

Annwyl Gyngorydd,

## PWYLLGOR CYNLLUNIO - DYDD IAU, 9FED MAWRTH, 2017

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

<b>Rhif ar yr Agenda</b>	<b>Eitem</b>
------------------------------	--------------

- |    |  |
|----|--|
| 3. | <b><u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO.</u></b><br>(Tudalennau 5 - 40)      |
| 4. | <b><u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO.</u></b> (Tudalennau<br>41 - 144)         |
| 5. | <b><u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO.</u></b><br>(Tudalennau 145 - 176) |

Yn gywir,

*Mark James* DYB

Prif Weithredwr

Amg.





Mae'r dudalen hon yn wag yn fwriadol



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***Y PWYLLGOR  
CYNLLUNIO***

***9 MAWRTH 2017***

***RHANBARTH Y  
DWYRAIN***

**PLANNING  
COMMITTEE**

**9 MARCH 2017**

**AREA  
EAST**

***CEISIADAU YR ARGYMHELLIR EU  
BOD YN CAEL EU CYMERADWYO***

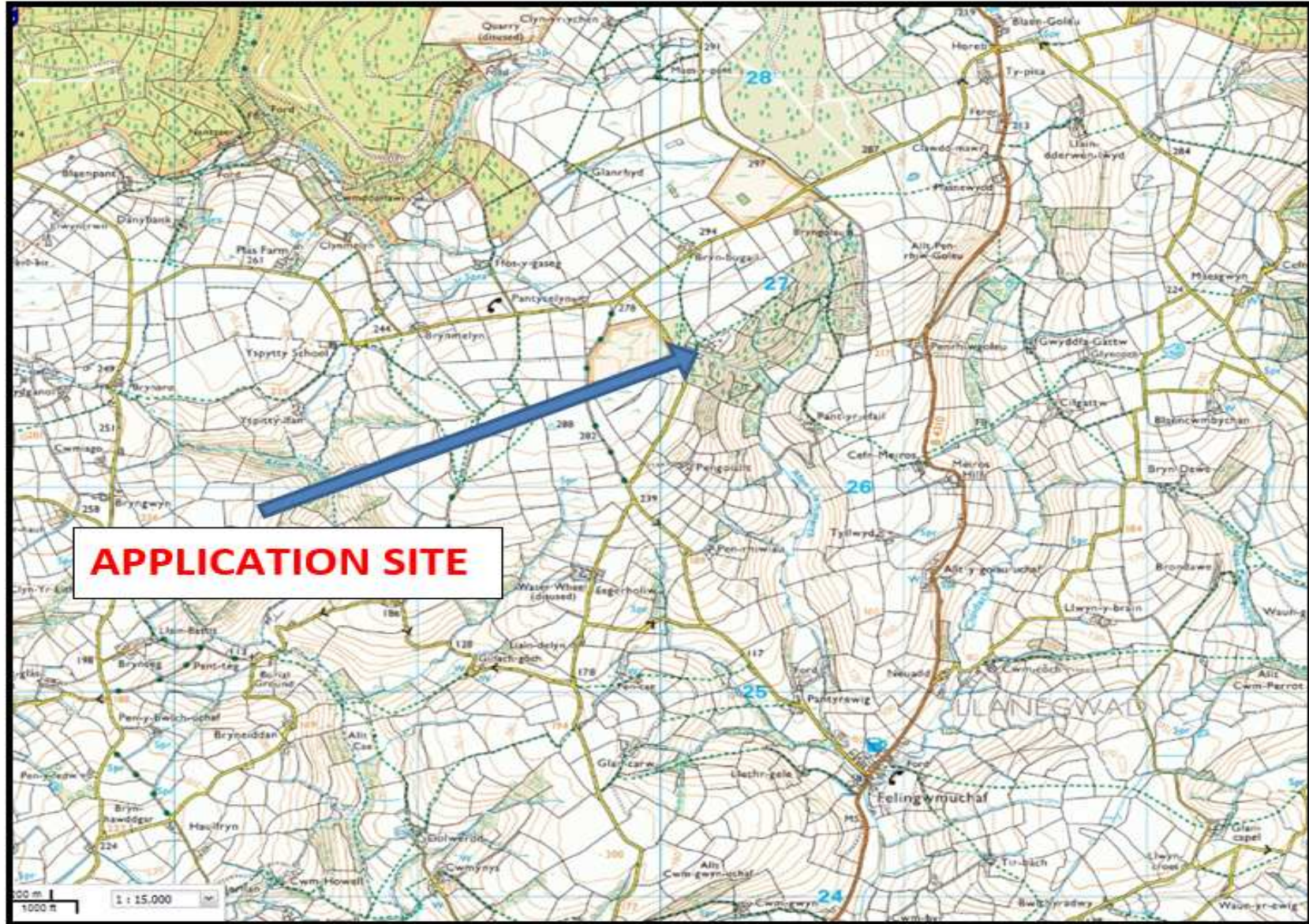
**APPLICATIONS RECOMMENDED  
FOR APPROVAL**



