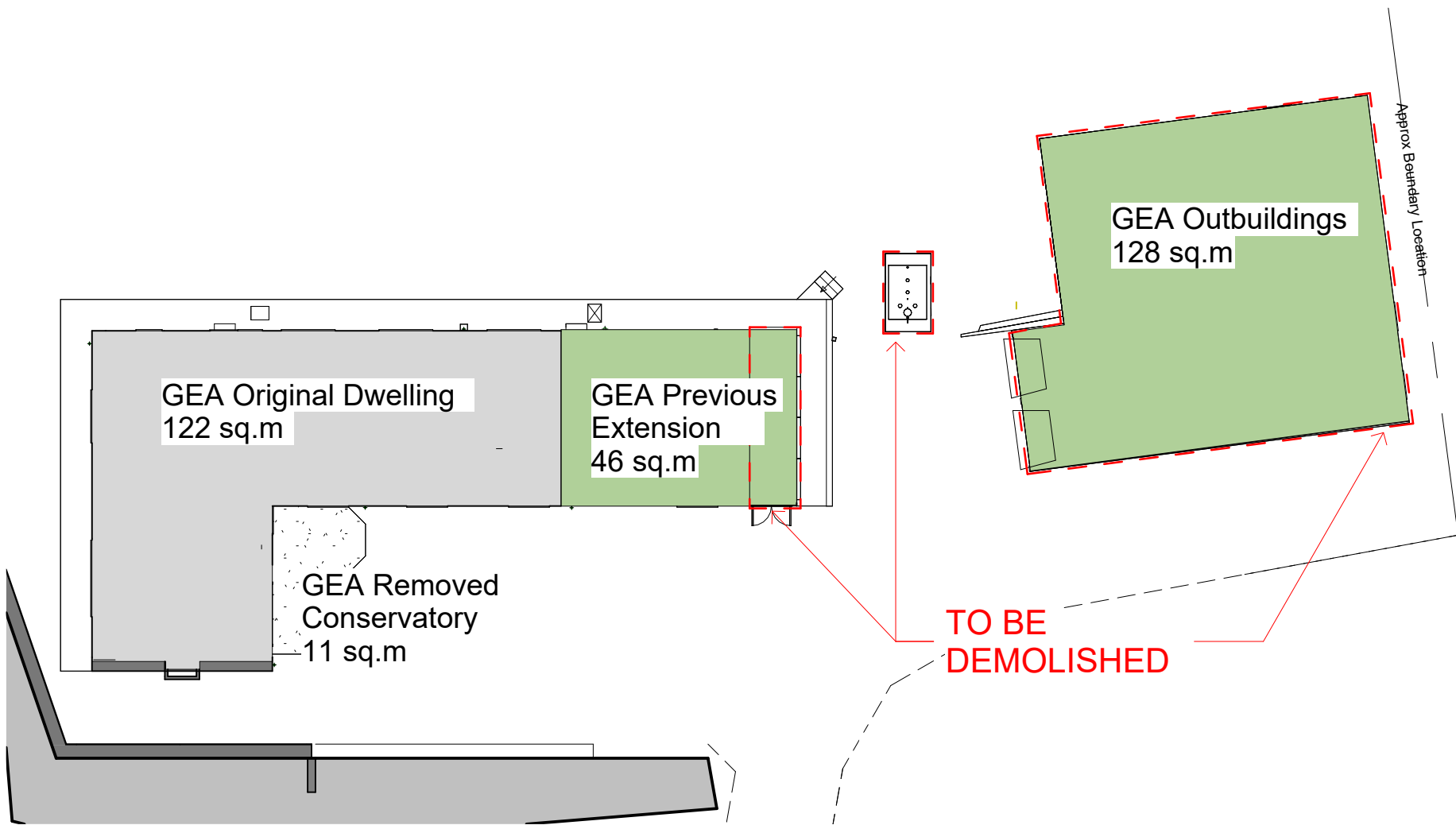




Existing Building Layout Group
1 : 200

- Existing Buildings to be Retained
- Existing Extension under SMD/1982/0956 1983
- Existing buildings to be demolished

The existing detached garage, store, utility room, garden machinery store and side extension to dwelling to be demolished as part of the proposal.

