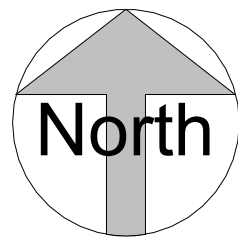
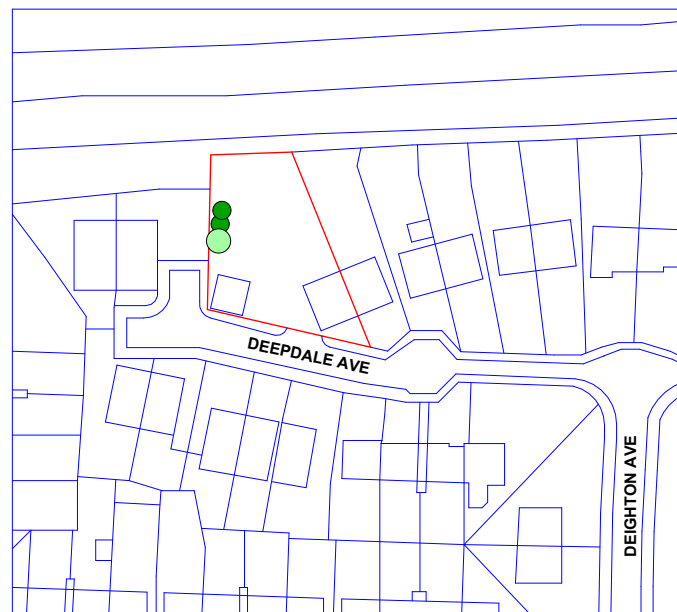




Location plan

1 : 1250



VISUAL SCALE 1:1250 @ A3

Existing tree/shrubs to be removed. See attached tree reports for further details

