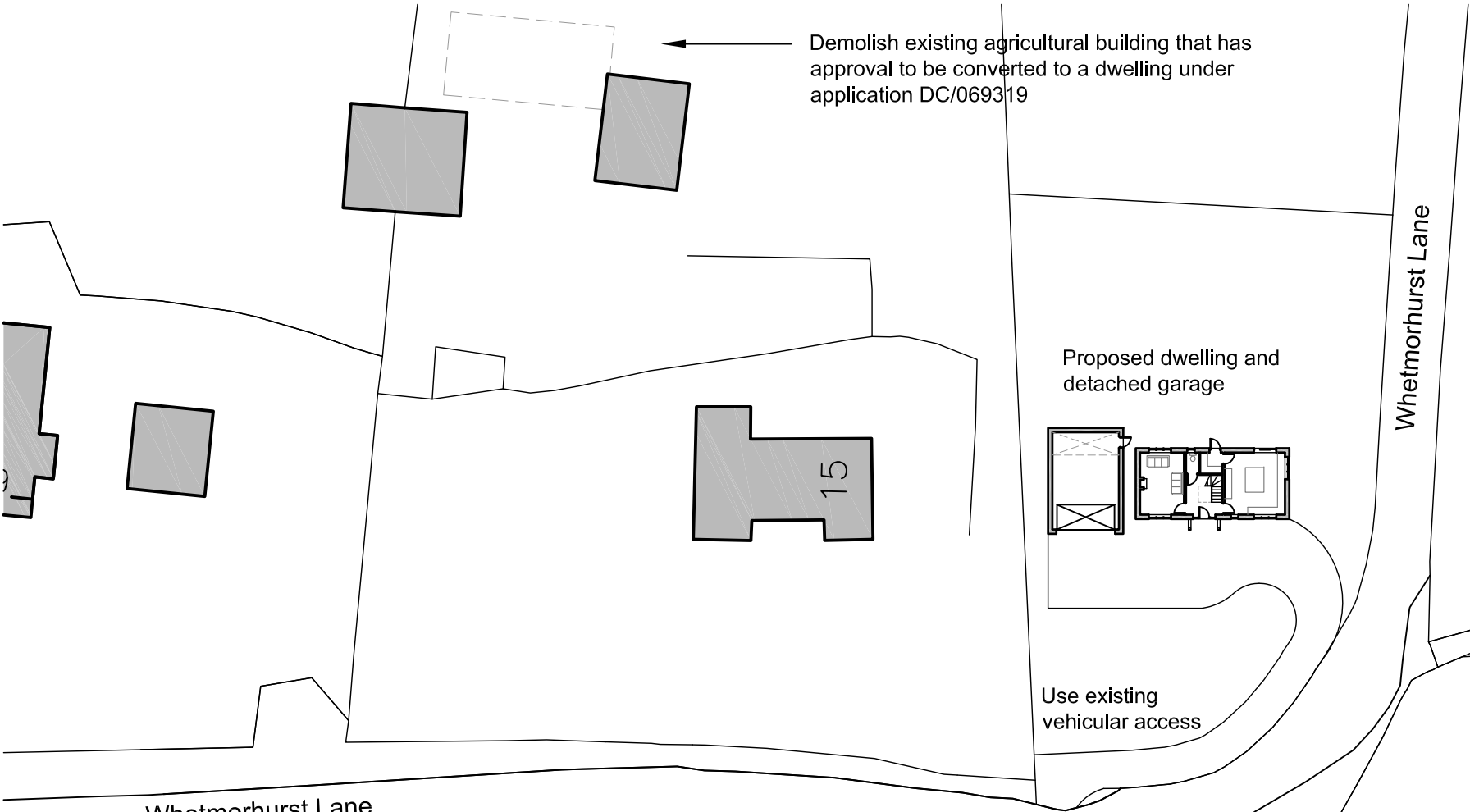
