

# OAKLEA (OAKLEIGH )

## LONGSIGHT ROAD, CLAYTON LE DALE. BB1 9 EX

The proposals are to erect a conservatory with a balcony over to the rear of the house, and a detached double garage with a small gymnasium, to the garden area to the South West and rear of the property, The house has been previously extended at the rear and the conservatory would sit behind the existing extension.

The conservatory will be constructed in UPVC framing and will project 4.0 M from the rear wall of the house, with a width of approximately 8.7 M and have an overall ht of 2.9 M. There will be a balcony 2.4 M x 5.2 M over the central part of the conservatory. The dwarf walls will be rendered to match the existing house.

The detached building will be 10.5 M x 7.5 M with a dual pitched roof. The eaves height will be 2.45 M and the ridge height 4.55 M. The building will comprise a double garage with a small gym / exercise room to the right end of the building. The buliding will be rendered, with a slate roof, to match the existing house. The existing stone paved hardstanding will be extended to serve the new detached garage

The house occupies a large plot of land with gardens to front, sides and rear.

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