Existing timber shed/structure to be demolished



Site Plan

1 : 500



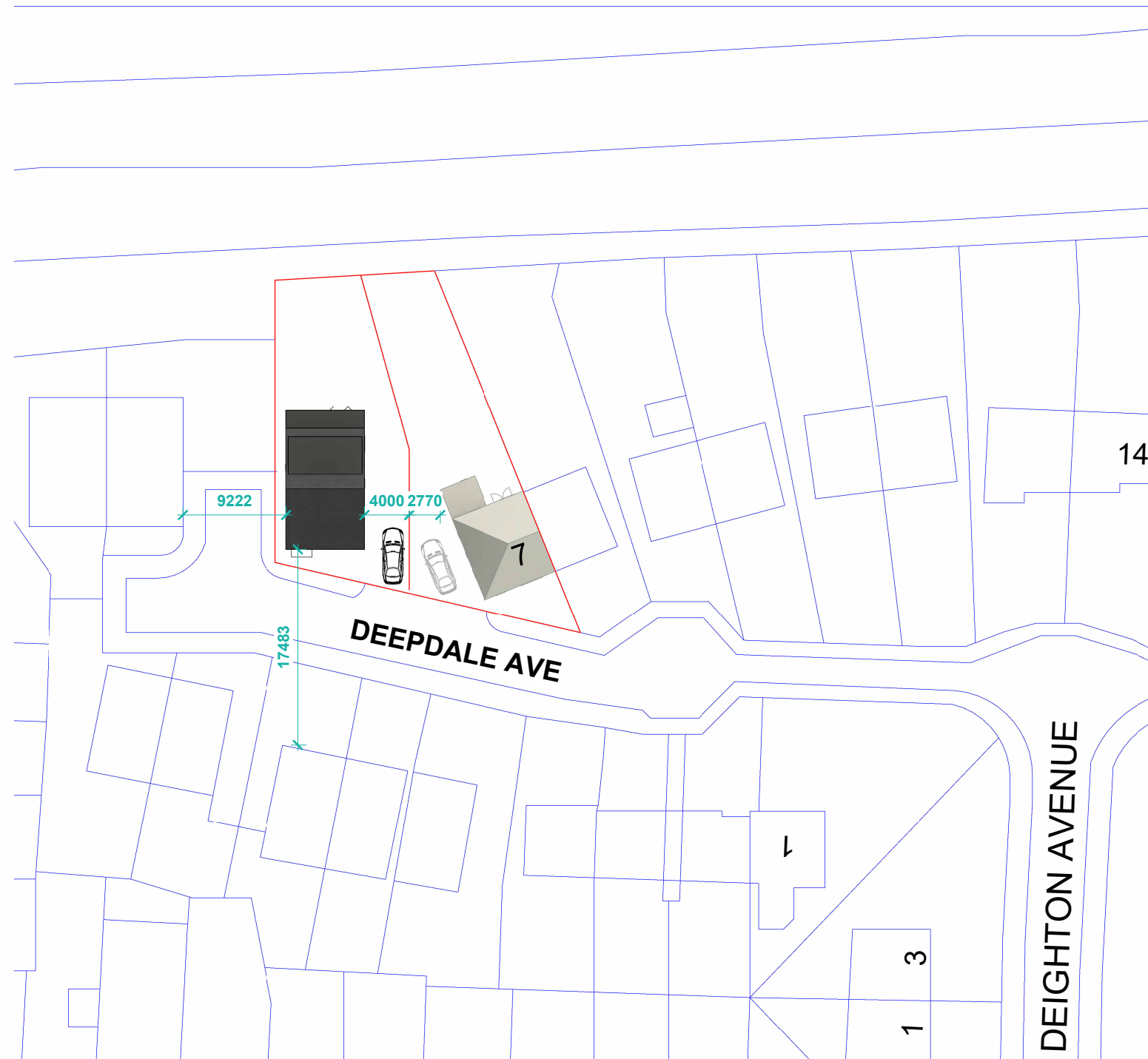
VISUAL SCALE 1:500 @ A3

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VISUAL SCALE 1:500 @ A3

Platt Brook

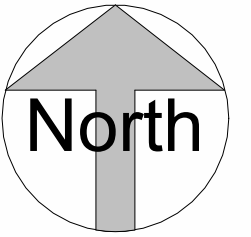
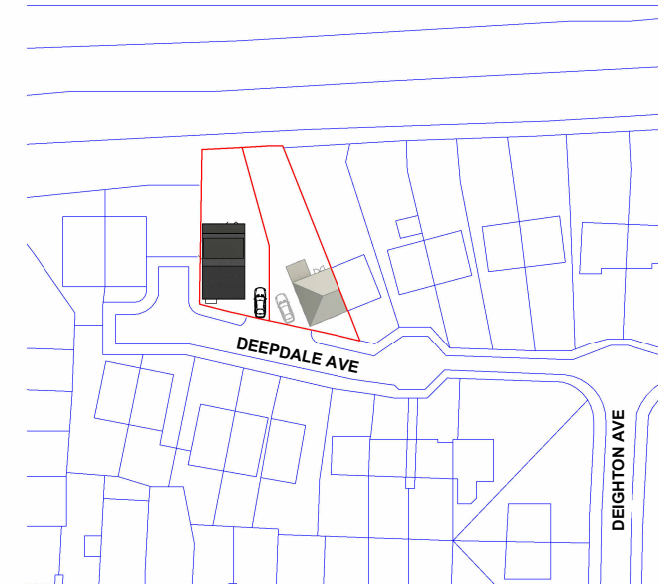


Proposed Site Plan

1 : 500



VISUAL SCALE 1:1250 @ A3



Proposed Location Plan

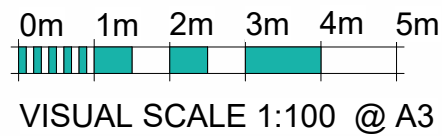
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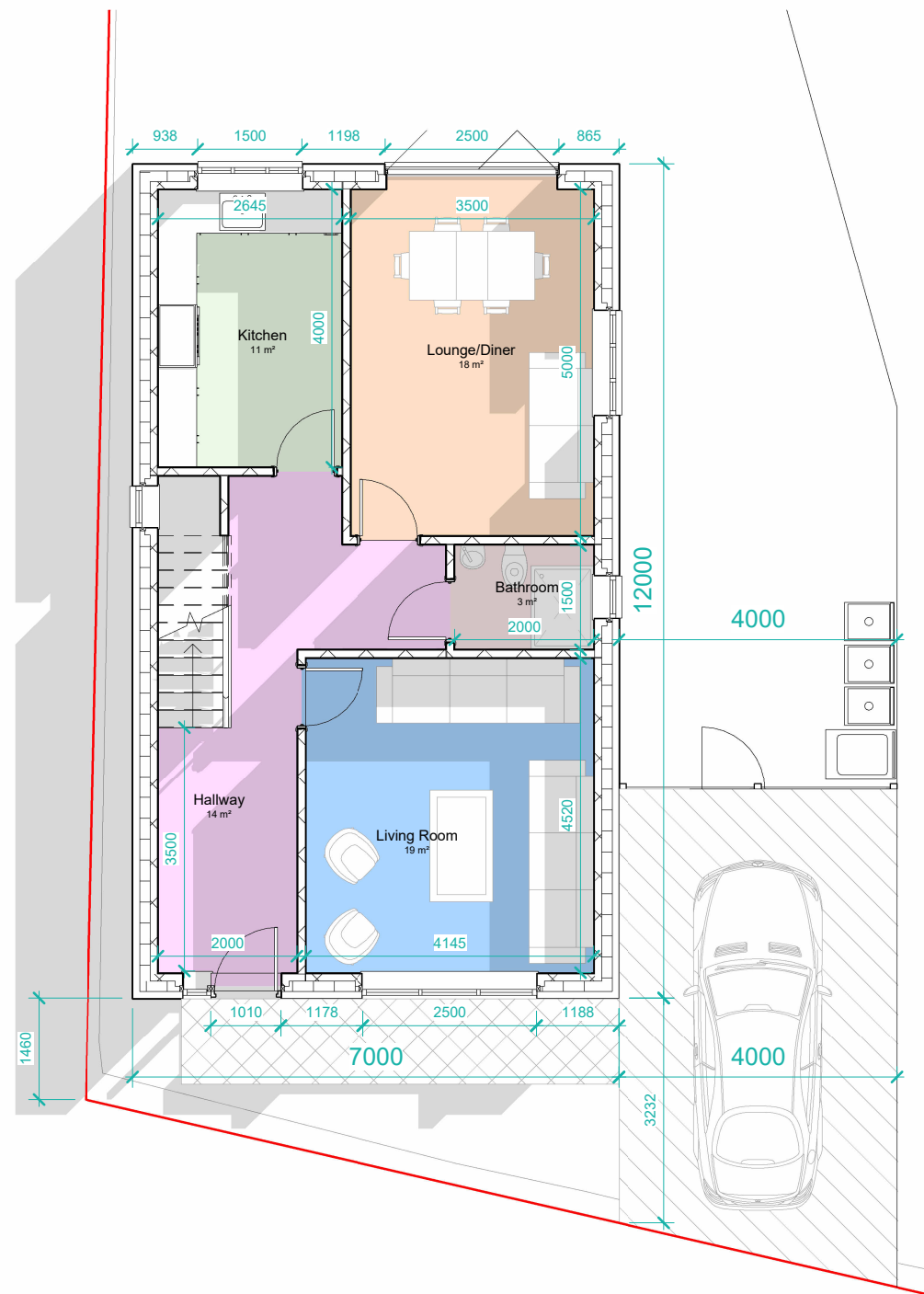
Existing level access/drop kerb to be made wider to allow for proposed driveway access.