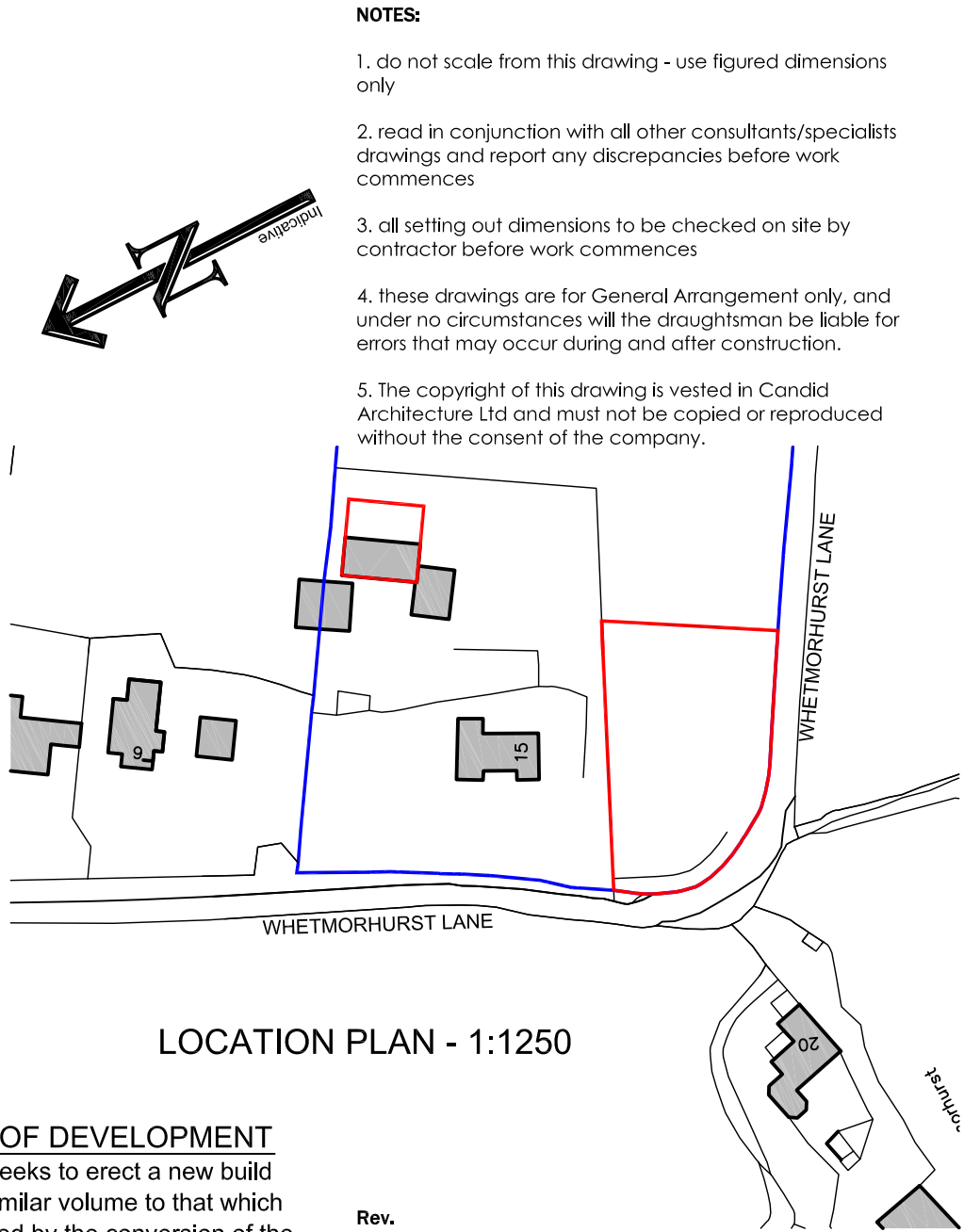




