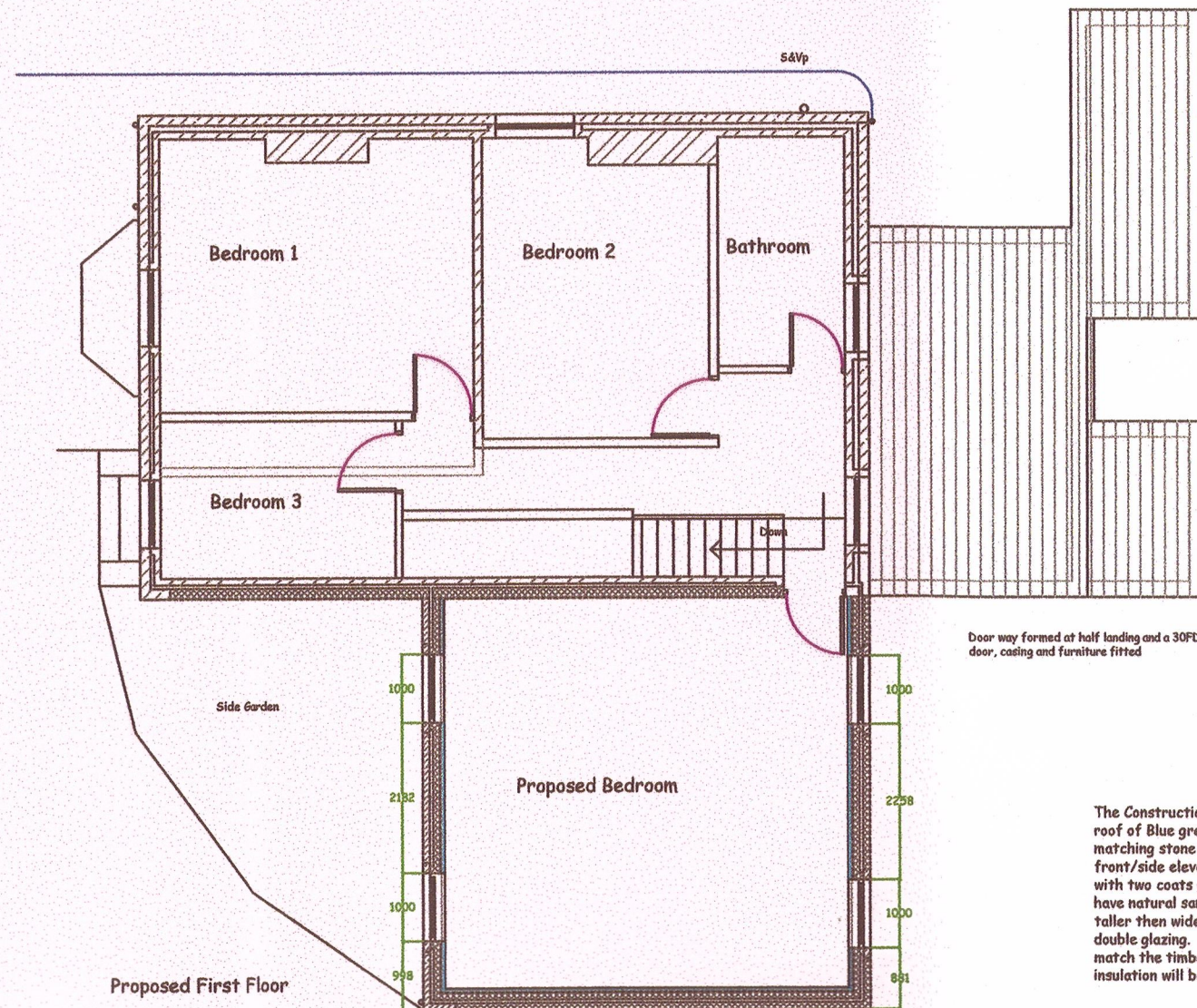
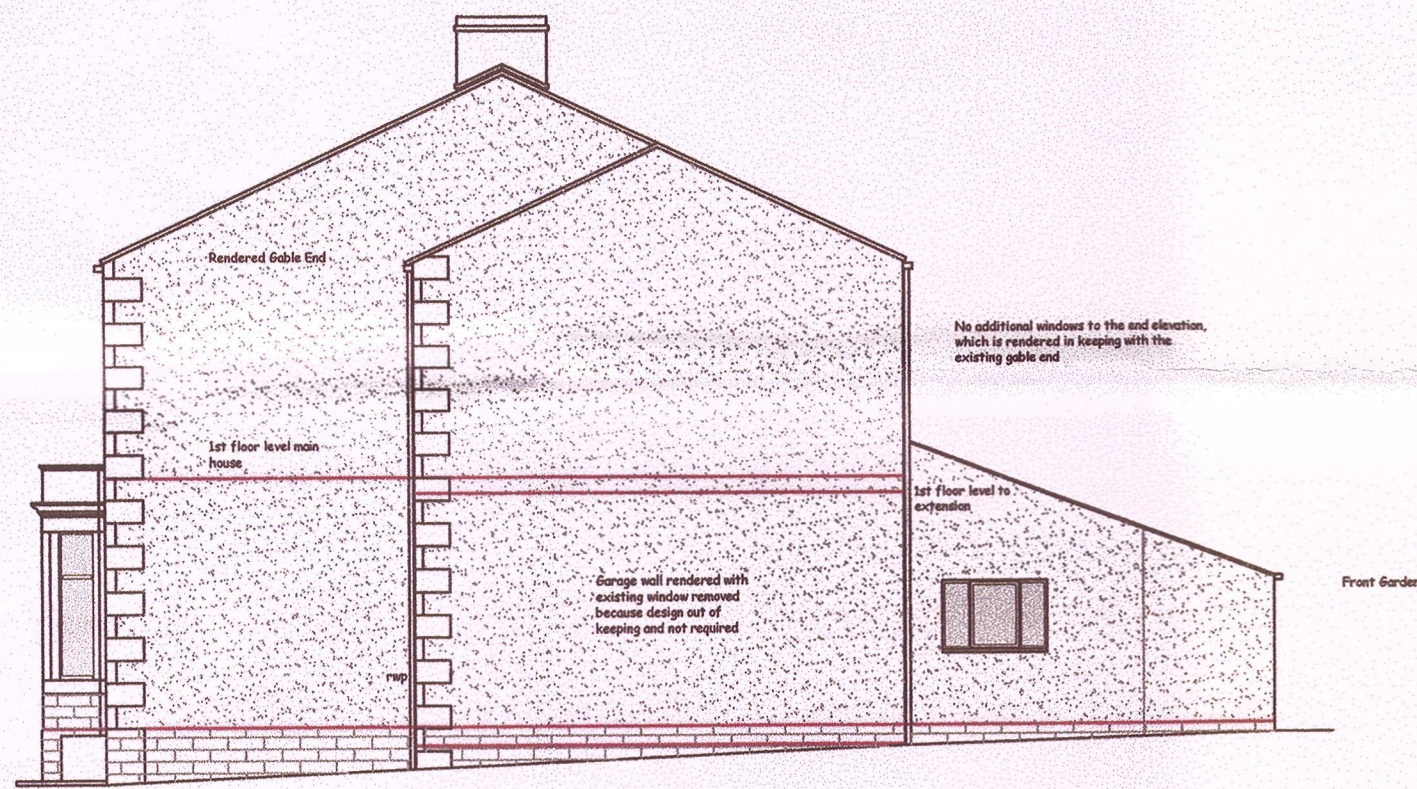