# E/33595

# E/33595

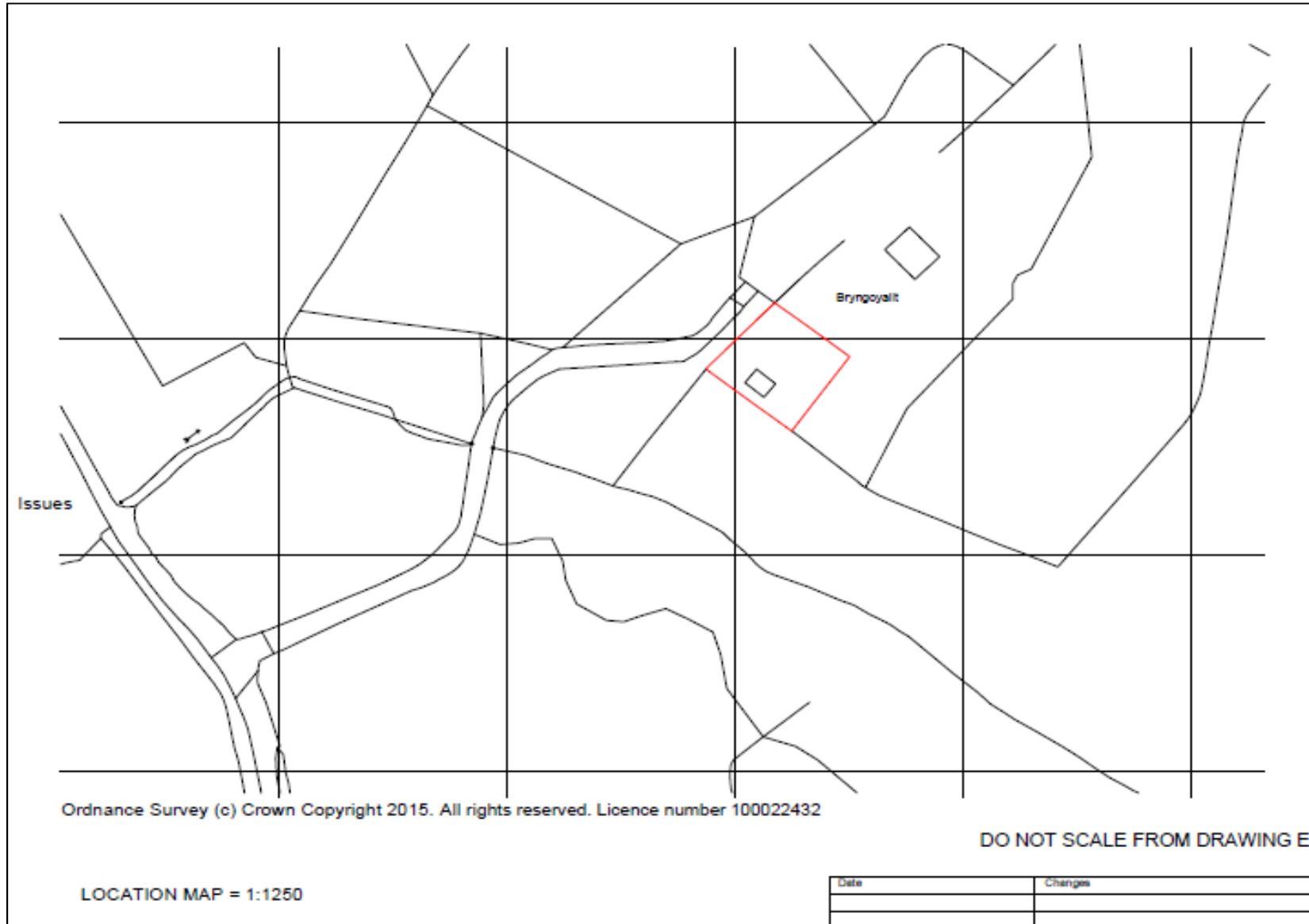
# Location Plan





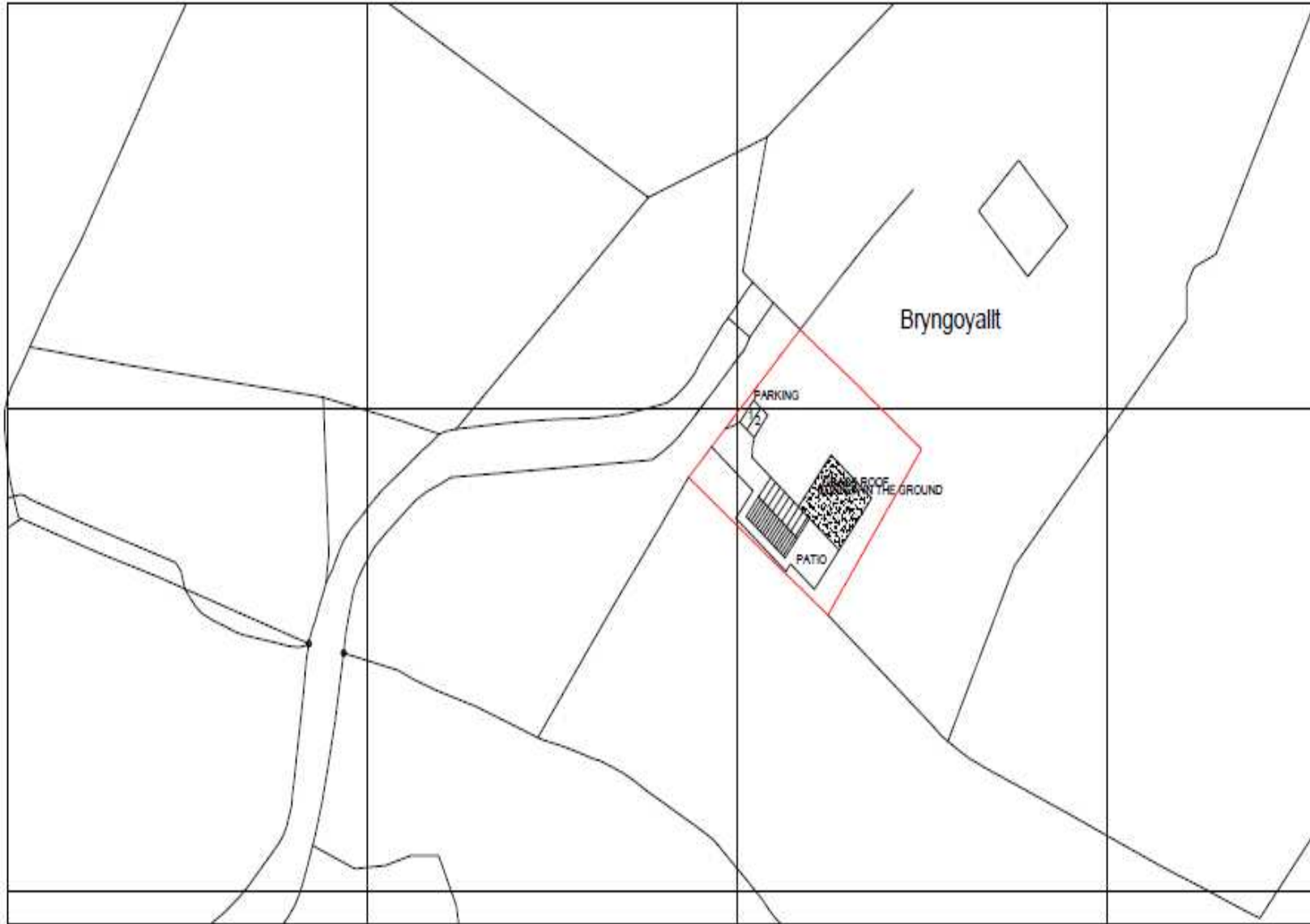
# E/33595

# Location Plan



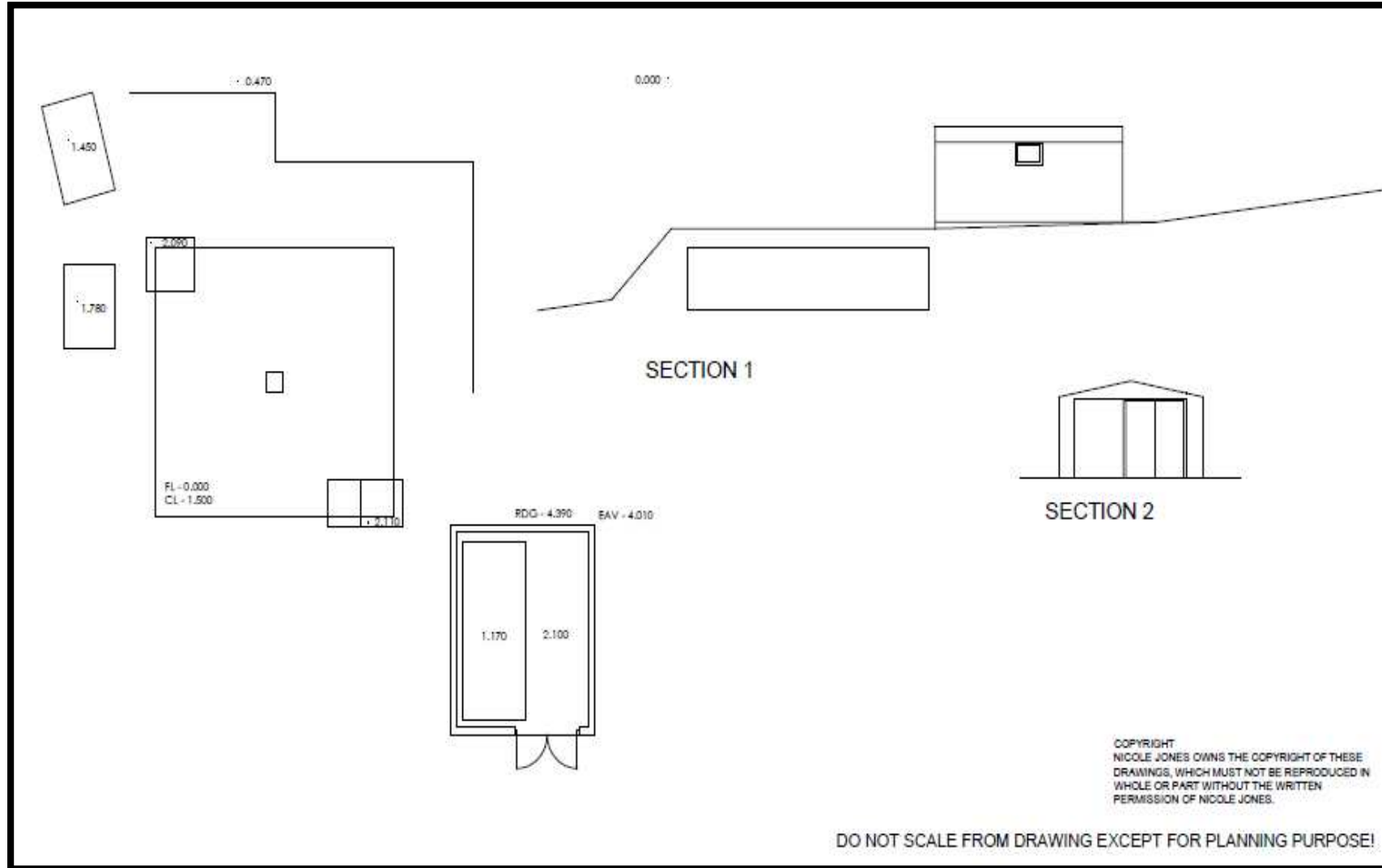
# E/33595

# Site Plan



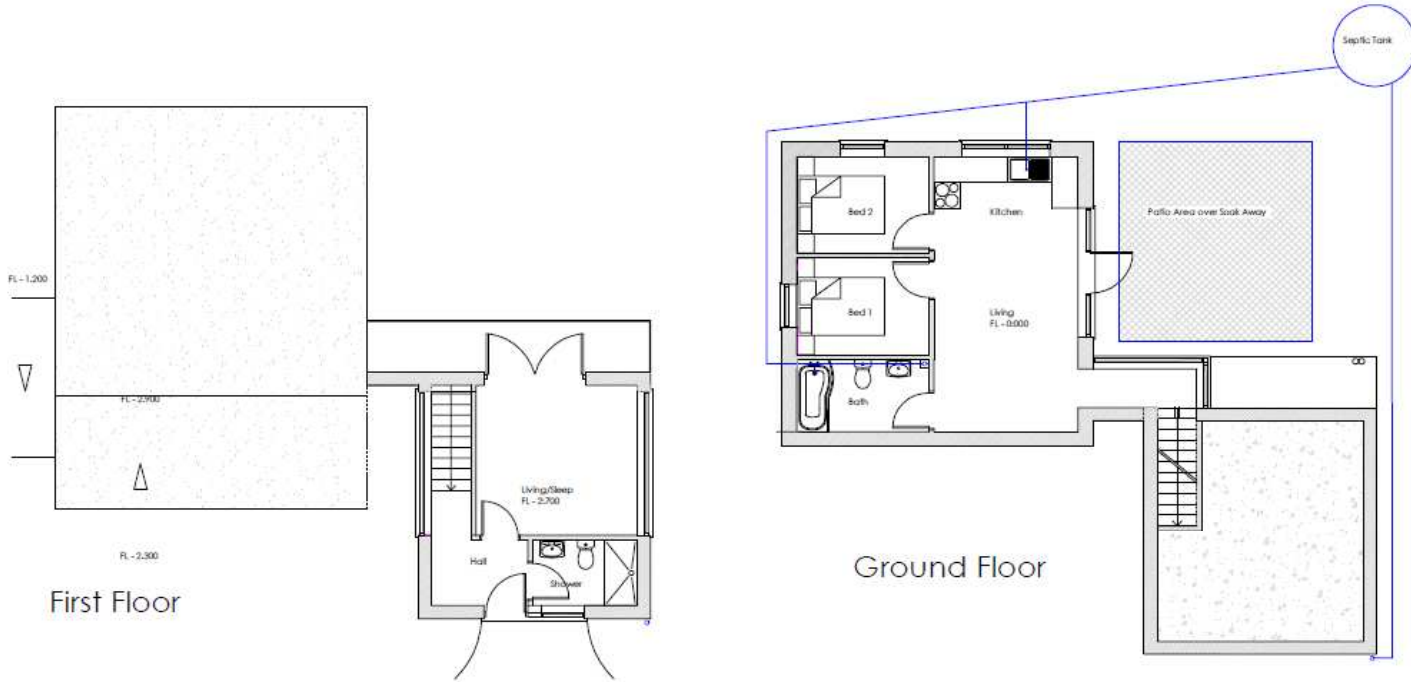
# E/33595

# Existing Plan



# E/33595

# Proposed Site Plan



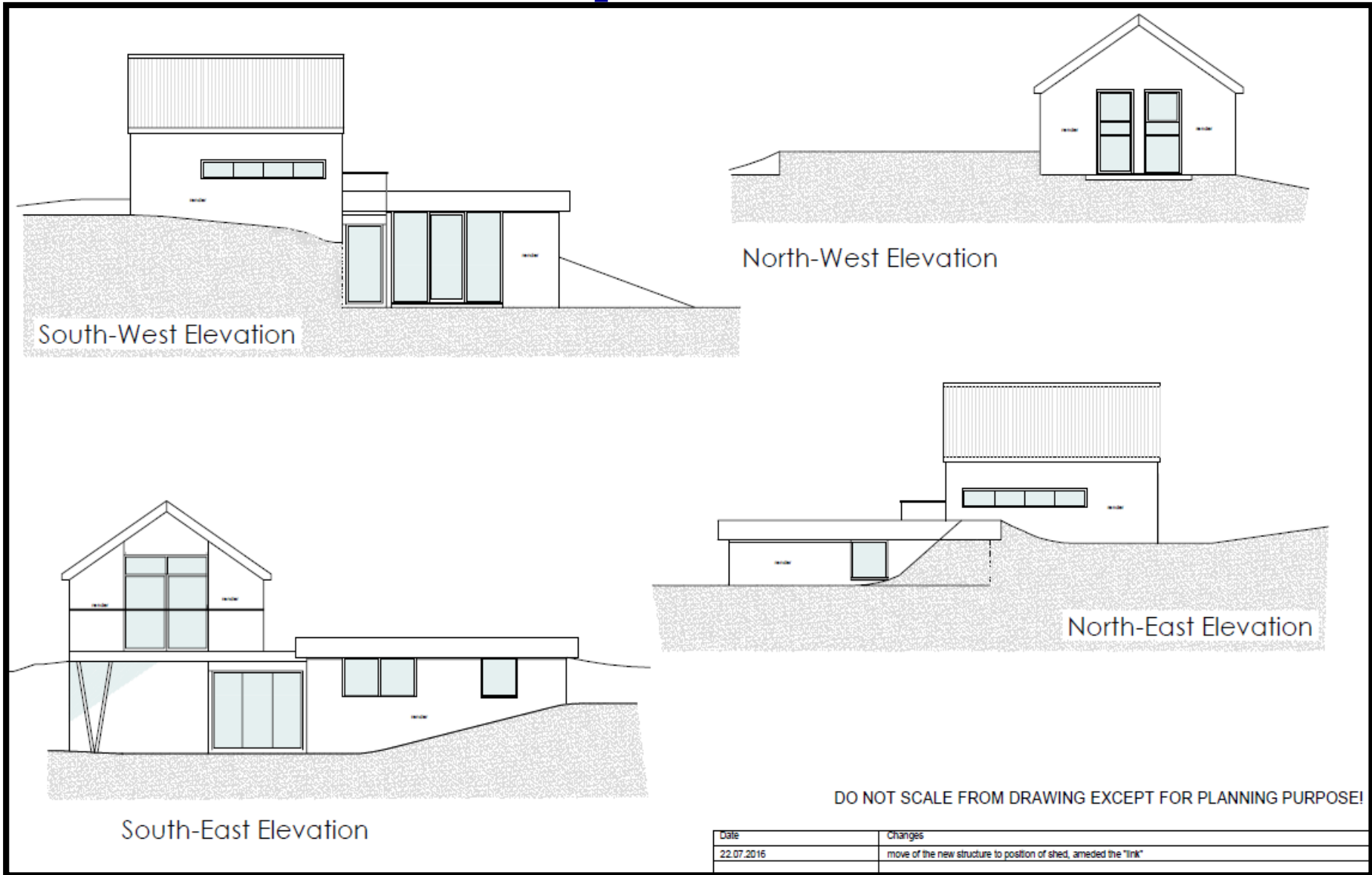
