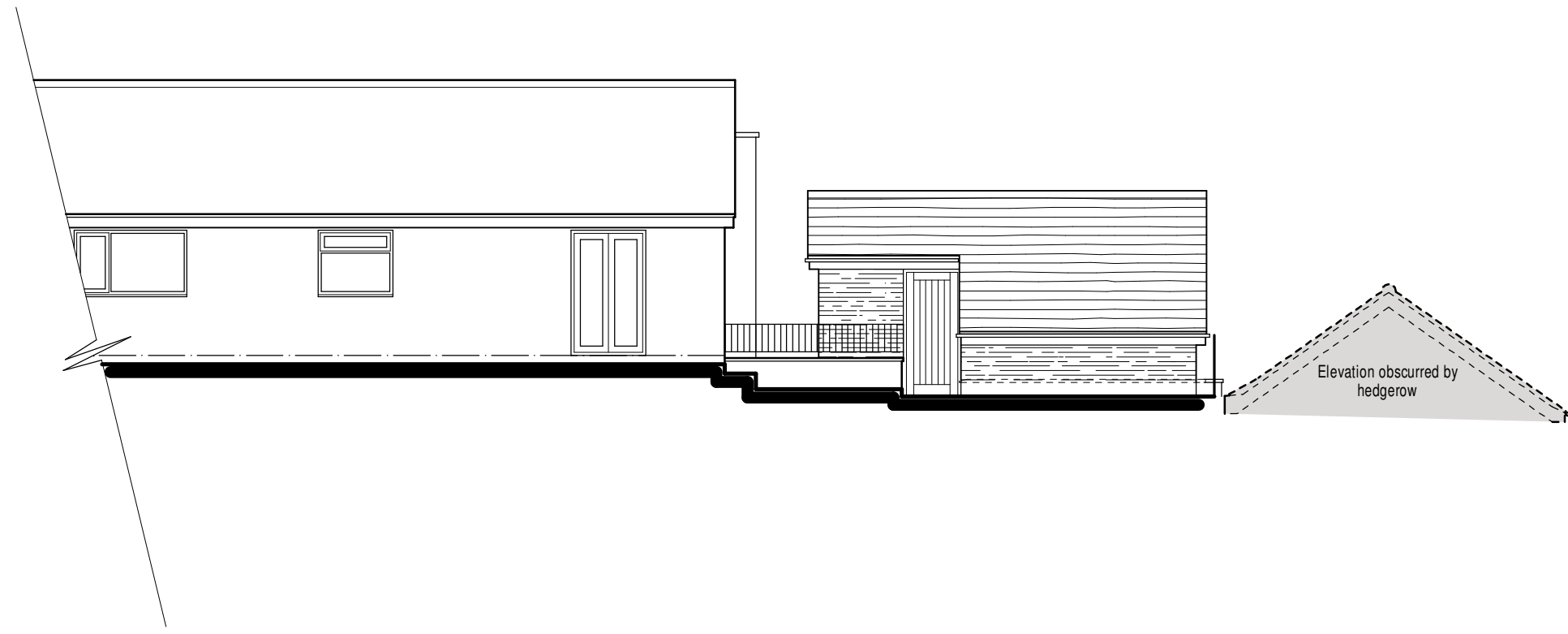
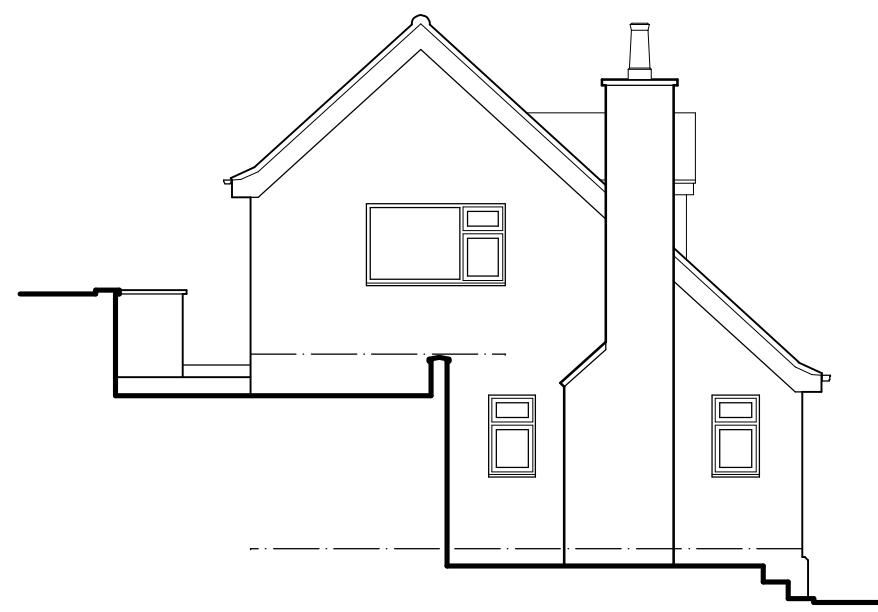




