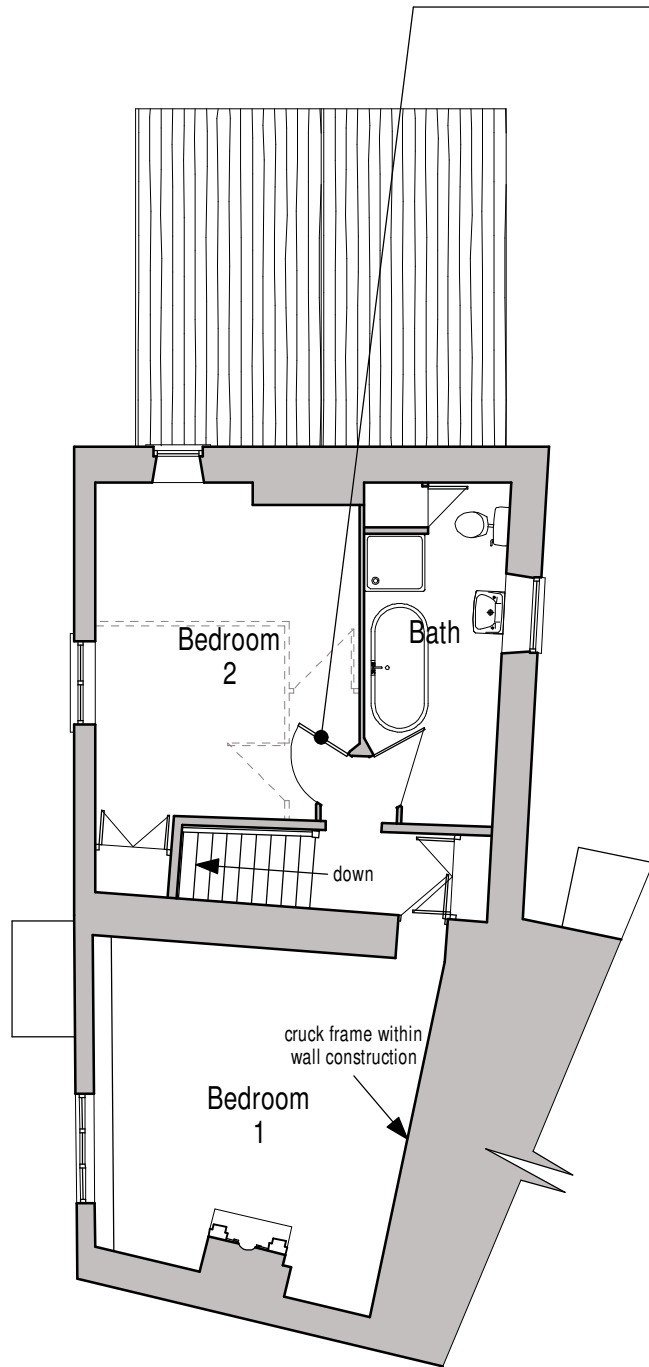
North Elevation



West Elevation



Ground Floor Plan



First Floor Plan



Style of door to be reinstated where indicated

PROPOSED MATERIALS

- Roof
Plain clay tiles to match the existing.
- Rainwater goods
Cast aluminium half round gutters with circular downpipes, all painted in black to compliment to existing.
- Eaves
Exposed rafter eaves treated with a natural preservative finish.
- Walls
Coursed natural stone to compliment existing.
- Windows
Timber windows with a natural preservative finish.
- Doors
Timber french doors with a natural preservative finish.

ADDITIONAL INFORMATION

Additional drawings to correspond with requested information (roof, eaves, verge, windows, doors and external walls) have been submitted to address the planning conditions. Please refer to Sammons drawings ref (always refer to latest amended version;
- 2024-2943-05
- 2024-2943-06
- 2024-2943-07
- 2024-2943-08
- 2024-2943-09
- 2024-2943-10

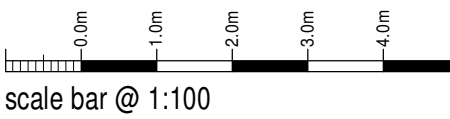
PROPOSAL

It is proposed that a single storey extension be erected to the West facing gable on the property as a means of forming a Sun Room.
To achieve this a portion of the existing stone retaining wall will need to be demolished and altered to provide room to navigate the exterior of the property.

To access the extension a doorway opening shall be formed in the existing gable, adjacent to the chimney breast.

In addition to these works the existing walls and doors to Bedroom 2 + Bedroom 3 shall be removed to provide an improved Bedroom 2. The existing door from Bedroom 2 shall be reused on the former opening as indicated.

Wherever openings are formed or walls have been demolished and the adjoining ceiling, floor or walls are affected, works shall be carried out to make good.



scale bar @ 1:100

Mr & Mrs Benson

Proposed Rear Extension + Alts
Brook Cottage,
The Village, Endon,
Stoke-on-Trent, ST9 9EY

Planning Conditions
Floor Plans + Elevations

Date	Sheet	Scale
July 2025	A2	1:100
Org No.	Rev.	Drawn
2024-2943-10	-	NAW



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