DO NOT SCALE FROM DRAWING EXCEPT FOR PLANNING PURPOSE!

Date	Changes
22.07.2016	move of the new structure to position of shed, amended the 'link'

<b>Client</b> MR DEIAN OWEN 10 CLOS GER Y BRYN TIRCOED SWANSEA SA4 9JL	<b>Job Title</b> CONVERSION OF FORMER WATER TREATMENT WORK TO A HOLIDAY LET	<b>Job No</b> 15-286
<b>Site</b> FELINGWM UCHAF CARMARTHEN SA32 7PX	<b>Architect</b> Nicole Jones Architect RIBA 6 Myrddin Crescent Carmarthen SA31 1DX Tel: 07999-516075	<b>Date</b> 19.03.2016
	<b>Drawing Title</b> PROPOSED FLOOR PLAN	<b>Scale</b> 1:100
		<b>Drawn</b> NJ
		<b>Drawing No</b> 2

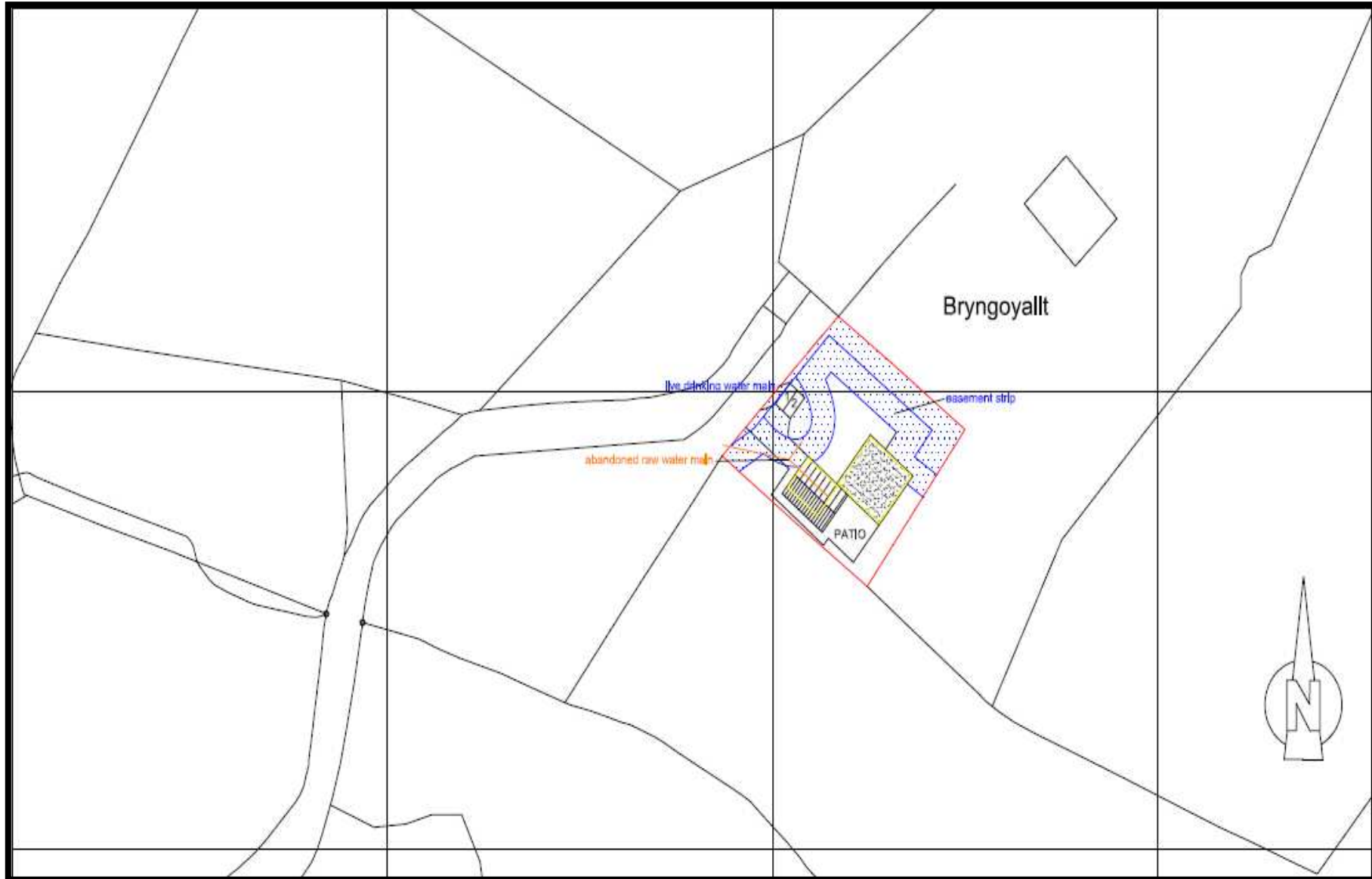
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 WHOLE OR PART WITHOUT THE WRITTEN  
 PERMISSION OF NICOLE JONES.

