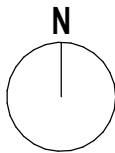
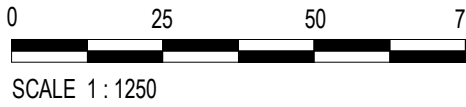




LOCATION PLAN

1:1250



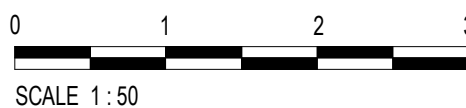
2.2M HIGH FENCE

DASH DENOTES OUTLINE
OF EXISTING SINGLE
STOREY OUTRIGGER TO
BE REMOVED

BLUE DENOTES
PROPOSED SINGLE
STOREY REAR EXTENSION

PROPOSED BLOCK PLAN

1:50



FRONT GARDEN NOT SHOWN

FENCE ON BOUNDARY
CONIFER HEDGE ON
NEIGHBOUR SIDE

ROOF GLAZING

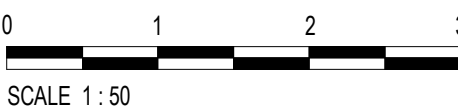
DECKING

DARK GREY COPING

DARK GREY ROOF
MEMBRANE

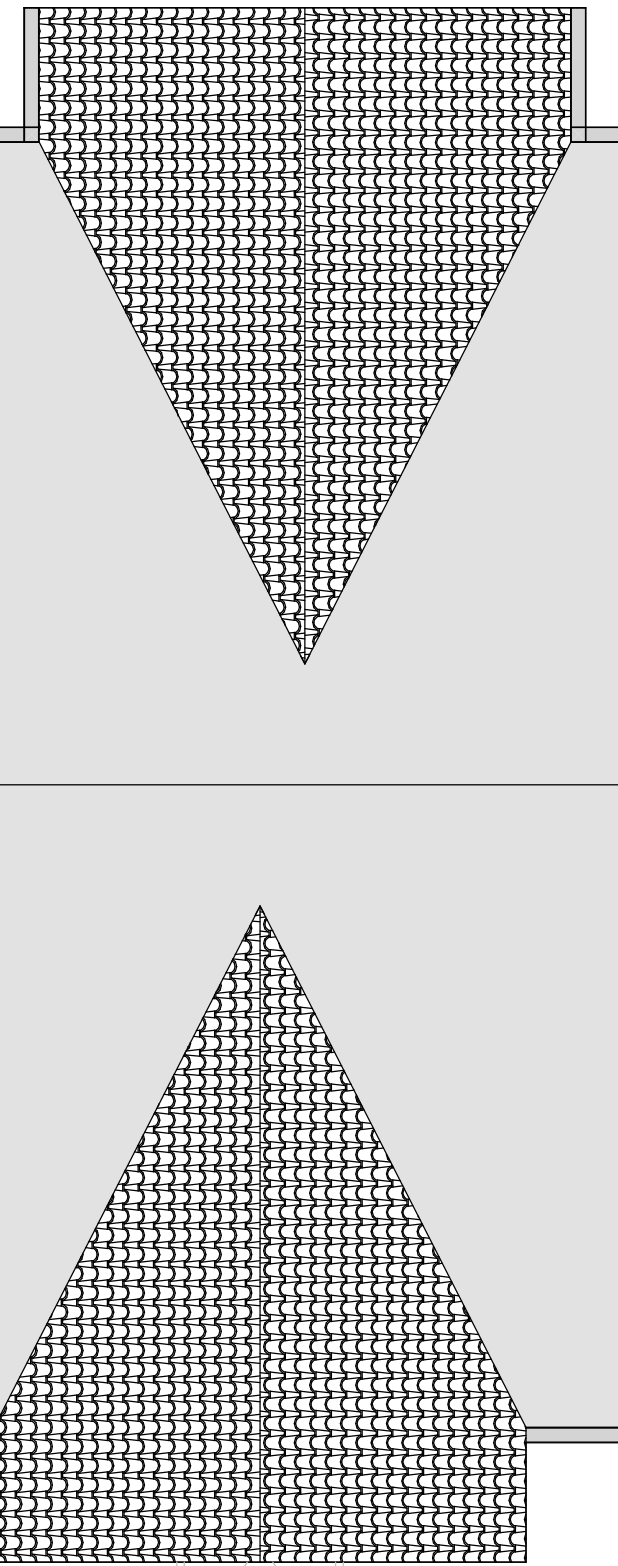
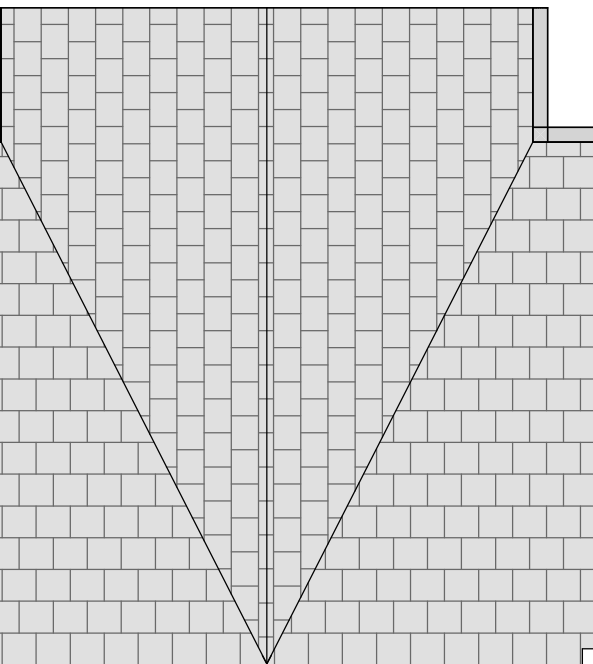
PROPOSED ROOF PLAN