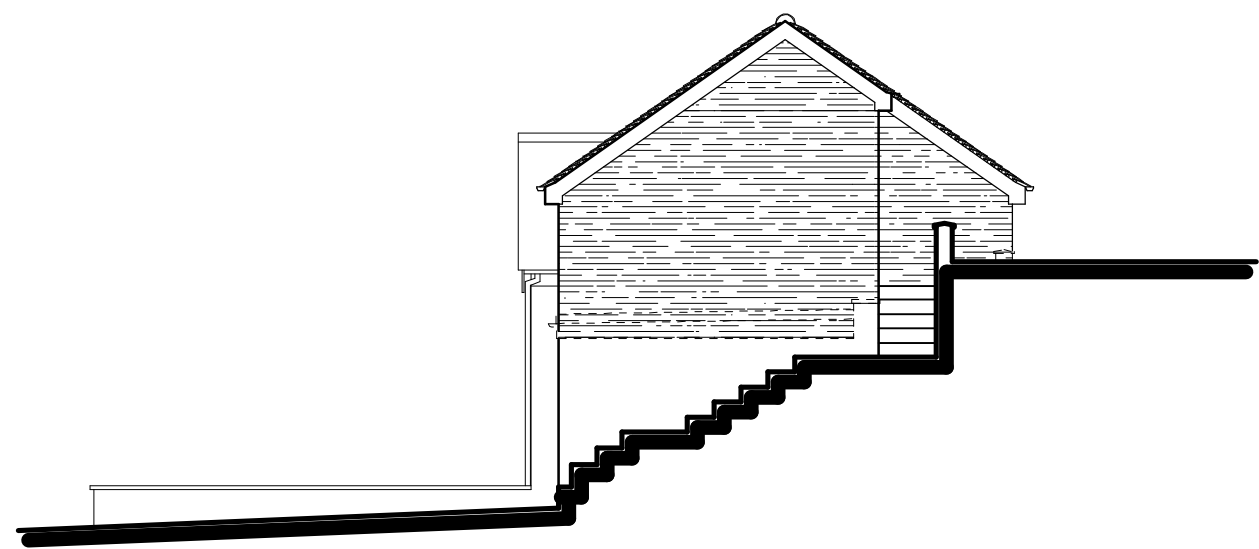
East Elevation



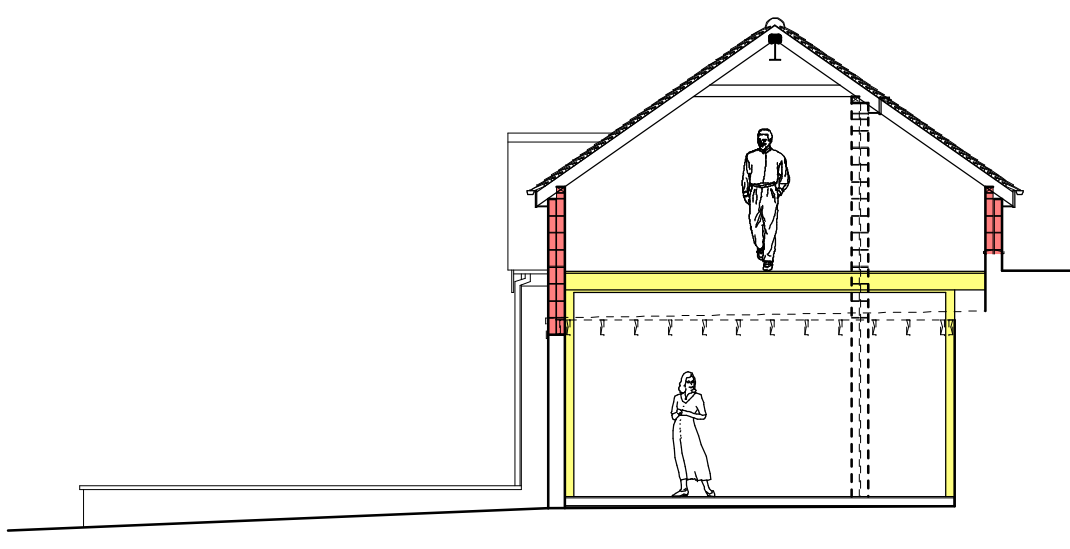
West Elevation



South Elevation



North Elevation

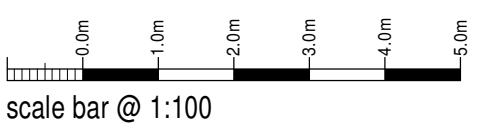


Cross Section

PLANNING PROPOSAL
It is proposed to convert the existing garage into an ancillary bedroom to the main dwelling, complete with en-suite. To compensate for the loss of storage space it is also proposed to replace the existing flat roof with a new pitched roof which will create loft storage accessed from the rear from the existing external steps.
The existing garage door is to be removed and opening built up using bricks to match existing and incorporating a new personnel door and bedroom window.
The existing walls are to be waterproofed and insulated to comply with Building Regulations and plastered internally. A new insulated floor is to be overlaid over the existing concrete slab again to comply with Building Regulations. The space is to be divided using timber partitions to create lobby, en-suite and bedroom areas.