# E/33595 Proposed Elevations



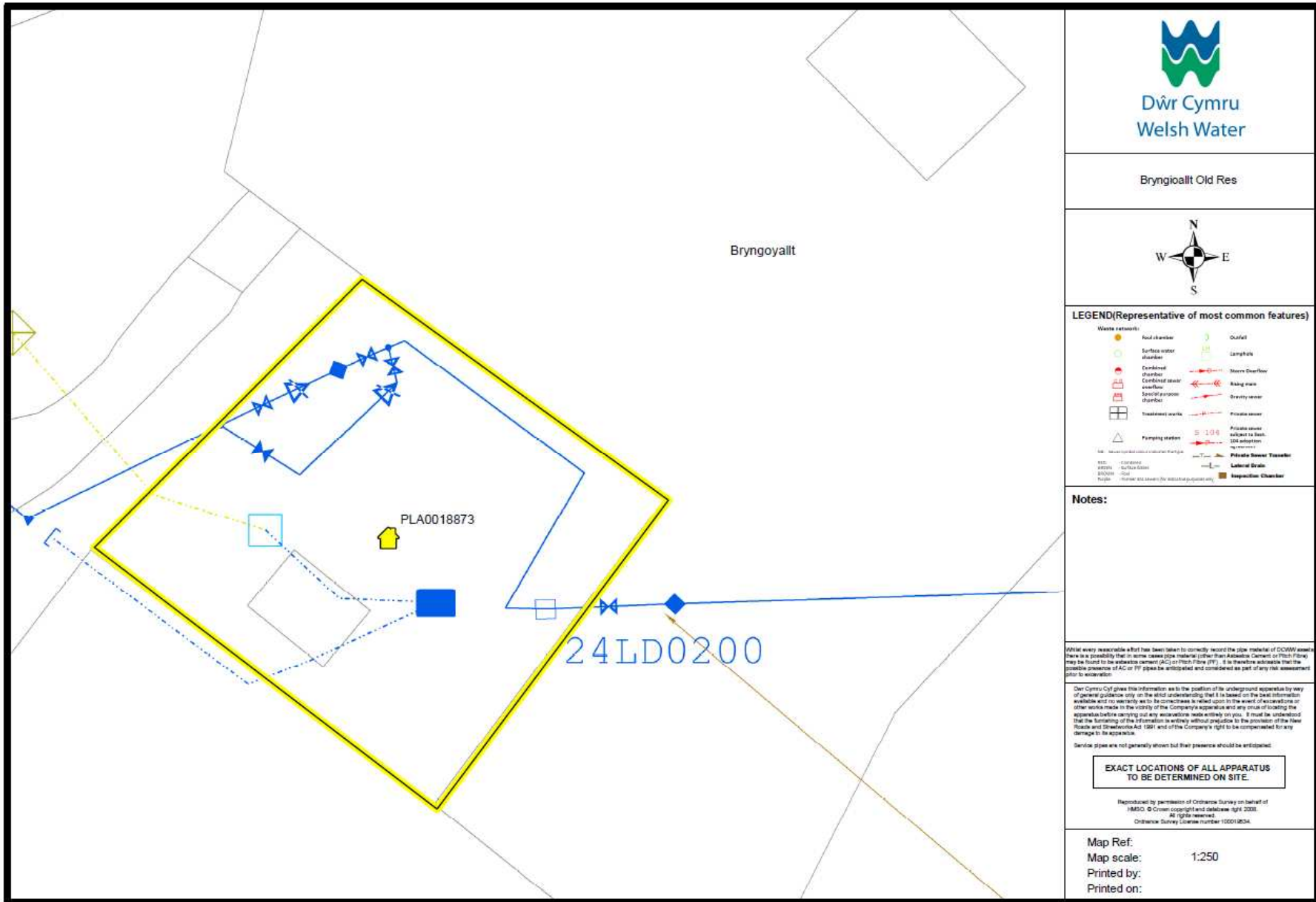
# E/33595

# DCWW Easement Plan



# E/33595

# DCWW Map



**E/33595**

**Site Photo**





**E/33595**

**Site Photo**



Tudalen 17