1:50



NEW INLINE PV PANELS

EXISTING ROOF TILE
REPLACED WITH SLATE



GREY METAL STANDING
SEAM ROOF

Location Plan

North Point

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Drawing Notes:

PL01 PLANNING APPLICATION

CR

05.12.2025

Rev: Description:

Revised By:

Issue Date:

Project:

147 Nicolas Road, M21 9LS

Drawing

PROPOSED LOCATION, BLOCK PLAN
AND ROOF PLAN

Scale: As indicated@A1

Original Issue Date:

Original Drawn AM

Original Checked CR

Drawing

25-0032 -10-000

Revision:

PL01

Reason For Issue:

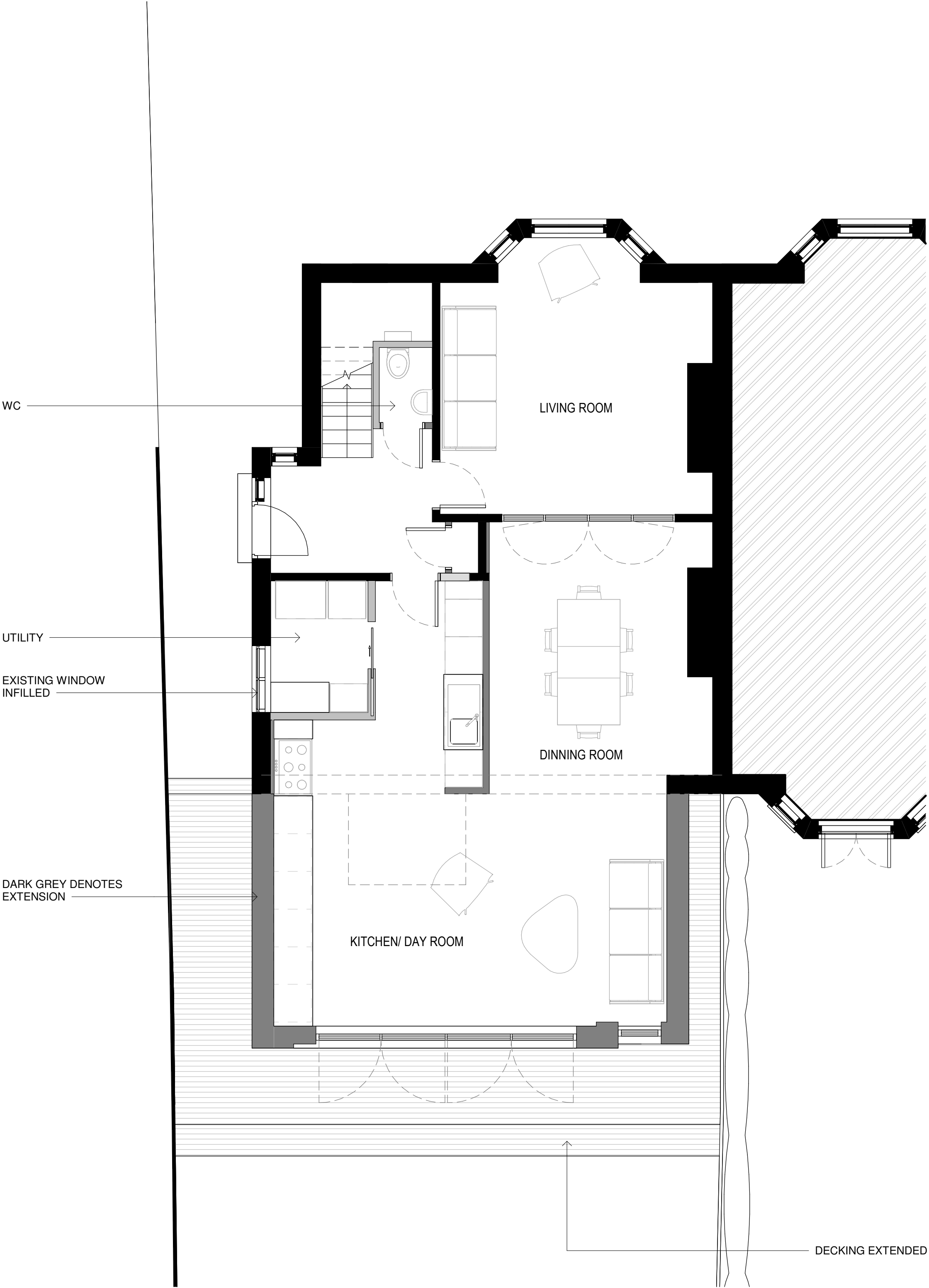
PLANNING APPLICATION

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manchester@guytaylorassociates.co.uk