EXISTING SITE PLAN - 1:500



PROPOSED SITE PLAN - 1:500



LOCATION PLAN - 1:1250

- NOTES:**
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**PRINCIPLE OF DEVELOPMENT**

The proposal seeks to erect a new build dwelling of a similar volume to that which would be created by the conversion of the existing agricultural building under approval DC/069319.

By demolishing the agricultural building as part of this development means the proposed dwelling would not create any additional building volume within the green belt. The positioning of the new dwelling is in line with the ribbon of development and would be built on land that is already of residential use rather than converting agricultural land as per the current approval.

The detached garage already has approval to be constructed under application DC/074413. However, under this proposal the Home Office has been removed therefore reducing the proposed built volume on the site that has planning permission.

Rev.

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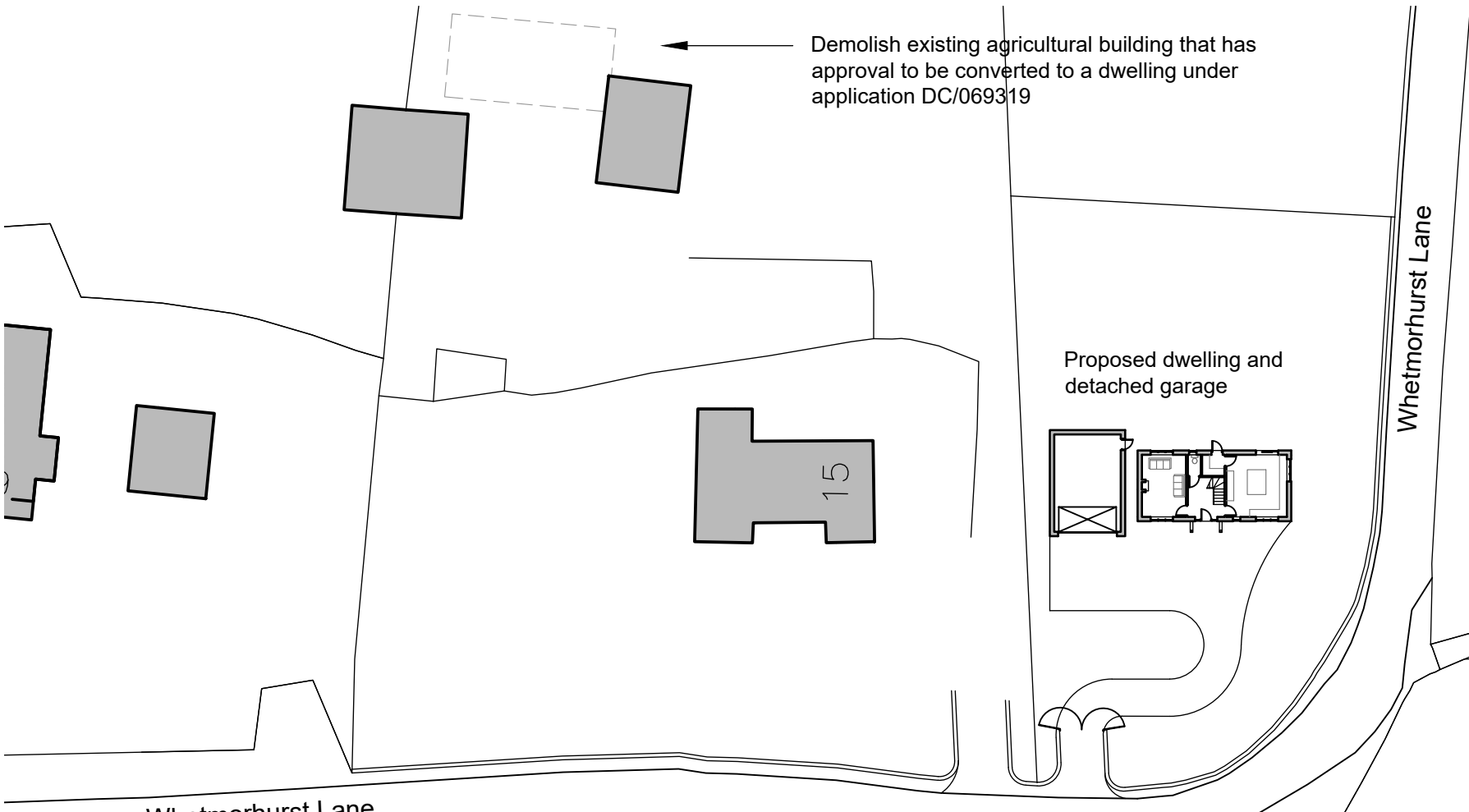
project  
Lower Cobden Edge Farm, 15  
Whetmorhurst Lane, Mellor, SK6 5NZ