Both foul and storm water created by the development is to be connected into existing on site drainage systems. The existing garage walls are to be raised as indicated to provide a low eaves with a traditional timber roof installed above covered with plain roof tiles to match existing house.

EXTERNAL FINISHES

- Roof - Plain tiles to match existing dwelling.
- Eaves/Verge - White upvc fascias/barge board and soffits.
- Rainwater Goods - Black plastic to match existing.
- Walls - Red facing brickwork to match existing.
- Door/Windows - White upvc to match existing.



Mr & Mrs Marson

Proposed Conversion of Garage to Granny Annexe at 90 Newcastle Rd, Leek, ST13 7AA

Planning Proposal
Floor Plans and Elevations

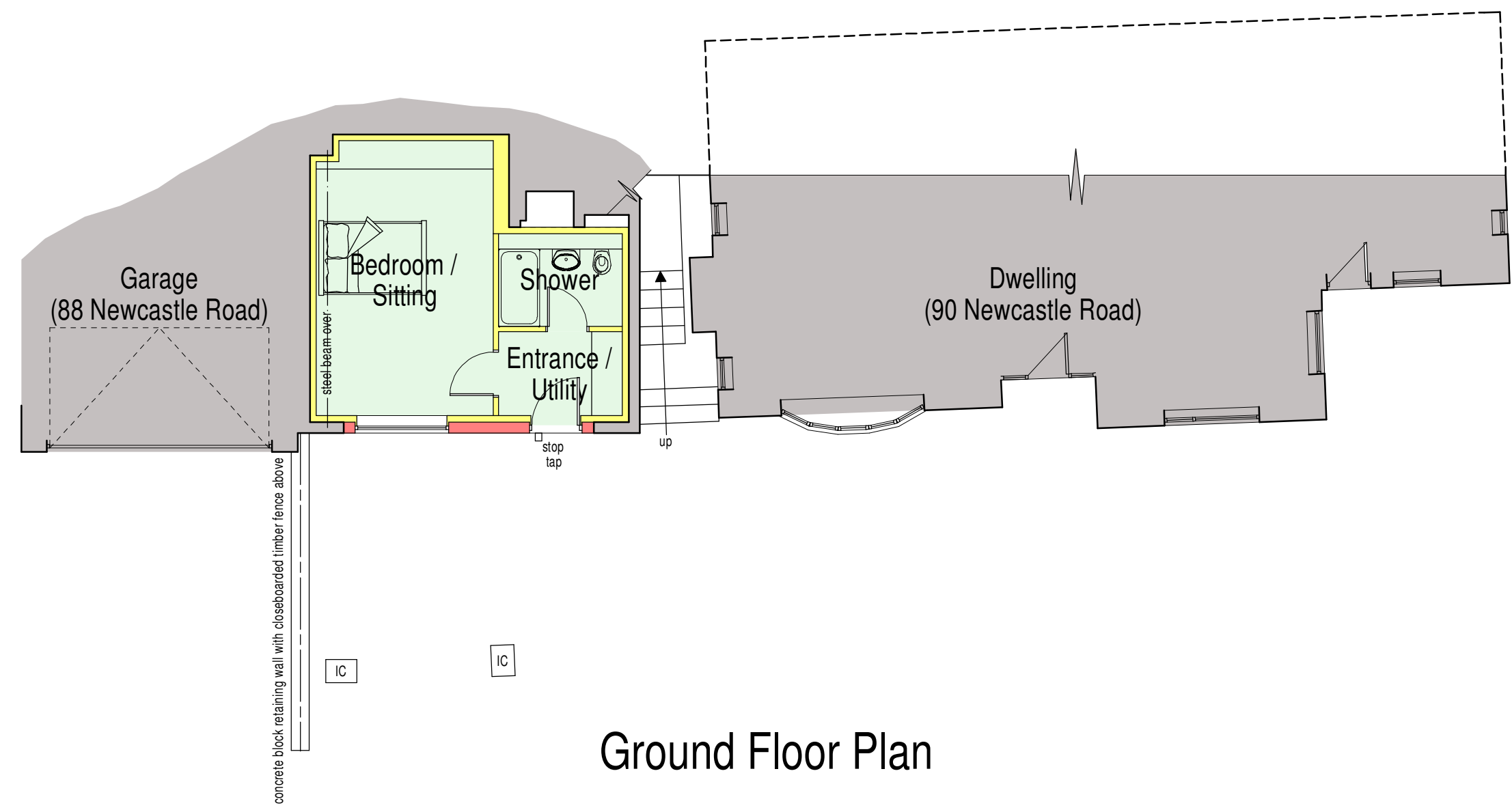
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2026-3117-02	A	NAW