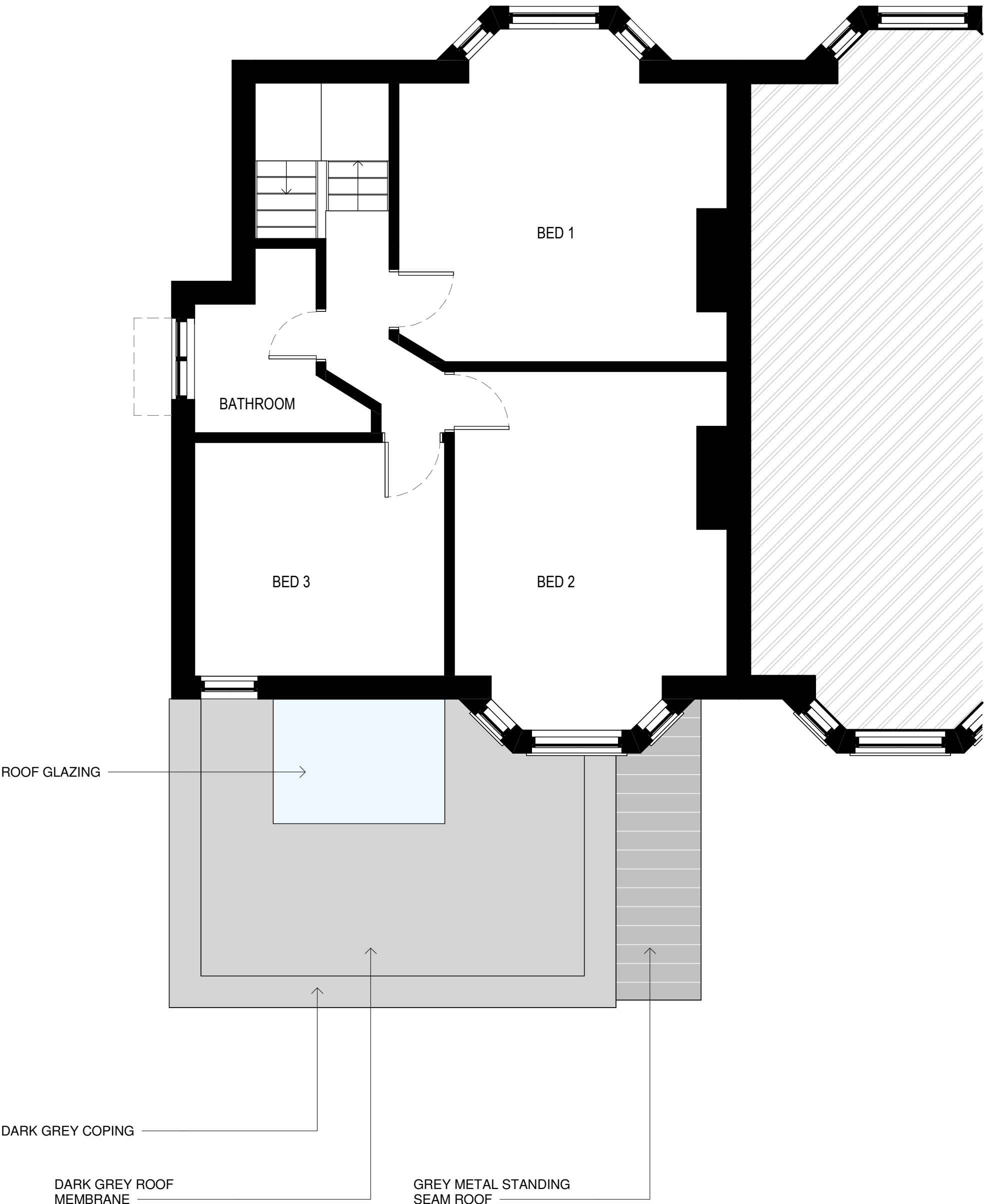
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PROPOSED GROUND FLOOR

1 : 50



PROPOSED FIRST FLOOR

1 : 50



PL01	PLANNING APPLICATION	CR	05.12.2025
Rev:	Description:	Revised By:	Issue Date:

Project:
147 Nicolas Road, M21 9LS

Drawing
PROPOSED FLOOR PLANS

Scale:	1 : 50@A1	Original Issue Date:
Original Drawn	CR	Original Checked CR

Drawing
25-0032 -20-001

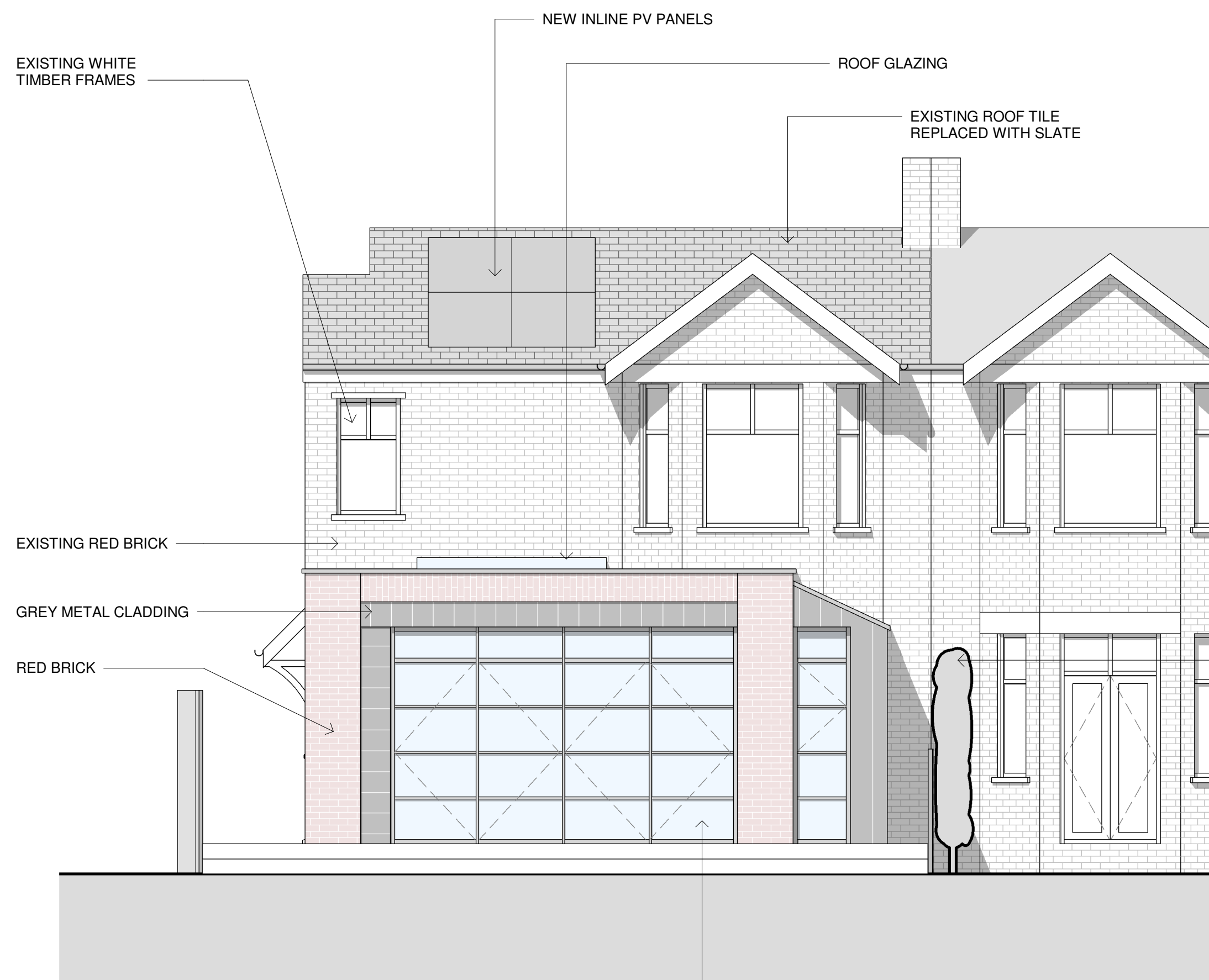
Revision:
PL01

Reason For Issue:
PLANNING APPLICATION

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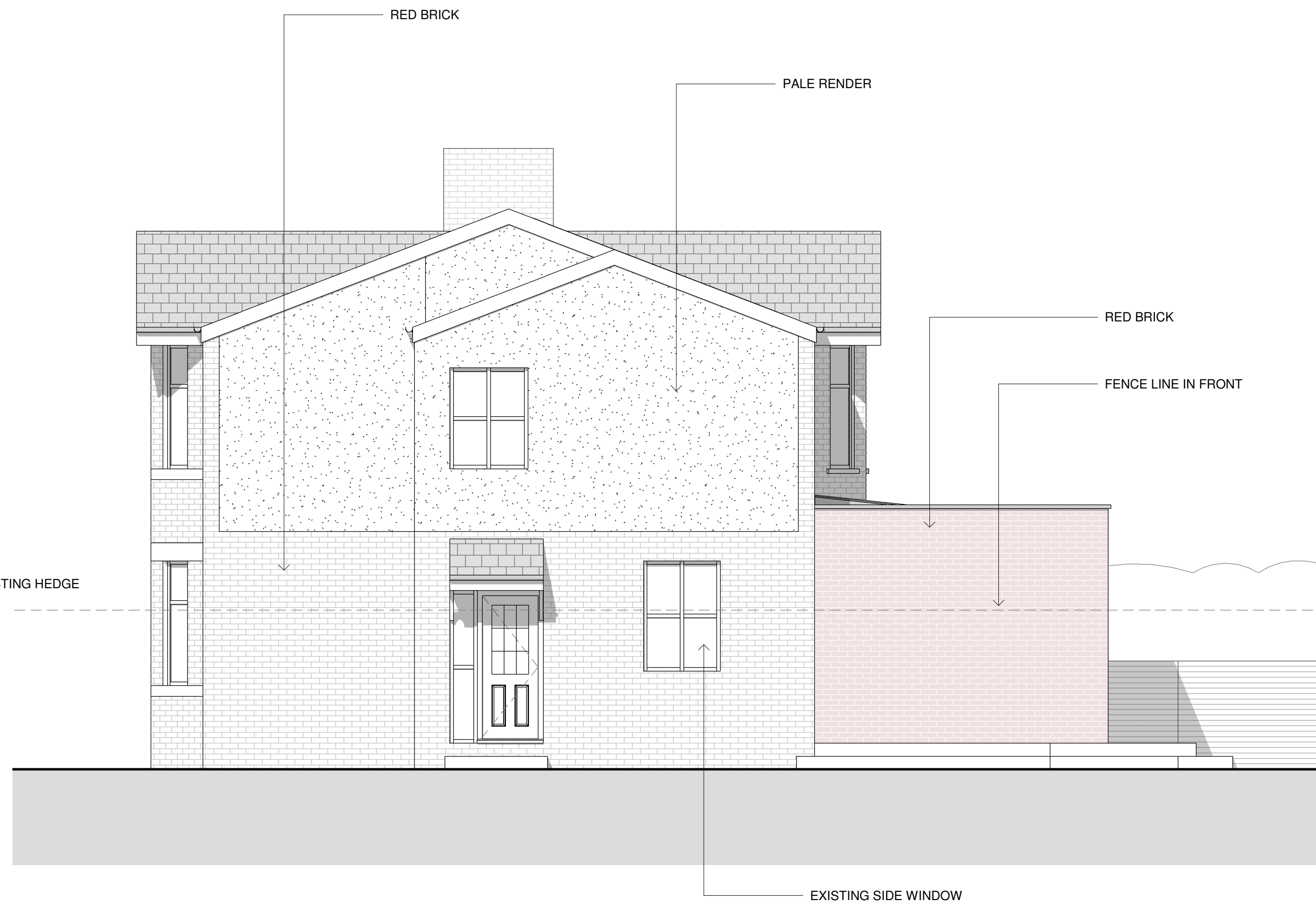
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01 PROPOSED SOUTH ELEVATION