drawing  
Existing and Proposed Site Plans

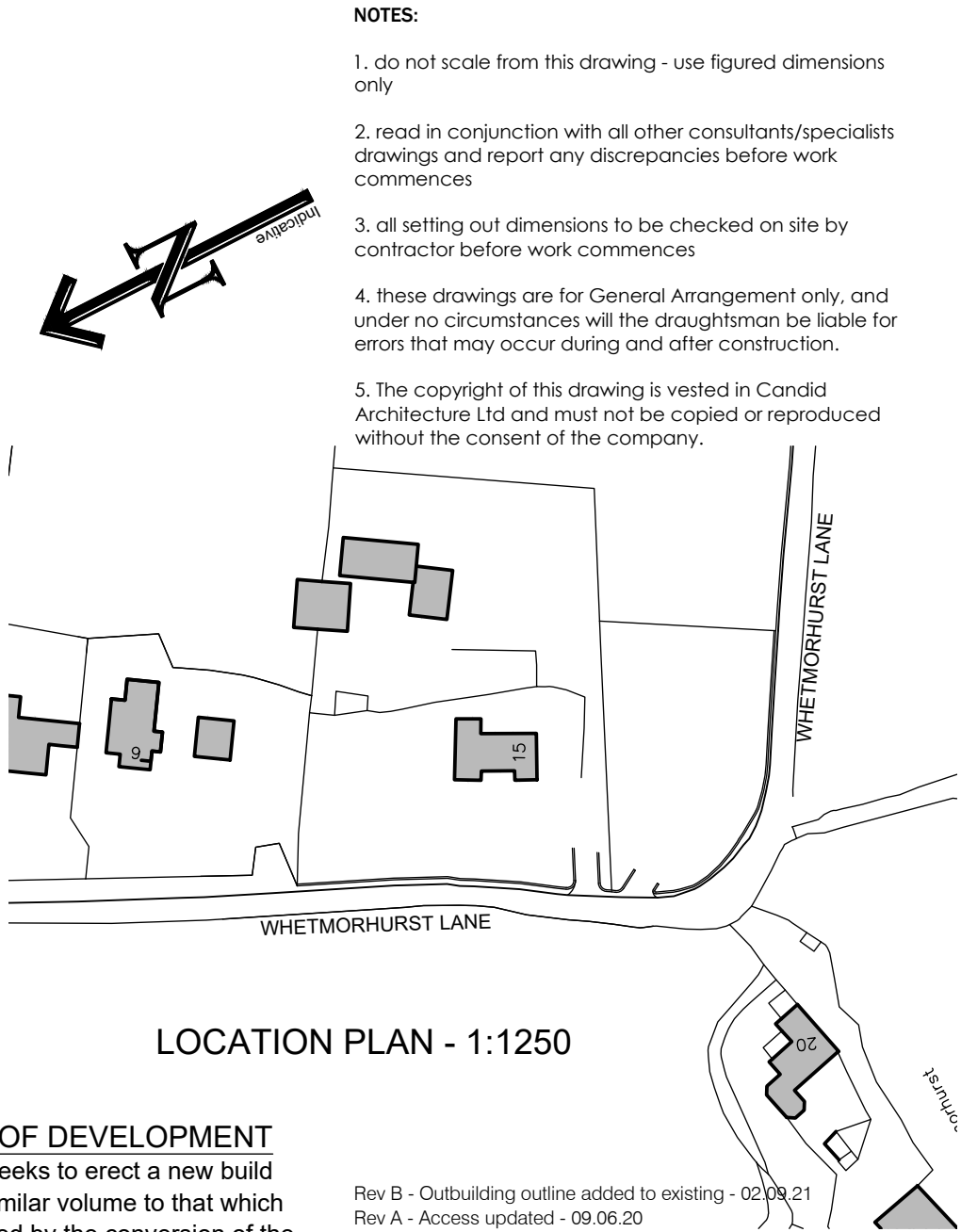
scale SHOWN@A3	date 26.11.19	drawn RL	revision
drawing no. RG226 / PL100	-		



EXISTING SITE PLAN - 1:500



PROPOSED SITE PLAN - 1:500



LOCATION PLAN - 1:1250

PRINCIPLE OF DEVELOPMENT

The proposal seeks to erect a new build dwelling of a similar volume to that which would be created by the conversion of the existing agricultural building under approval DC/069319.