Tudalen 18

**E/33595**



# E/33595



Tudalen 20

# E/33595



# E/33595

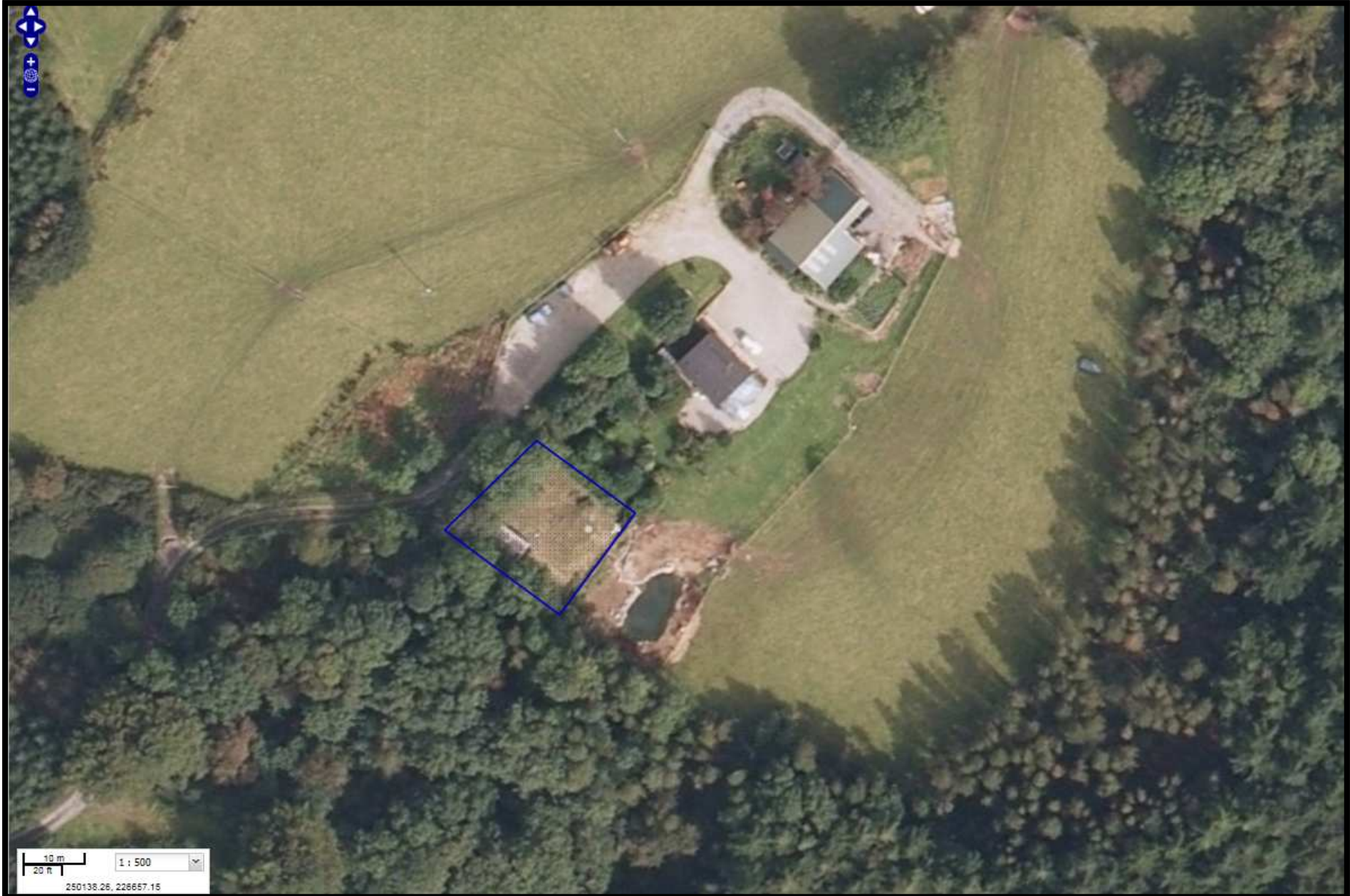
# Aerial Photo 2013-2014



Tudalen 21

# E/33595

# Aerial Photo 2009-2010



# E/33595

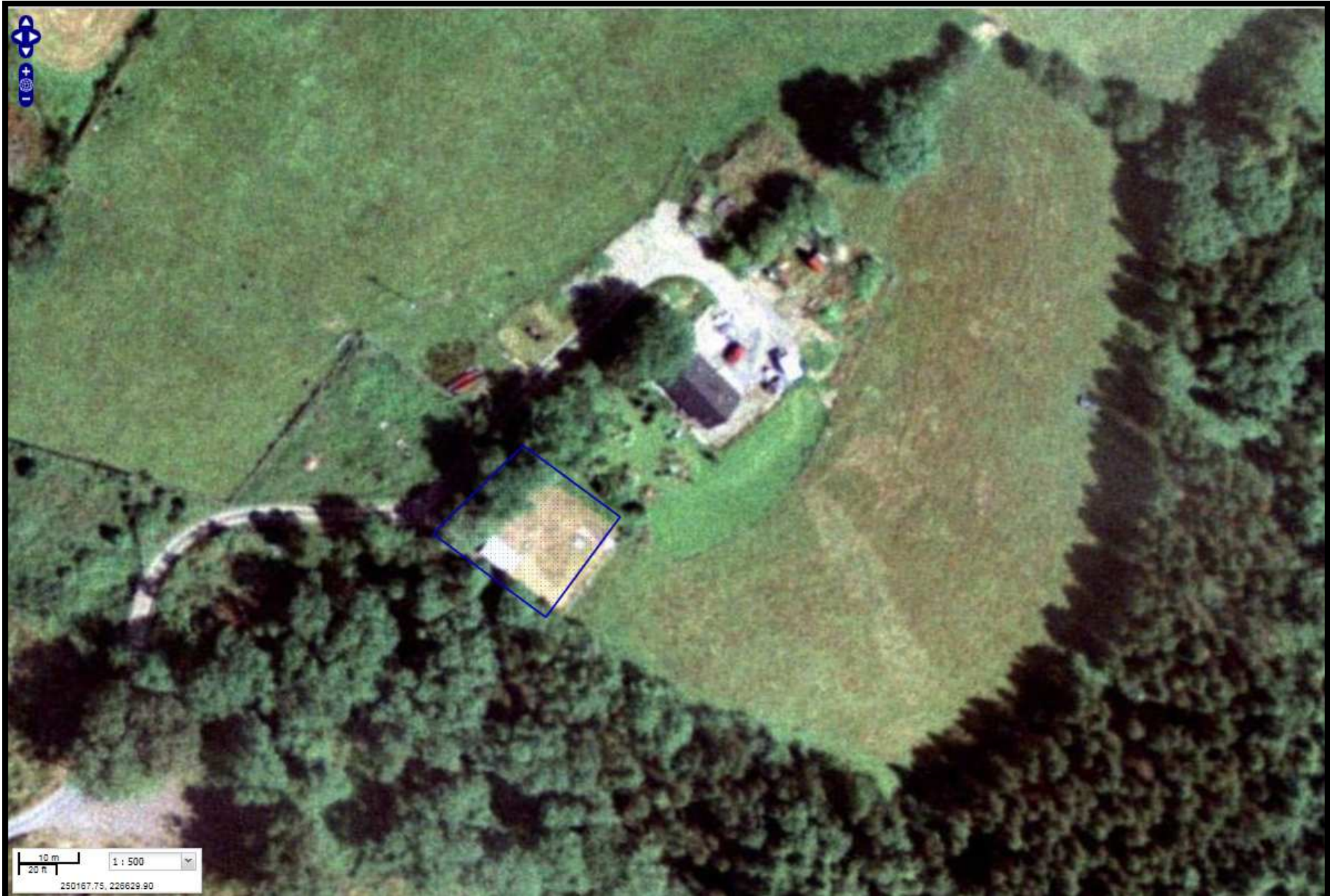