1 : 50



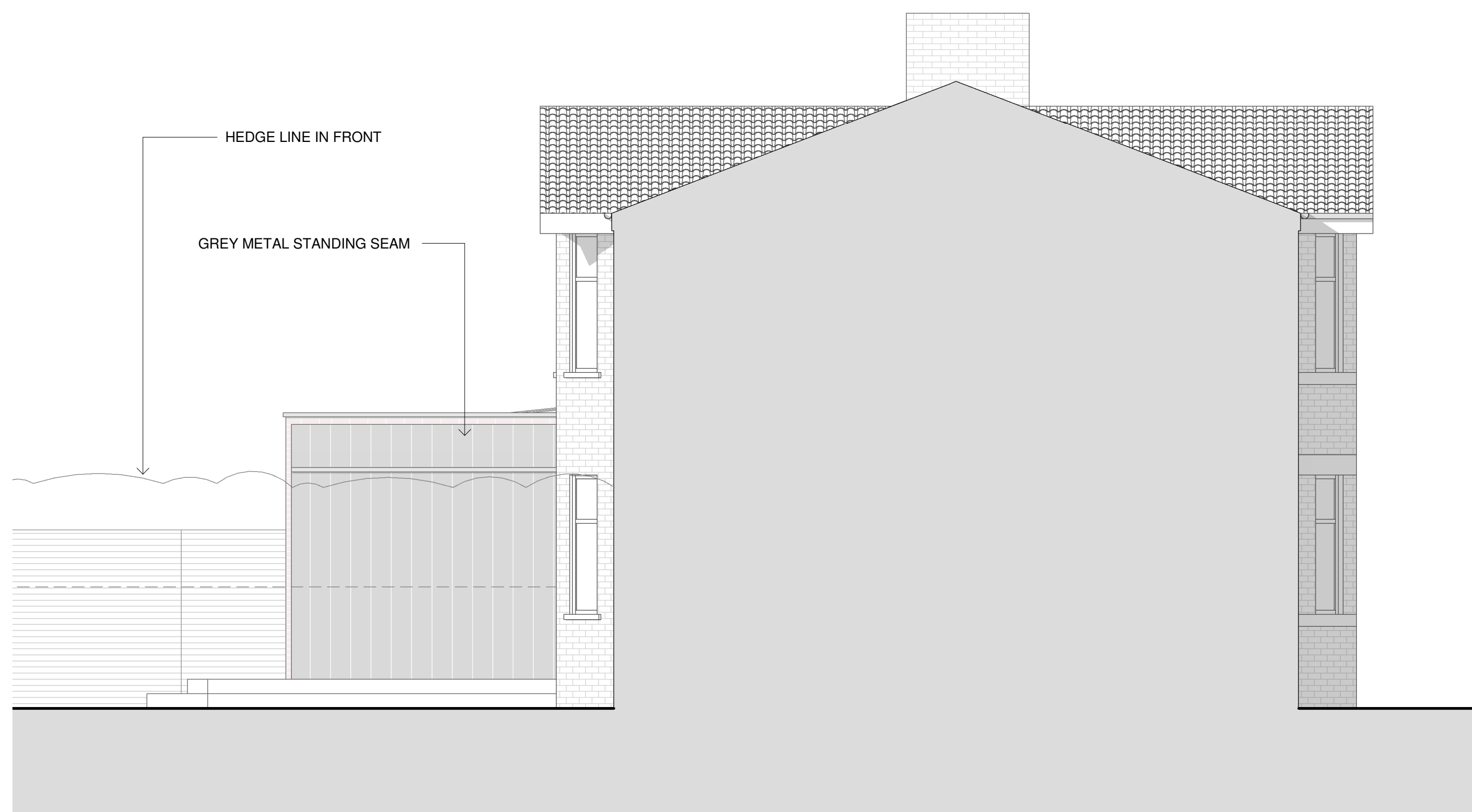
02 PROPOSED WEST ELEVATION

1 : 50



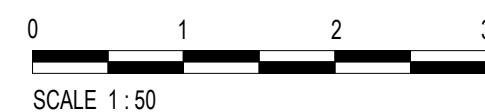
03 PROPOSED NORTH ELEVATION

1 : 50



04 PROPOSED EAST ELEVATION

1 : 50



Location Plan North Point

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Drawing Notes:

PL01 PLANNING APPLICATION CR 05.12.2025
Rev: Description: Revised By: Issue Date:

Project:
147 Nicolas Road, M21 9LS

Drawing
PROPOSED ELEVATIONS

Scale: 1 : 50@A1 Original Issue Date:
Original Drawn AM Original Checked CR

Drawing
25-0032 -20-101 Revision:
PL01

Reason For Issue:
PLANNING APPLICATION

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