See page A206 for boundary treatments and details.

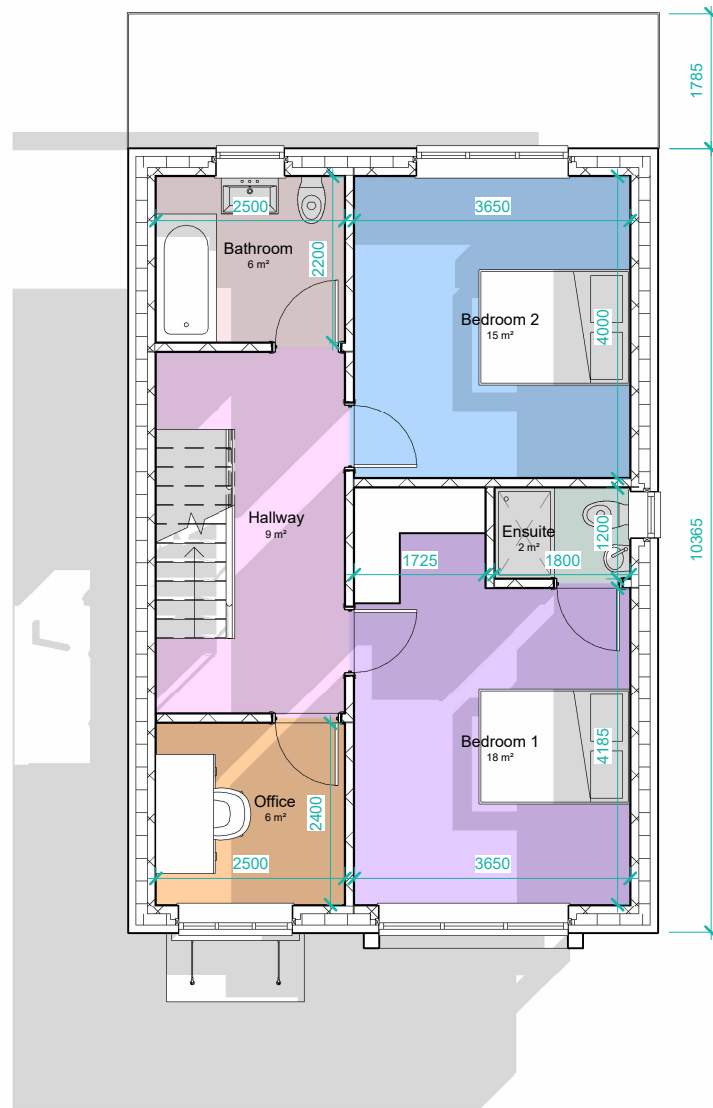
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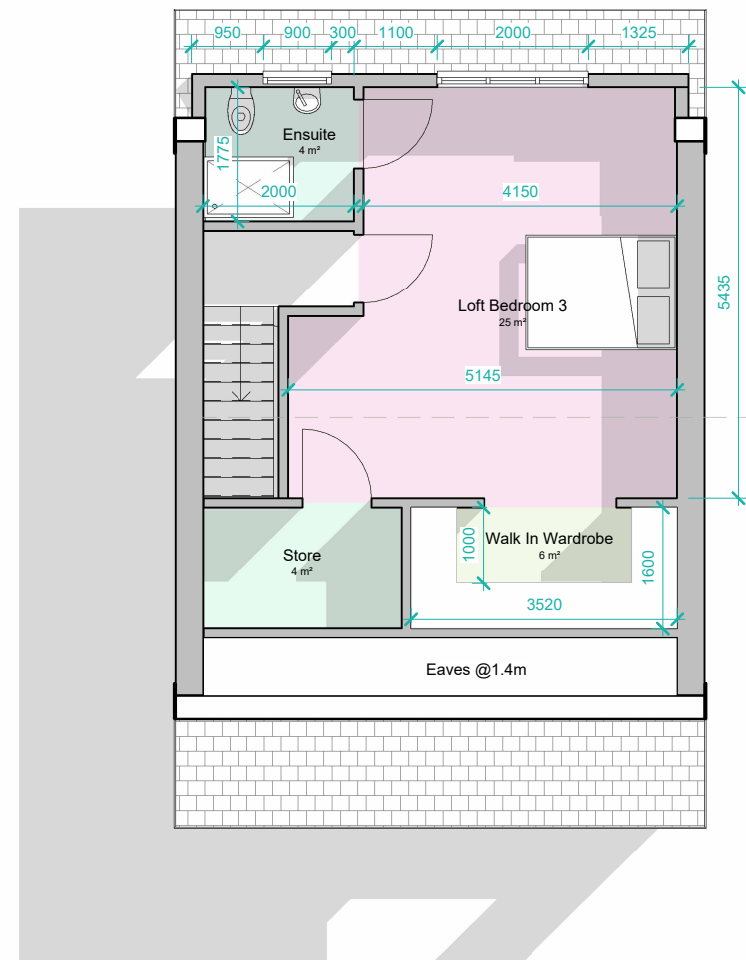
Finished floor levels at a minimum of 32.25mAOD which is 600mm above the design flood level. Refer to *FRA & Drainage Report* for further details