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Rev B - Outbuilding outline added to existing - 02.09.21  
Rev A - Access updated - 09.06.20

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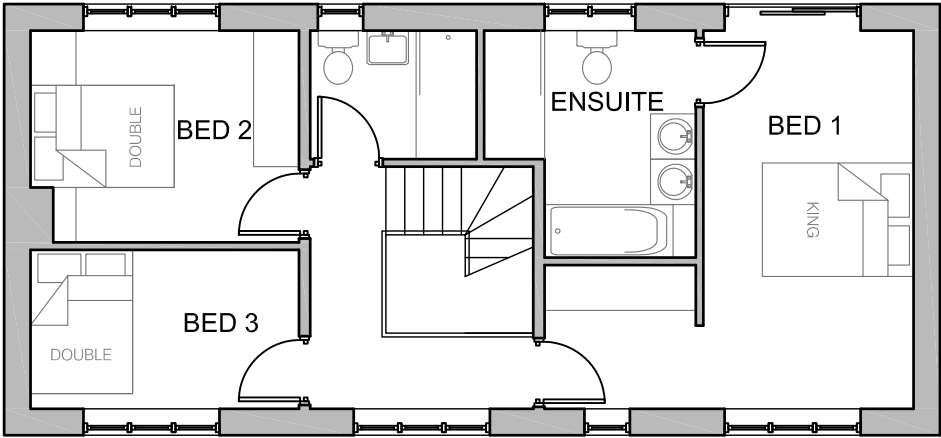
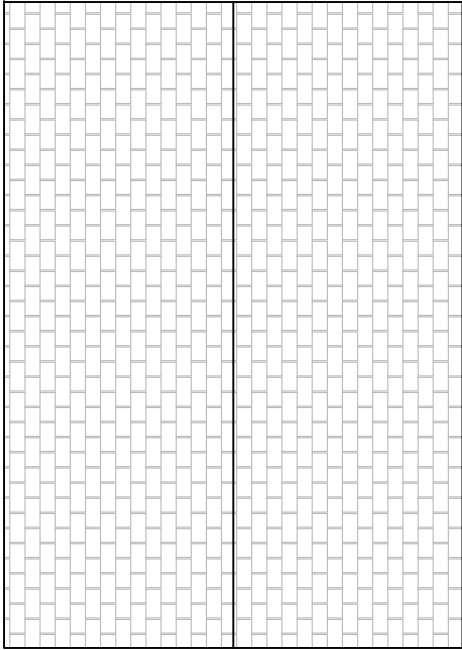
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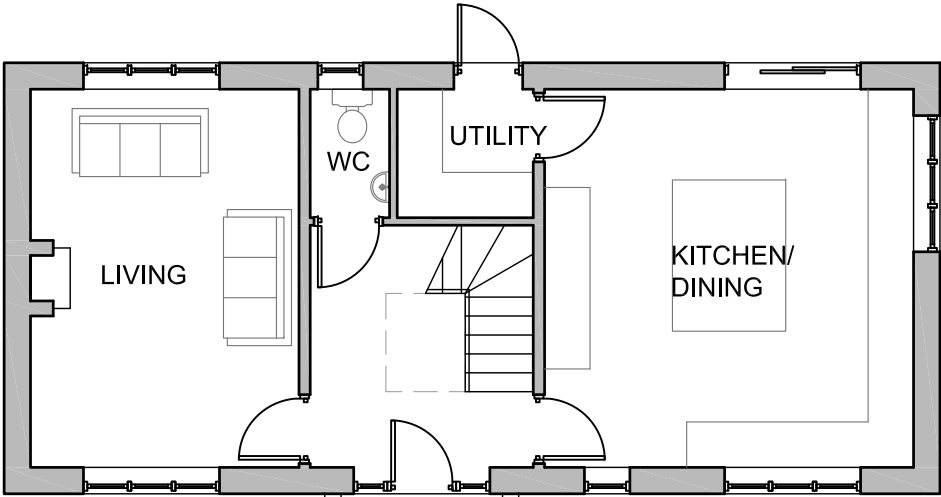
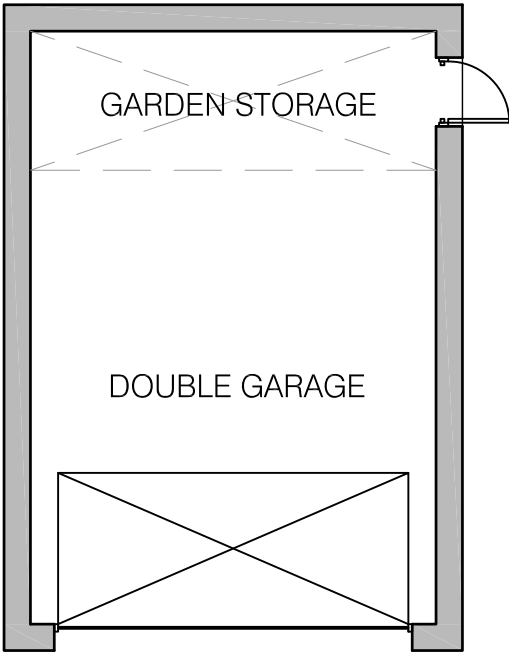
project  
Lower Cobden Edge Farm, 15  
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drawing  
Existing and Proposed Site Plans