A-1007/2026 - PLAN UPDATED FOR PLANNING SUBMISSION

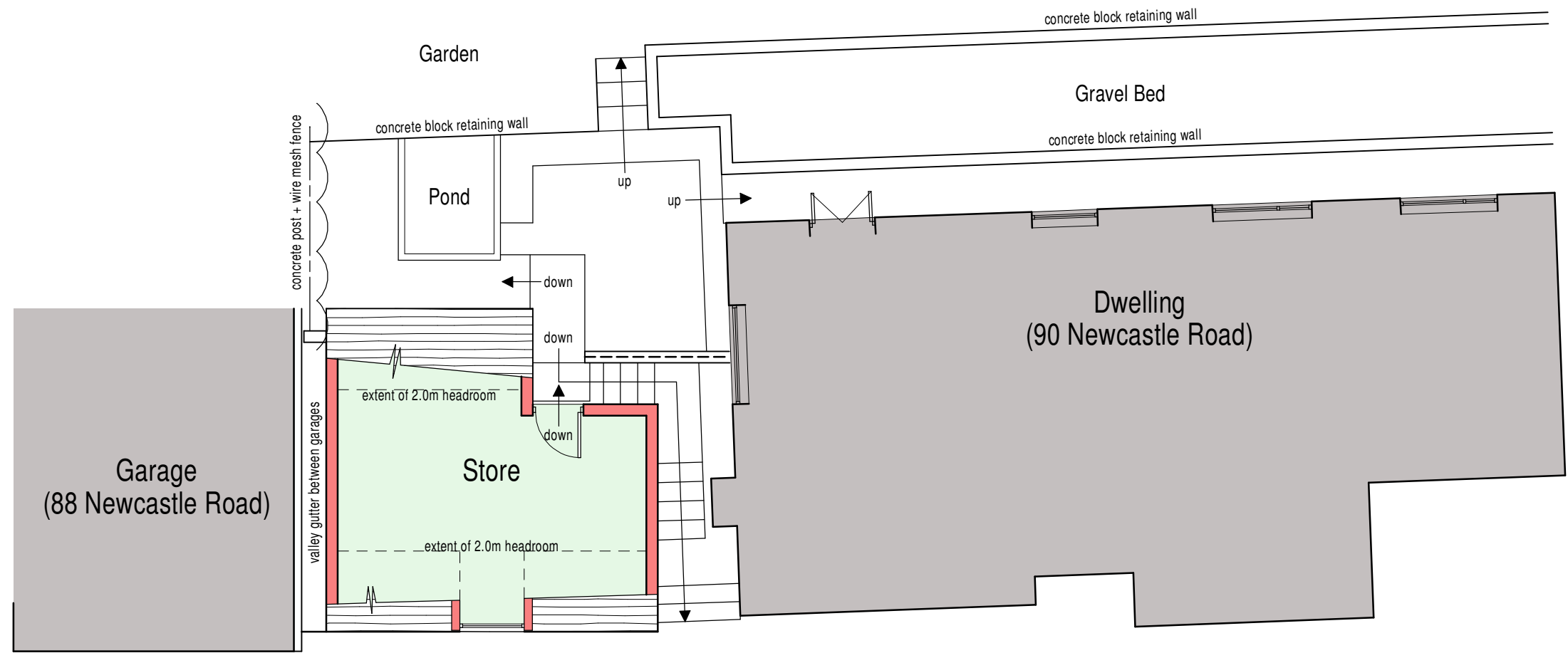


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Ground Floor Plan



First Floor Plan