PP Ground Floor
1 : 100

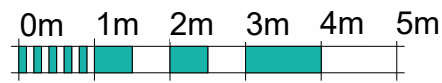


PP First Floor
1 : 100



PP Loft
1 : 100

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VISUAL SCALE 1:100 @ A3

ALL MATERIALS TO MATCH EXISTING COLOUR AND STYLE OF SURROUNDING DWELLINGS



PP Front Elevation
1 : 100



PP LHS Elevation
1 : 100

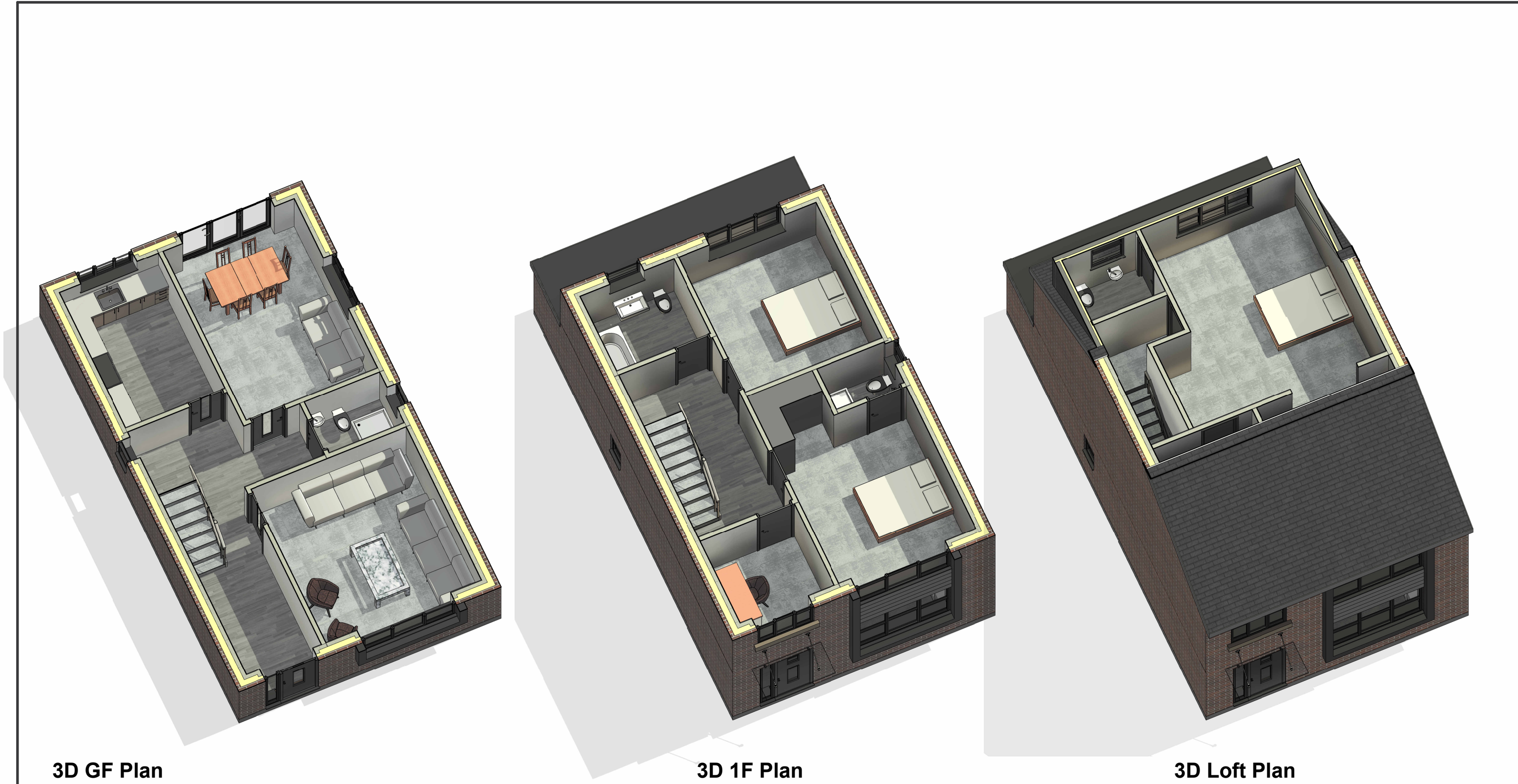


PP Rear Elevation
1 : 100



PP RHS Elevation
1 : 100

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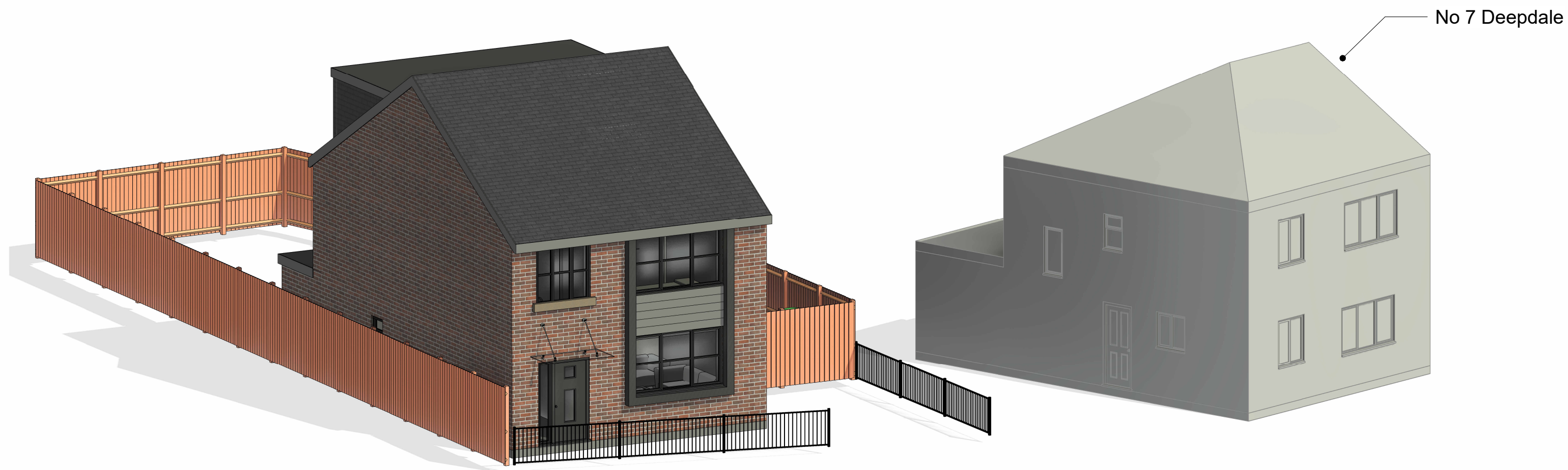