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PROPOSED FRST FLOOR PLAN - 1:100



PROPOSED GROUND FLOOR PLAN - 1:100

**SUSTAINABLE DEVELOPMENT**

The applicant plans to build a home that is highly energy efficient.

The intention is to construct a building that exceeds the requirements of the Building Regulations Part L - Conservation of fuel and power by adopting good practice construction methods and building to a high standard to improve air tightness to reduce energy loss. High spec materials are planned to be used including Kingspan Kooltherm K106 Cavity Board, which is a premium insulation that practically full fills the cavity maximising thermal performance.

The applicant also intends to erect the property from locally sourced stone to reduce the embodied energy of the building. This practice will also help the dwelling blend into the surrounding environment.

**RENEWABLE TECHNOLOGIES:**

The applicant also wants to incorporate solar tiles on the roof of the property and also a ground source heat pump system to specialist design.

**SOLAR TILES**

It is intended that the building will only require electricity and this demand will be supplemented if not met by solar tiles. Any excess electricity generated could also feed back in to the grid.

Although more expensive solar tiles are more akin to slates and are more aesthetically pleasing than standard solar panels, this is why the applicant is proposing to install these here.

**GROUND SOURCE HEAT PUMP (GSHP)**

The applicant aims to incorporate a GSHP that will meet the majority of the dwellings heating demand. This will be supplemented by a DEFRA Approved wood burning stove.

In a similar consideration to the aesthetics of the solar tiles the applicant is proposing a GSHP system as it is predominantly concealed underground.

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**PROPOSED MATERIALS**

- Walls - Stone
- Roof - Slate and Solar tiles
- Windows/Doors - PVC
- Drive - Permeable paving

**Rev.**



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**drawing**  
Proposed Plans

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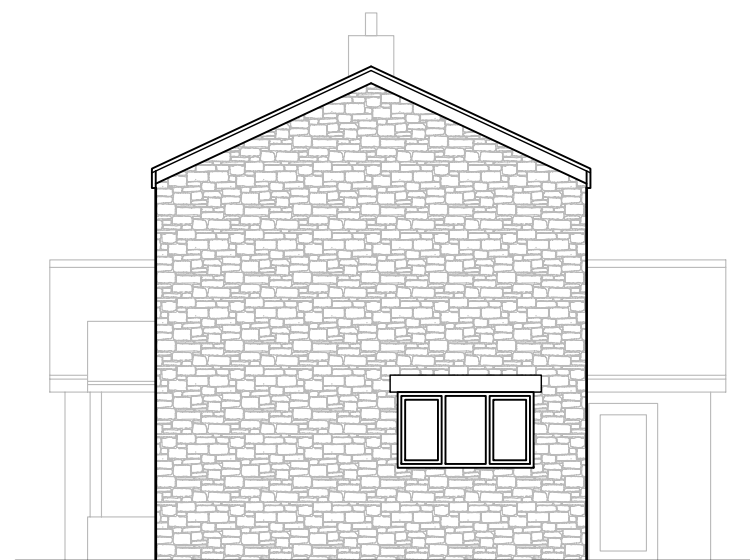
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drawing no. RG226 / PL101	revision -	