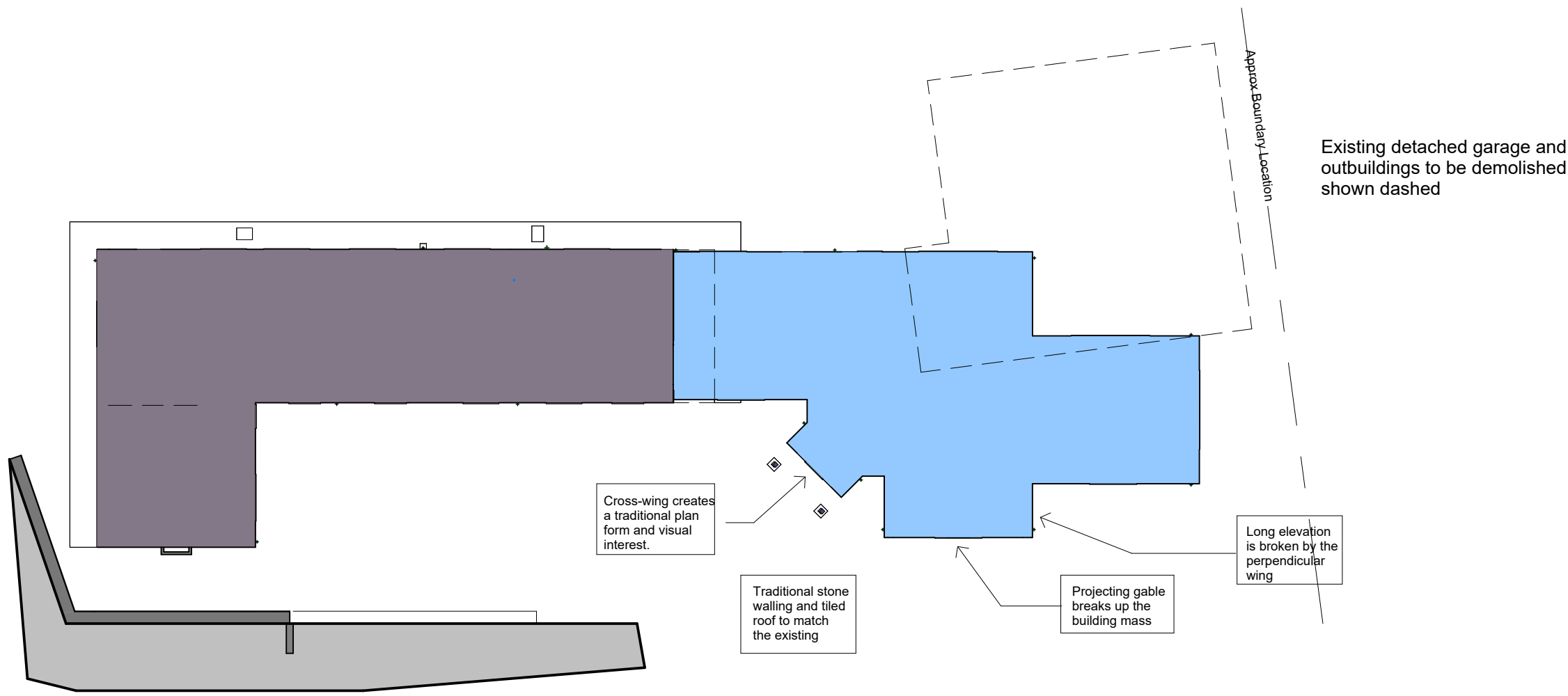
Their removal will reduce the extent of dispersed development within the site and facilitate the consolidation of accommodation around the principal dwelling.

The Resulting benefits:

Reduction in dispersed built form.
Removal of detached garage and store.
Less visual clutter within the site.
Development consolidated around principal dwelling.

GEA Original Dwelling	122 sq.m
GEA Previous Extension	46 sq.m
GEA Removed Conservatory	11 sq.m
GEA Outbuildings	128 sq.m

GEA Overall Buildings 307 sq.m



Proposed Development
1 : 200

- Existing Buildings to be Retained
- Proposed Extension

Description

The proposal provides additional accommodation through a 'cross-wing' side extension replicating the existing principal dwelling whilst creating some visual interest from the different roof forms.

The two detached ancillary buildings are to be removed, resulting in an extension that is more coherent and provides a visually integrated site layout focused around the principal dwelling with the elevations broken into separate elements.

Planning benefits

Built form consolidated around the principal dwelling.
Coherent and integrated design.
Enhanced visual amenity of the site.
Traditional appearance maintained.
Improved functionality of the accommodation.
The domestic setting loses a large mass of agricultural modern detached set of buildings.

GEA Original Dwelling plus Previous Extension	160 sq.m Light Grey
GEA Proposed Extension	151 sq.m Light Bluey

GEA Overall Buildings 311 sq.m

Net change

Existing buildings: 307 sq.m
Proposed buildings: 311 sq.m

Net increase: 4 sq.m (1.3%)

P2	24-09-2026	Planning Issue revised as Planning Support requirements
P1	09-09-2026	Planning Issue

Rev	Date	By	Detail
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Drawing status

P- Planning Issue

Client

Mr and Mrs Moore

Project/Location

The Bungalow
Lockers Bank
Tean
Stoke on Trent
ST10 4HD

Drawing title

Rationalisation Site Layout

Date	Drawn	Checked	Job No.
08/07/26	JCS		3354

Scale(s)

As indicated @A1

Drawing number	Revision
SMLL-SA-XX-XX-DR-A-0205	P2



12 High Street, Tean,
Stoke-on-Trent
ST10 4DZ
T: +44 (0)1538 722097
E: mail@smytheman.co.uk
W: www.smytheman.co.uk

