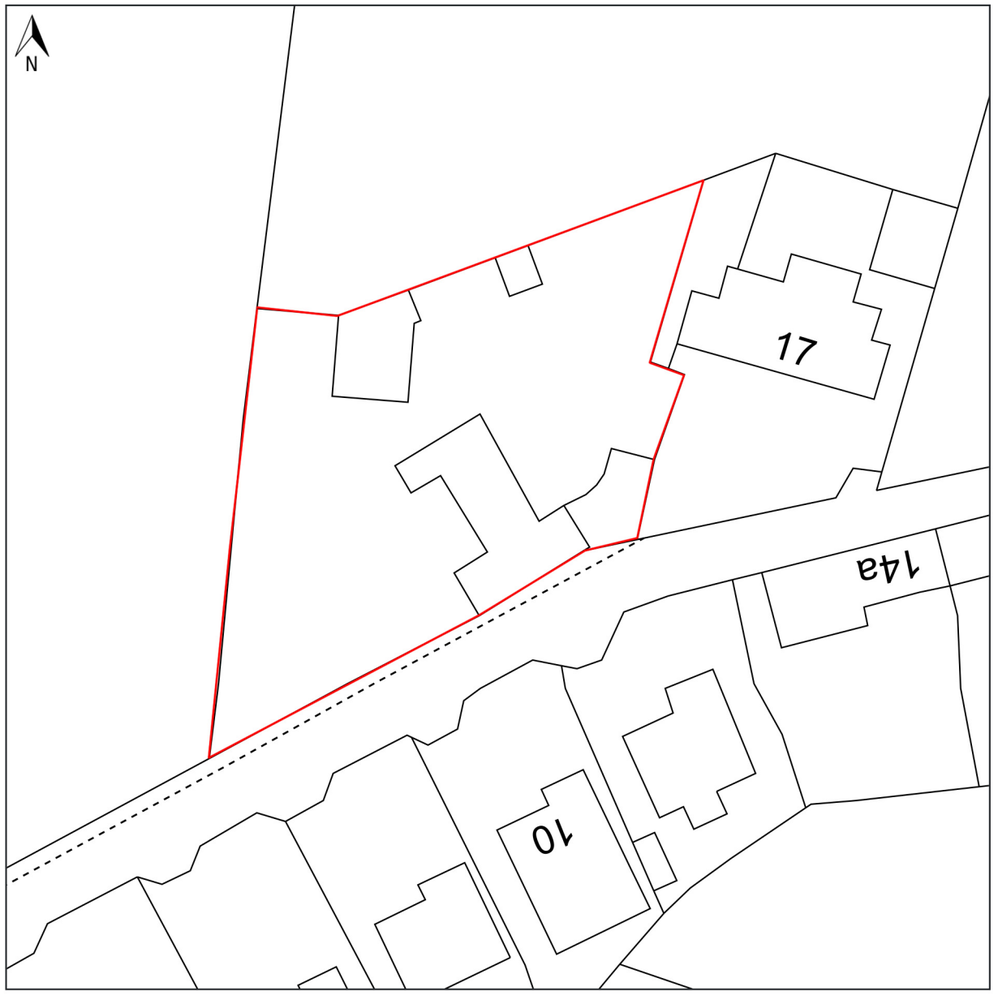
Existing site layout



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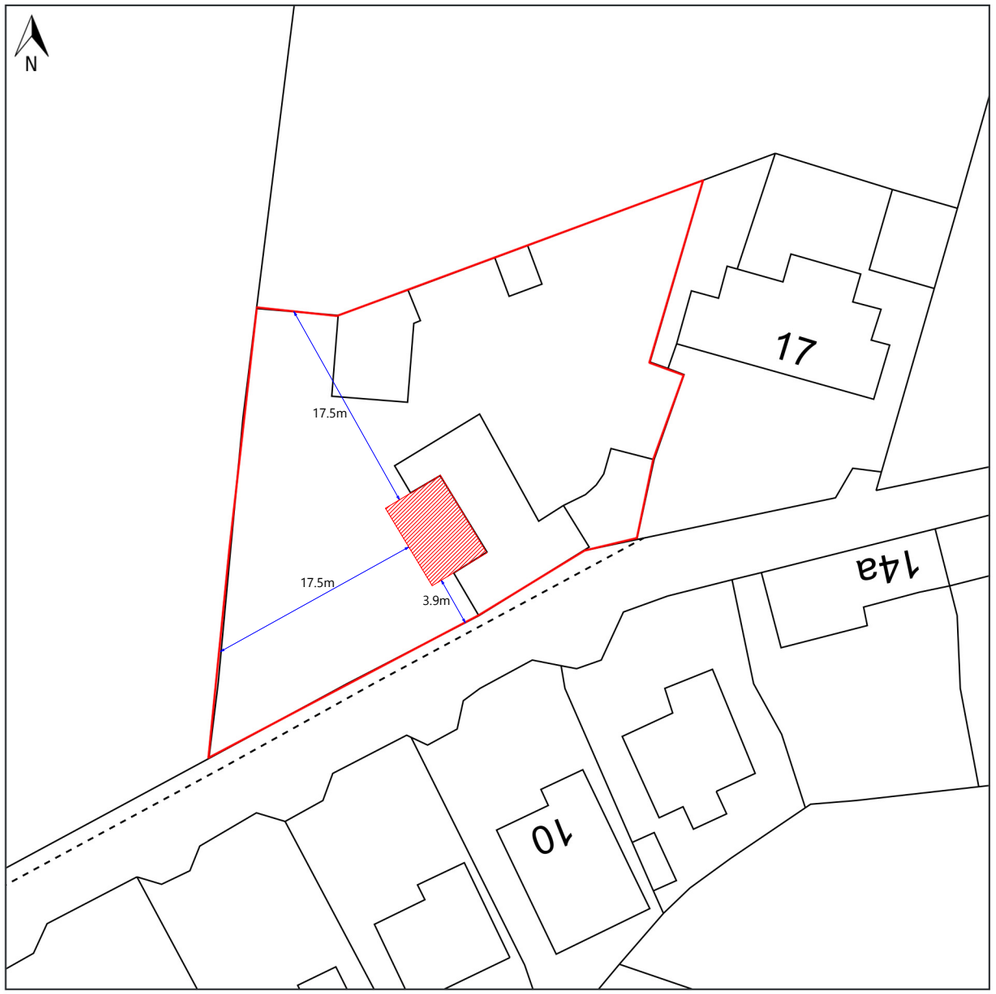
AC0000808122 Created using Plans by Emapsite

0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500 **Paper Size: A4**

Proposed site layout



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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500 **Paper Size: A4**

Proposed Development

Description of Works:
Double Storey Side Extension

Drawing Number:
D301 - 28/07/2025

Client:
Cooper

Drawing Revision:
REV E - 26/09/2025

Site Address:
Hilltop Farm
Fritchley Lane
DE56 2FN

Materiality:
See Drawing Notes

Planning Permission
Not Approved

Building Control
Not Approved

DRAWING NOTES

This project involves developing a double storey side extension.

All materials are to be as close a match as possible to the existing. This includes the stonework walls, Staffordshire blue uPVC roof tiles, uPVC windows and composite doors.

Rev B - 18/09/2025 - the extension roof has been brought lower so it reduces the impact on the street scene. the lower eaves height creates a cat sliding roof that is in keeping with the rest of the property.

The skylights on the front elevation have been removed to ensure a continuous, unbroken roof surface.

The proposed roof tiles will match the existing and be suitable for the slightly lower pitch. These tiles will be a dreadnought staffordshire blue tiles to match the existing roof tiles.

It is proposed that the existing uPVC windows will be replaces with woodgrain affect flush casement windows which would be more in keeping with the period of the property.
REV E - 26/09/2025 - the design has been altered in line with the conservation officers comments.

LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control and/or local authority is at the customer's own risk and in such a case, our duties as principal designer will end, with those responsibilities falling to the client as duty holder.

It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build. It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and three metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

Main Project Contact:

Benjamin Heginbotham

Email:
hello@practicalplanningco.co.uk

Phone:
07743 686654

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