3D GF Plan

3D 1F Plan

3D Loft Plan

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Fence style shown as indivitave only. See page A206 for boundary treatments and details.

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Erection Of A Single Detached Dwelling House

Land Next To 7 Deepdale Ave, Withington, Manchester M20 1GU

Proposed 3D Views
(DR) A203

Project Number
0021

Client Name
Muhammad Asif

Drawn By
MDR

Rev	Description	Date
A	Submitted For Planning Approval	30.06.25

Revision **A**



Fence style shown as indivitave only. See page A206 for boundary treatments and details.

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MD DESIGN
CONSULTANCY
07728417797
dabeer@mddesigns.co.uk

Erection Of A Single Detached Dwelling House
Land Next To 7 Deepdale Ave, Withington, Manchester M20 1GU

Proposed 3D View
(DR) A204

Project Number
0021

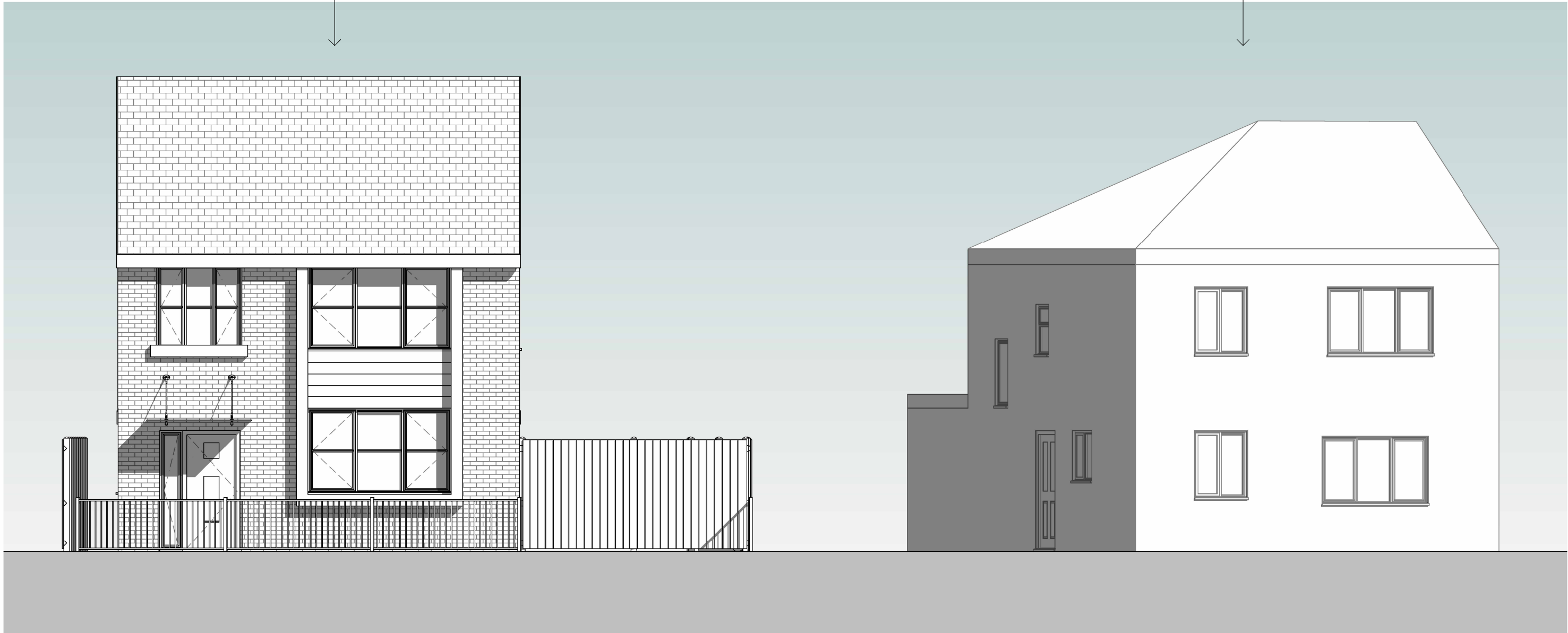
Client Name
Muhammad Asif

Drawn By
MDR

Rev	Description	Date
A	Submitted For Planning Approval	30.06.25
Revision		A

Proposed New Build Dwelling

No7 Deepdale Ave



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MD DESIGN
CONSULTANCY
07728417797
dabeer@mddesigns.co.uk

