



PROPOSAL SCHEME

It is proposed to make alterations to the existing farmhouse as detailed on drawings 2024-2949-10 + 07.

In addition it is proposed form a new oak framed garage and carport with a small log store to its rear as detailed here.

The existing garden area is to be extended to the south of the dwelling similar to how the garden was in 1841.

The extended garden as shown on accompanying block plan is to be enclosed with a dry stone wall to match the existing. The path is to be continued around the gable to link to the existing paths at front and rear of the property as detailed on drawing ref: 2024-2949-10.

PROPOSED GARAGE
It is proposed to form an oak framed and timber boarded garage/car port as shown here sited adjacent to the existing workshop/store.
The roof shall be of traditional timber framed construction and be covered with plain tiles to match the existing house.
Rainwater goods shall be black metal with surface water run off discharging to soakaways in the adjacent field.
Walls are to be formed with oak posts over a brick plinth infilled with oak frame before being faced with horizontal preservative treated timber boards.

PROPOSED YARD
Access to the proposed parking area is be via the existing field gate. The concrete apron from the access track is to be broken out and removed and replaced with limestone hoggins.
The parking area and path is also to be surfaced with hoggins with a timber used where required.
The yard is to be enclosed with a timber post and rail fence which is to include pedestrian and field access gates as shown. The fence to the south is to have a mixed native species hedgrow planted in front to shield parked cars from the field view.
Natural stone slabs are to be laid linking the garage to the domestic curtilage in a stepping stone arrangement.

HEDGEROWS :-

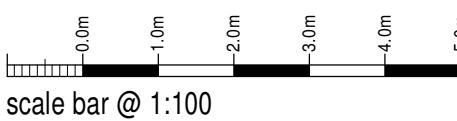
Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% *Crataegus monogyna* (Hawthorn), 10% *Corylus avellana* (Hazel), 10% *Prunus spinosa* (Blackthorn) and the remainder made up of a mix of *Ilex aquifolium* (Holly), *Lonicera periclymenum* (Honeysuckle) and *Rosa canina* (Dog Rose).

Plants to be spaced in a double row, at 300mm staggered centres in both directions.

Newly planted hedgerows are to be protected with rabbit netting.

Please refer to accompanying planting schedule submitted as part of the discharge of conditions.

IMPORTANT
Always refer to the latest amended versions of any drawing reference stated.



Mr & Mrs Wilbraham

Proposed Garage + Alterations,
Gate Farm,
Foxt,
Stoke-on-Trent,
ST10 2HN

Planning Proposal

Site / Floor Plans and Elevations

Date	Sheet	Scale
May 2025	A1	1:100
Dwg No.	Rev.	Drawn
2024-2949-08	E	RG

A - 03/06/2025 - PLAN UPDATED FOLLOWING CLIENT FEEDBACK
 B - 05/08/2025 - PLAN UPDATED FOLLOWING MEETING WITH HERITAGE CONSULTANT
 C - 17/10/2025 - PLAN UPDATED FOR PLANNING SUBMISSION
 D - 29/10/2025 - GARDEN FENCE ALTERED
 E - 11/11/2025 - DESCRIPTIVE TEXT ALTERED



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