

**TAN YARD FARM - RIBCHESTER ROAD - HOTHERSALL - PR3 3YA**

Patio  
(Stone  
Flags)

Garden  
(Grass)

Garden  
(Grass)

Turning  
Area  
(Gravel/  
Cobble Setts)

Access Road

- Proposed Double Garage with self-contained granny-flat within the roof

— Outline of 8.6 X 7.5M (planning approved) Double Garage shown dashed, orange - Planning Ref: 3/2023/0075

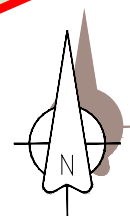
— 1.8M high featherboard boundary fence between properties

- Existing timber post and panel (stock proof) fence

- 1.2M high locally sourced natural stone walling

- Existing public footpath

Existing timber post  
and panel (stock  
proof) fence



0 1 5 10 m 15 m

Scale 1:200

Rev-B: Red Edge Amendment (26.03.25)

Rev-A: Approved Barn Roof Plan and boundary treatment annotations added (17.12.24)

**This drawing is to be used for the purposes of obtaining planning permission only, and should not be used for Building Regulations, Pricing/ Tendering or Construction purposes.**

MR ADAM ROYLE  
TAN YARD FARM,  
RIBCHESTER ROAD  
HOTHERSALL  
PRESTON PR3 3YA

## PROPOSED SITE PLAN

004

**Rev-B**

Date: 17.12.24  
Drawn: J Monks  
Scale: 1:100  
Paper Size: A3

**MONKS-ARCHITECTURAL-DESIGN**  
25 BIRCHFIELD DRIVE - LONGRIDGE- PRESTON - PR3 3HP