Erection Of A Single Detached Dwelling House
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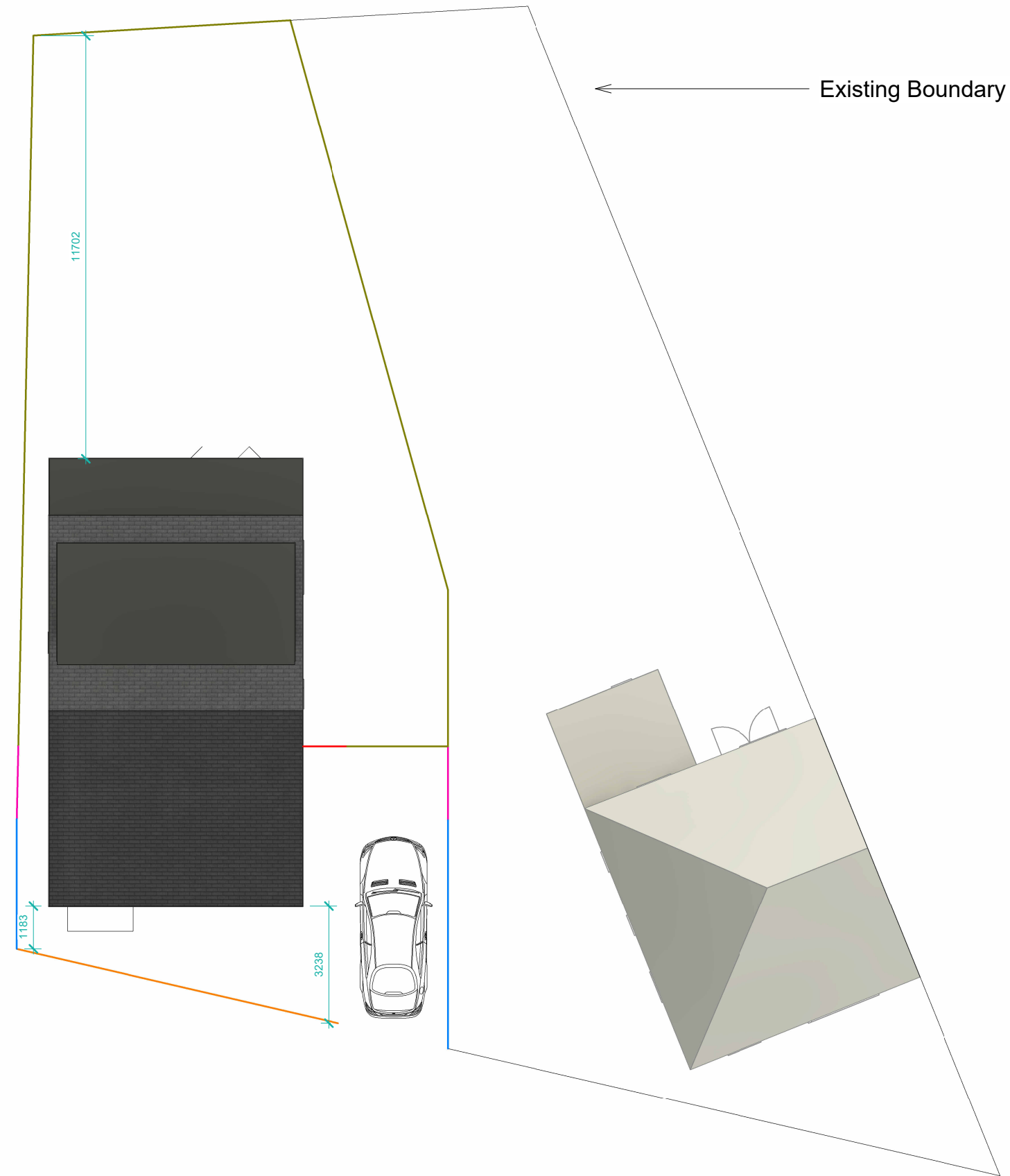
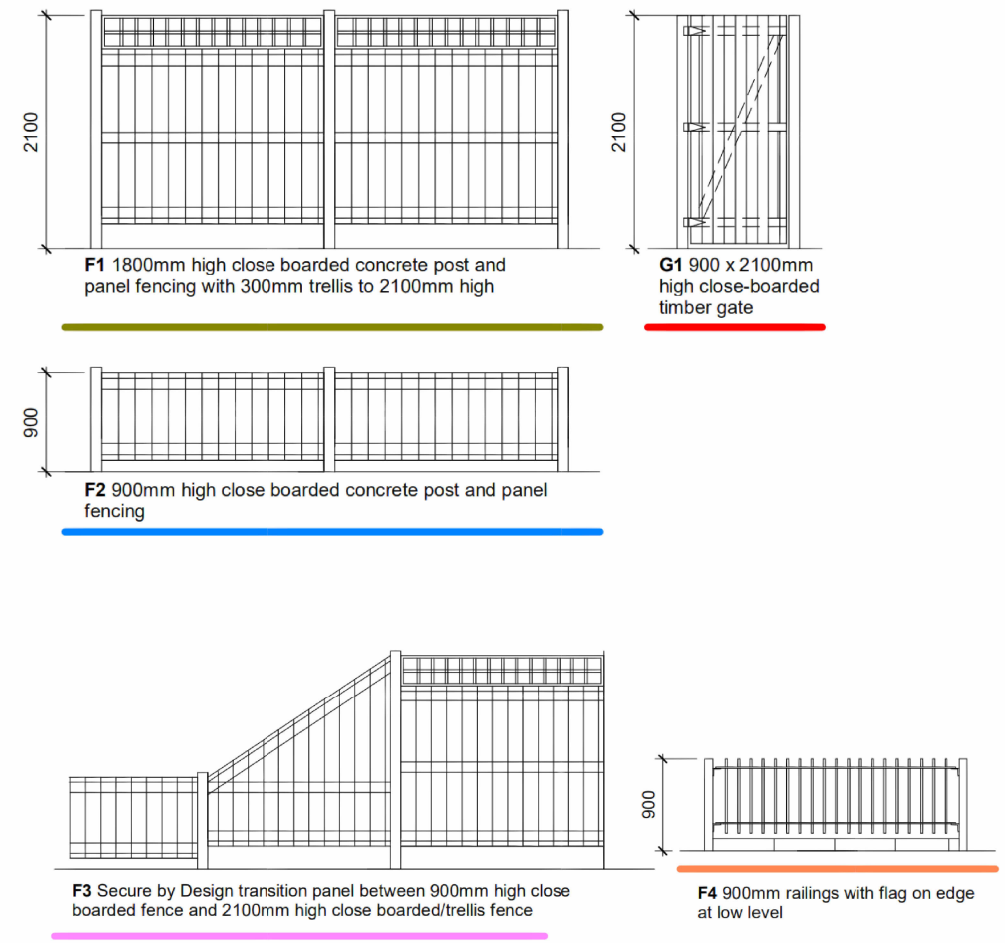
Proposed Street Scene
(DR) A205