# Aerial Photo 2006



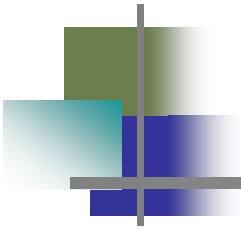
Tudalen 23

# E/33595

# Aerial Photo 1999-2001



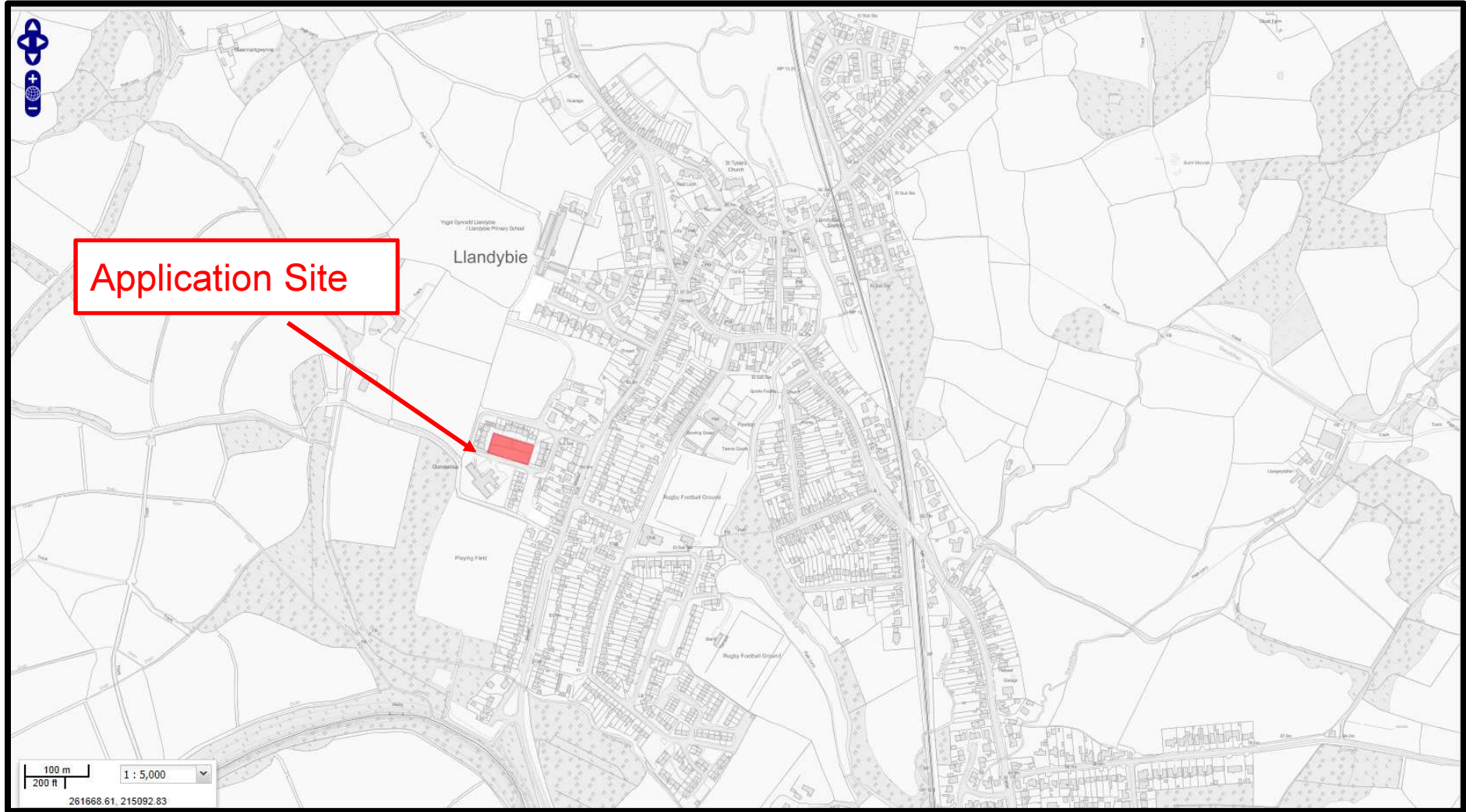




# E/34720

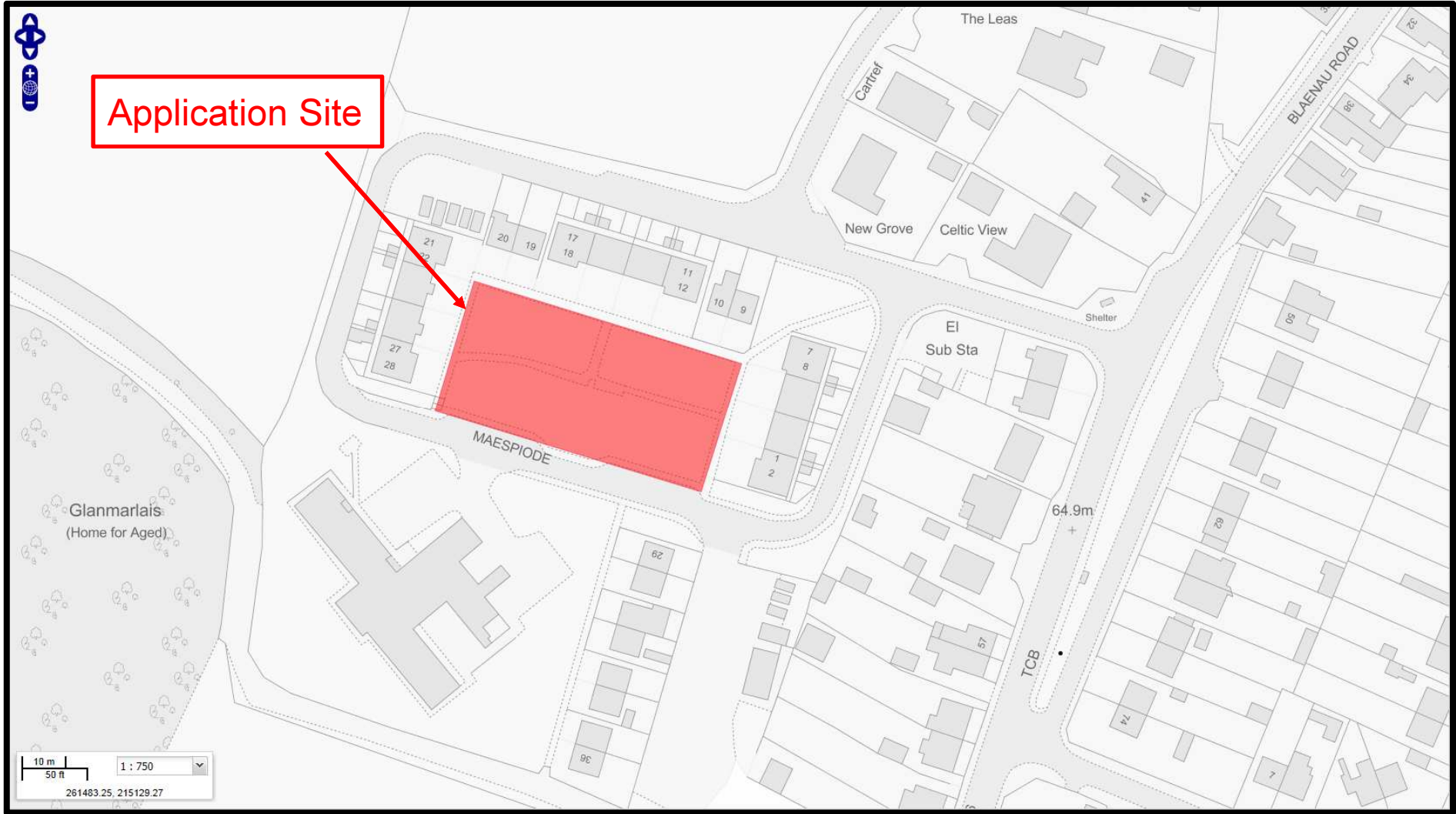