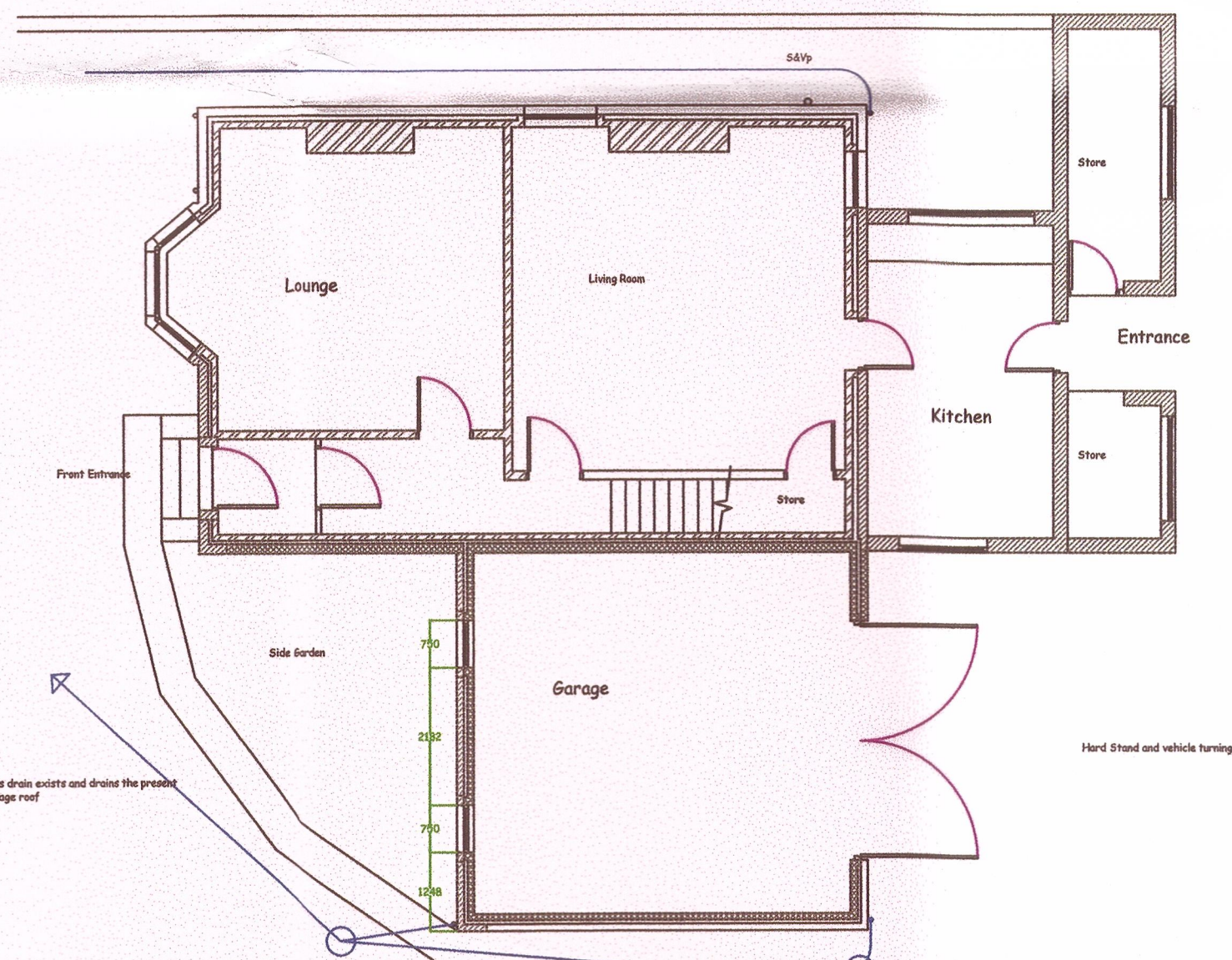