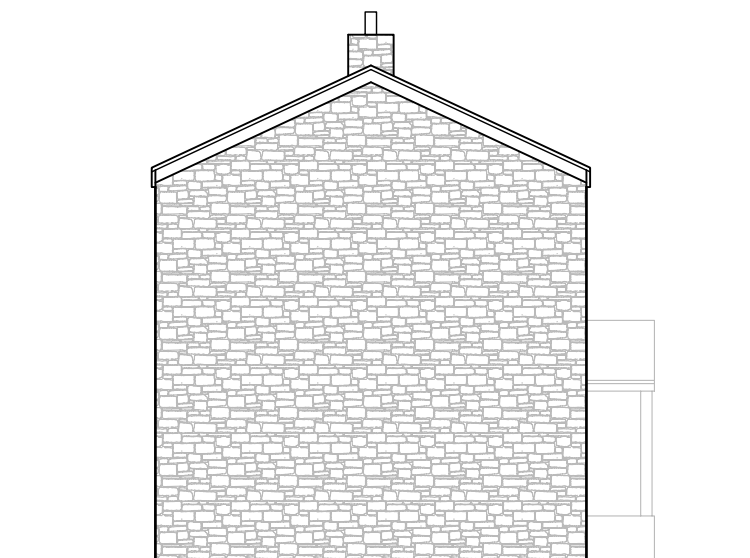
NORTH WEST ELEVATION - 1:100



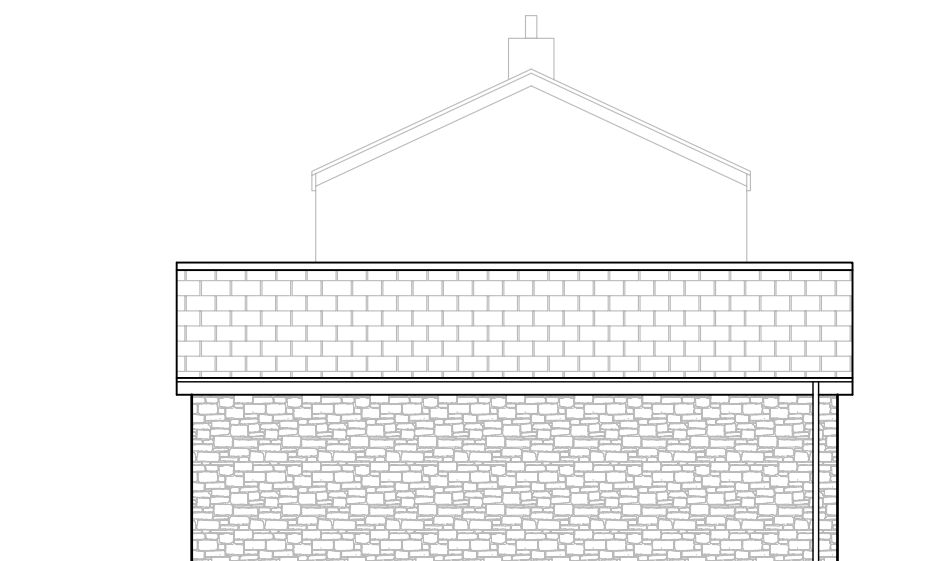
SOUTH WEST ELEVATION - 1:100



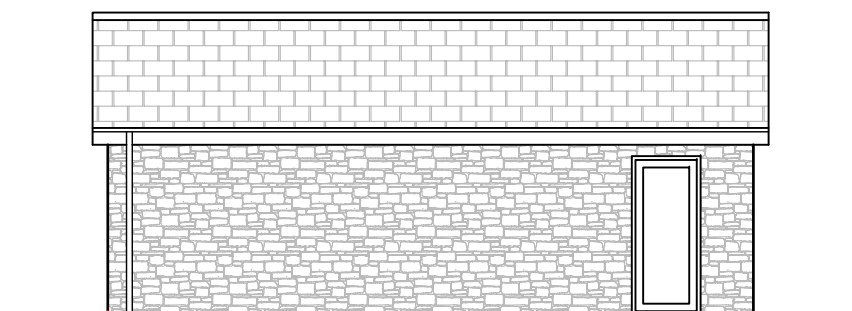
SOUTH EAST ELEVATION - 1:100



NORTH EAST ELEVATION - 1:100



NORTH EAST ELEVATION - 1:100  
(of detached garage)



SOUTH WEST ELEVATION - 1:100  
(of detached garage)

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#### PROPOSED MATERIALS

Walls - Stone  
Roof - Slate and Solar tiles  
Windows/Doors - PVC  
Drive - Permeable paving

Rev.



