








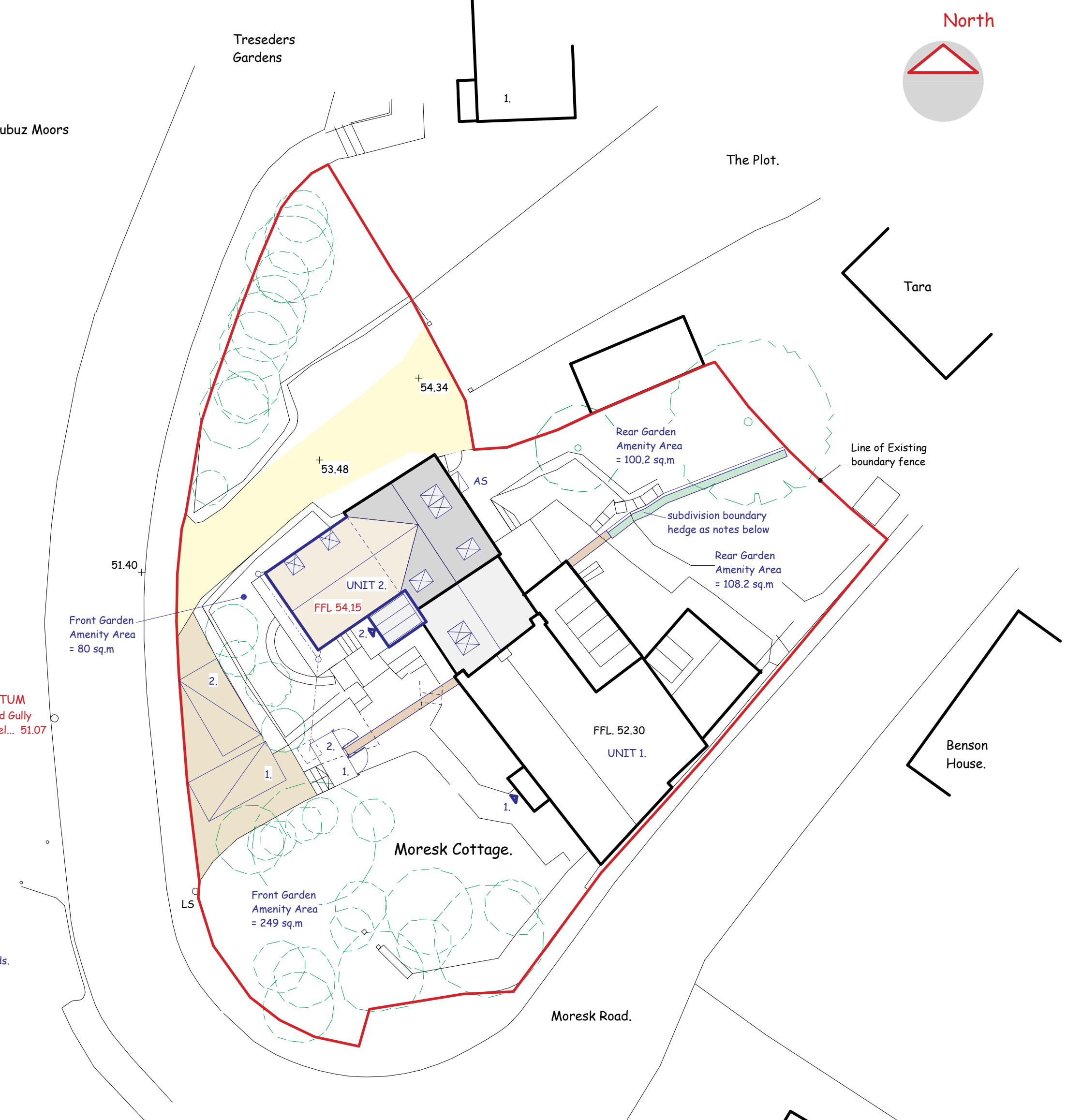
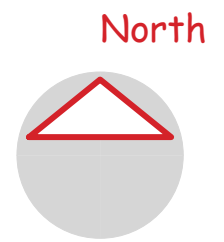


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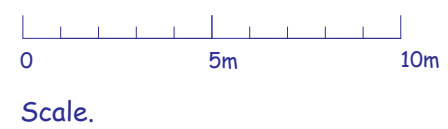
-  Extent of Proposed Raised Roof over existing Studio Area.
-  Extent of Proposed Raised Roof and First Floor Extension over existing Garage Area.
-  Extent of Proposed Two Storey Extension. Footprint Area = 27.8 sq.metres
-  Extent of Proposed Single Storey Extension. with glazed roof, Footprint Area = 4.7 sq.metres
-  Existing 2 no. Vehicle Parking Spaces.
-  Existing Trees.
-  Extent of Existing Shared Access Drive, for Moresk Cottage, The Plot, and Tara.
-  + 53.48 Existing ground levels.
-  FFL 54.15 Proposed Finished Site levels.
-  Extent of Existing Brick Paved Parking Area.
-  Front Garden Subdivision and part rear, to be 500mm width granite low wall and planter hedge over .
-  Rear Garden Subdivision, Post & Wire Fence 1.0m high with native hedge planting alongside. Hedge to be Griselinia Littoralis. Ecological benefits, evergreen shrub of value to nesting birds. Planting in double staggered row in 400mm topsoil depth.
-  AS Air Source Heat Pump, Location of Air Source Heat Pump on North East Elevation by Specialist.



Stormwater Drainage

The existing dwelling known as Moresk Cottage has roof rainwater drainage discharge via downpipes to existing soakaways. This proposed planning application will increase roof rainwater discharge only by the roof area of the proposed south elevation extension of 27.8 sq.metres. This will discharge to a new soakaway position as noted on plan below and sited minimum 5 metres from any building. Extent to be determined by subsoil porosity test in accordance with Building Regulations Drainage Hierarchy using SUDS manual , CIRIA 697 using a minimum of 30 year period Design to take into account the appropriate amount for increased rainfall from climate change. This should be based on the lifetime of the development, the guidance in Annex B of PPS25 and the PPS25 Practice Guide.

Site Plan As Proposed.
Scale ; 1:200



REV. 'A'. Planning Application Issue. March 2024.

Moresk Cottage. Moresk Road. Truro. TR1 1EG.
Subdivision and Extension of Existing Dwelling
to Provide an Additional Dwelling.

Quay Architectural Services.
Penzance.
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Proposed Site Plan.

Scale; 1:200. A2. Drawing.

Planning. Date ;
December 2023.

Job No. 1419. Dwg. No.
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