Proposed front elevation is matching but pitched faced stone, with matching gables to connection to side elevation. This means that the existing rendered outer leaf to the front elevation to the garage will be taken down and rebuilt to the new specification.



The Construction will be as follows: - A natural sandstone coping will end off the roof of Blue grey slate to match existing. The wall will be formed with a matching stone front elevation, gabled ends due to match the existing front/side elevation, and then with high density concrete block and rendered with two coats of waterproof sand/cement render. The window openings will have natural sandstone cills, jambs and lintels to make the form and will be taller than wide. The window frames will be in Oak form UPVC with high efficiency double glazing. The rain water pipes in simulated cast iron and the gutter to match the finish but in cast aluminium. To adjust the insulation values the insulation will be fitted internally



Proposed Bedroom extension to The Farmhouse Whalley Road, Simonstone, BB12 7HN for Mrs Sheila Mercer

PP-02675420

May 2013
Scale 1:100
25A-13-11835/2

320130527P

The building was commenced in 1993 after being granted planning permission on the 26th August 1992. It was not completed with the garage and a sloping roof being completed, so a substantial start was established. It can be stated that the design would not have met the authorities criteria after 1990 and we are prepared to make changes that will make it more acceptable. The windows are not in keeping with the original house, the side elevation window will be removed and the window opening made up. The existing window to the front elevation of the garage which is horizontal rather than up right will be replaced with two upright windows. These will be narrower than the first floor windows that are a copy of the side existing first floor windows but inline directly below. The window to the rear elevation are again copies of the two existing first floor. This is made possible by the eaves height being increased to match the existing, the ridge is still below the existing.