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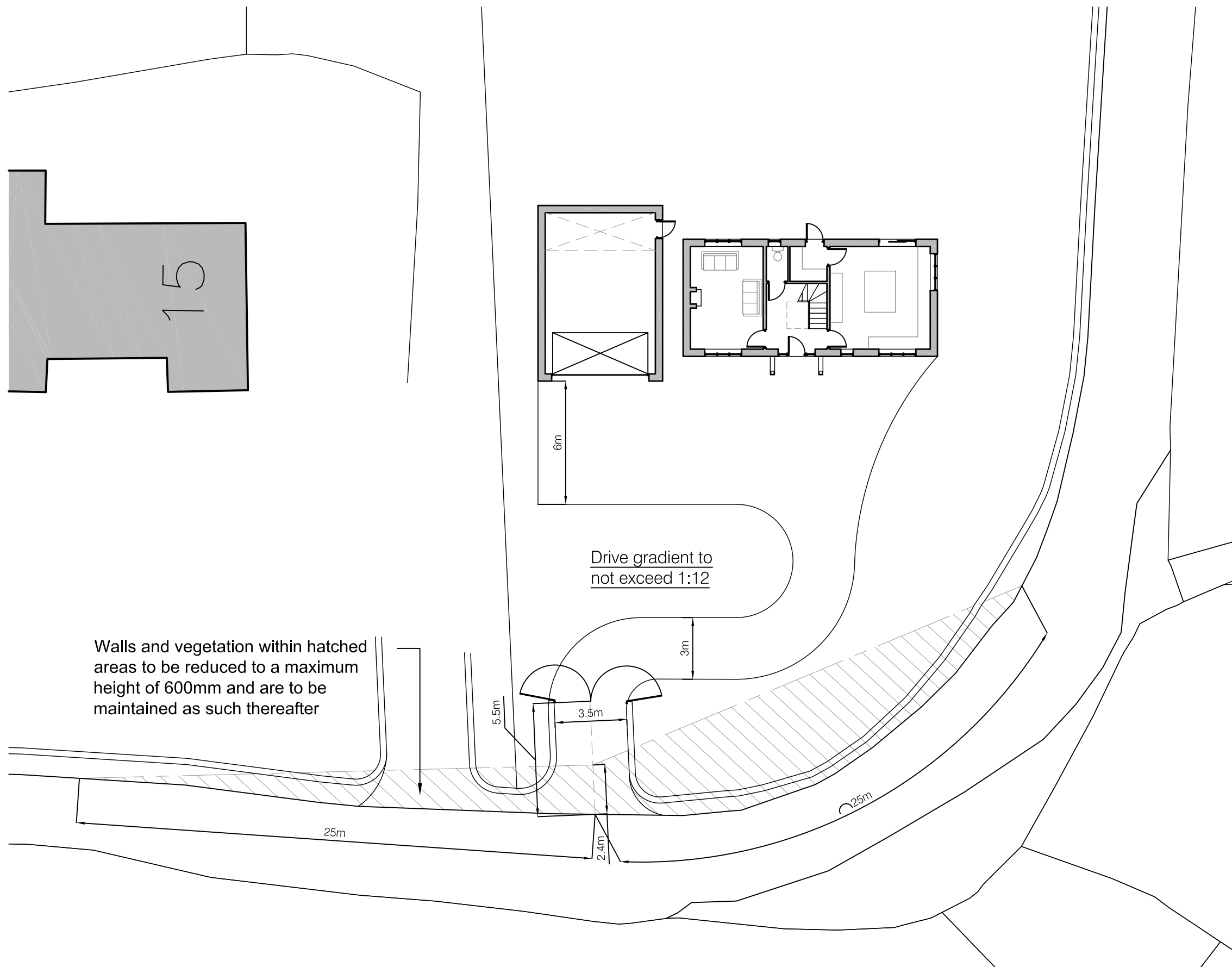
project

Lower Cobden Edge Farm, 15  
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drawing

Proposed Elevations

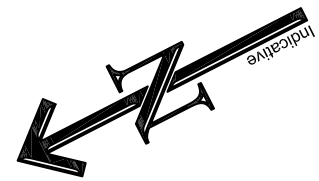
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drawing no. RG226 / PL102	revision -	



PROPOSED SITE PLAN - 1:200

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Rev B - Access width and gate position updated - 23.06.20  
Rev A - Access updated - 09.06.20

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Proposed Access

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drawing no. RG226 / PL104	revision B	