Project Number
0021

Client Name
Muhammad Asif

Drawn By
MDR

Rev	Description	Date
A	Submitted For Planning Approval	30.06.25
Revision		A



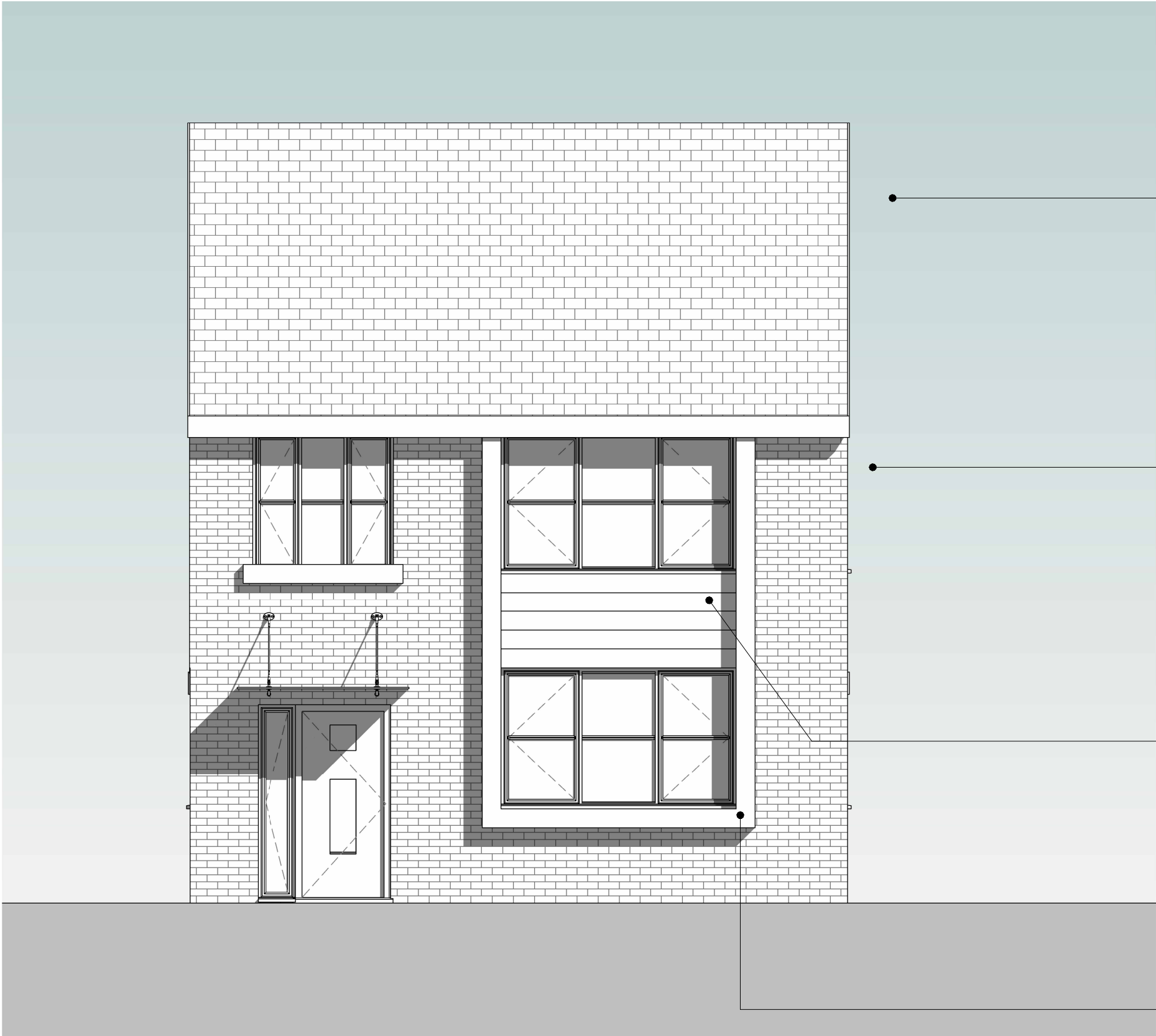
Boundary Details

Proposed new boundaries to be of similar style of surrounding properties.

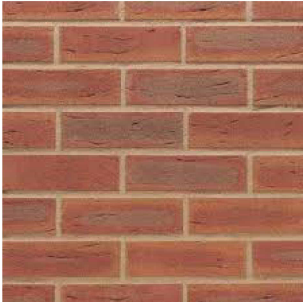
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<div><div>MD DESIGN</div><div>CONSULTANCY</div><div>07728417797</div><div>dabeer@mddesigns.co.uk</div></div>	<div>Erection Of A Single Detached Dwelling House</div> <div>Land Next To 7 Deepdale Ave, Withington, Manchester M20 1GU</div>	Boundary Plan (DR) A206	Client Name Muhammad Asif	Rev A	Description Submitted For Planning Approval	Date 30.06.25
		Project Number 0021	Drawn By MDR			
						Revision

ALL PROPOSED MATERIALS TO MATCH EXISTING COLOUR AND STYLE OF
SURROUNDING PROPERTIES



Dark Grey Roof Tiles



Red Facing Brick

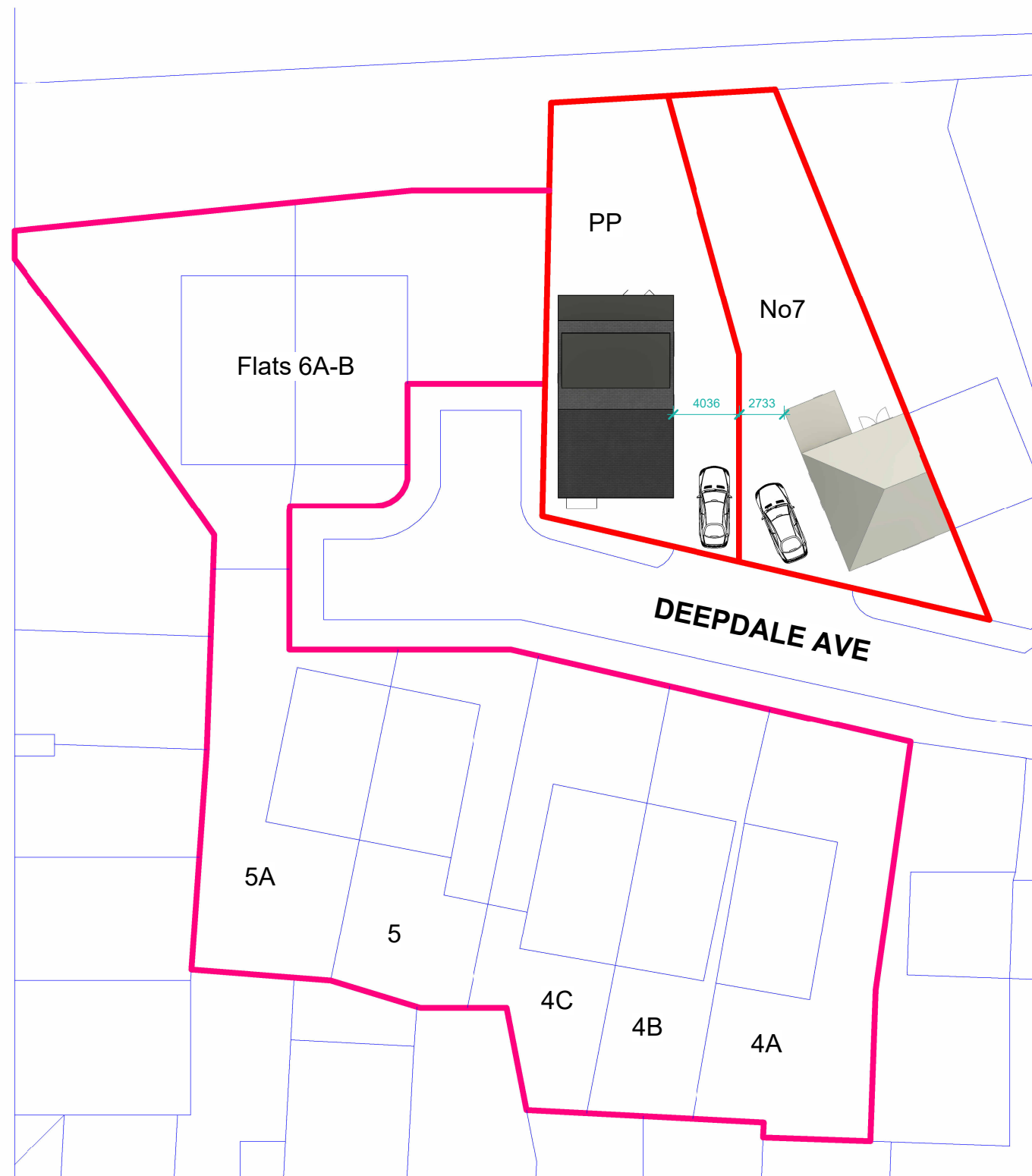


Grey Cladding Board



Grey Steel Window Surround

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Proposed Garden Areas

Proposed Development - 120m²
 No7 After Development - 155m²
 No7 Before Development - 483m²
 5A - 92m²
 5 - 68m²
 4C - 59m²
 4B - 61m²
 4A - 114m²
 Flats - 120m² Combined

- Site boundary
- Site boundary around previous new build development

The garden areas are derived from the neighboring new construction property development. As shown, No. 7 currently has a sizable garden area of approximately 483 square meters, the majority of which goes unused. Even after the proposed construction of a single detached home on the site, there will still be two sizable garden spaces that are larger than the majority of the neighboring properties. See planning statement for further details of proposals and surrounding properties

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