# E/34720

# Location Plan



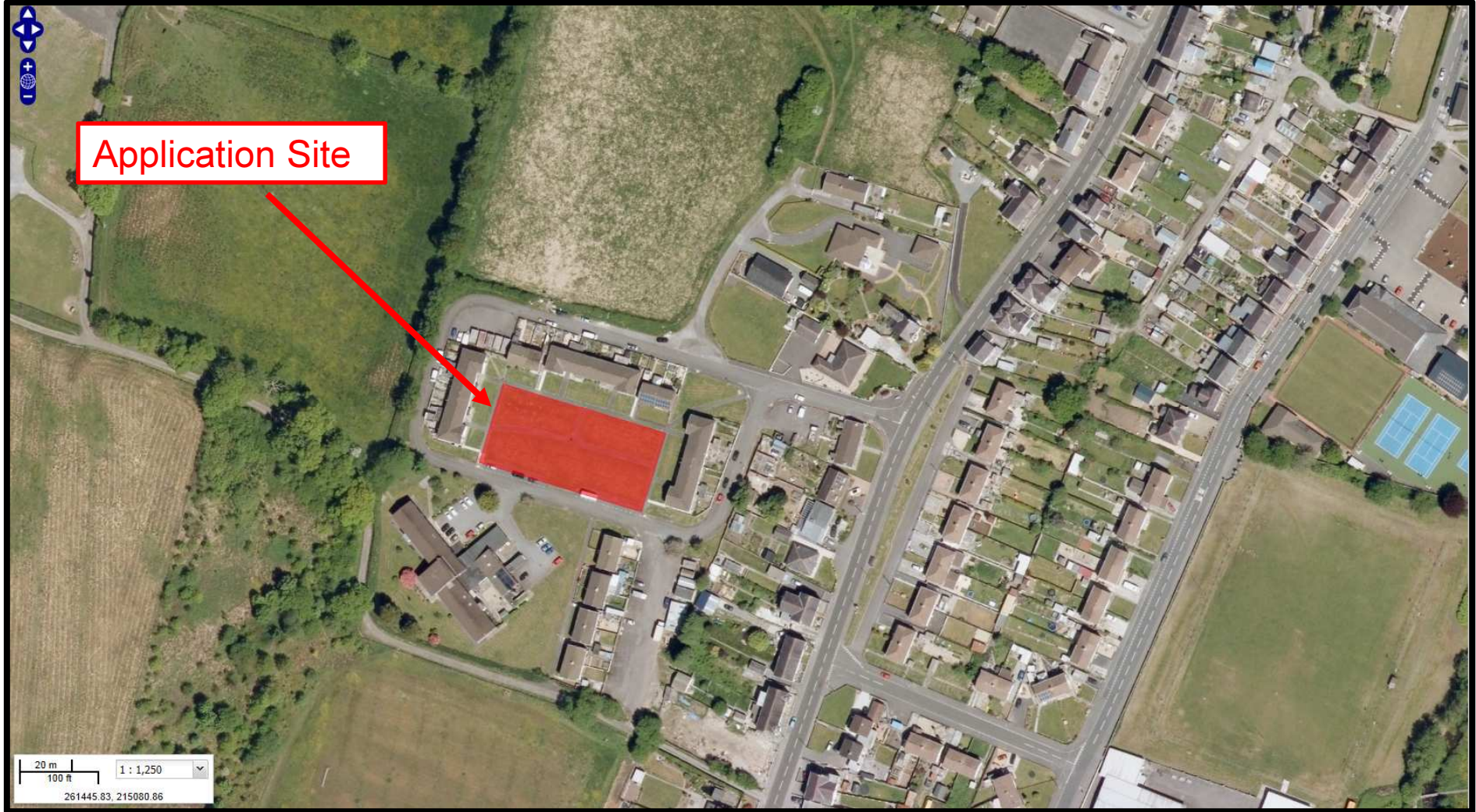
# E/34720

# Site Plan



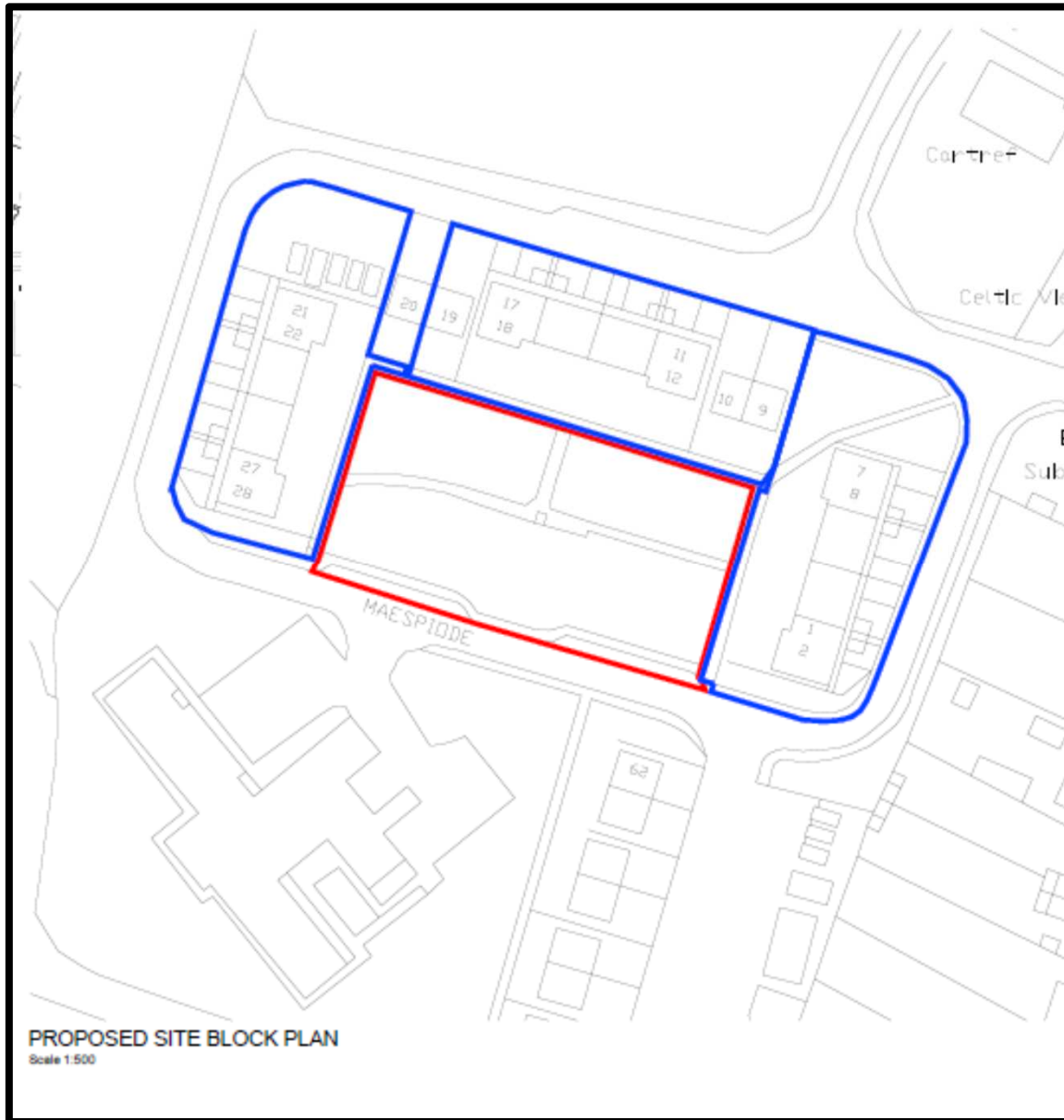
# E/34720

## Aerial Photo showing Application Site



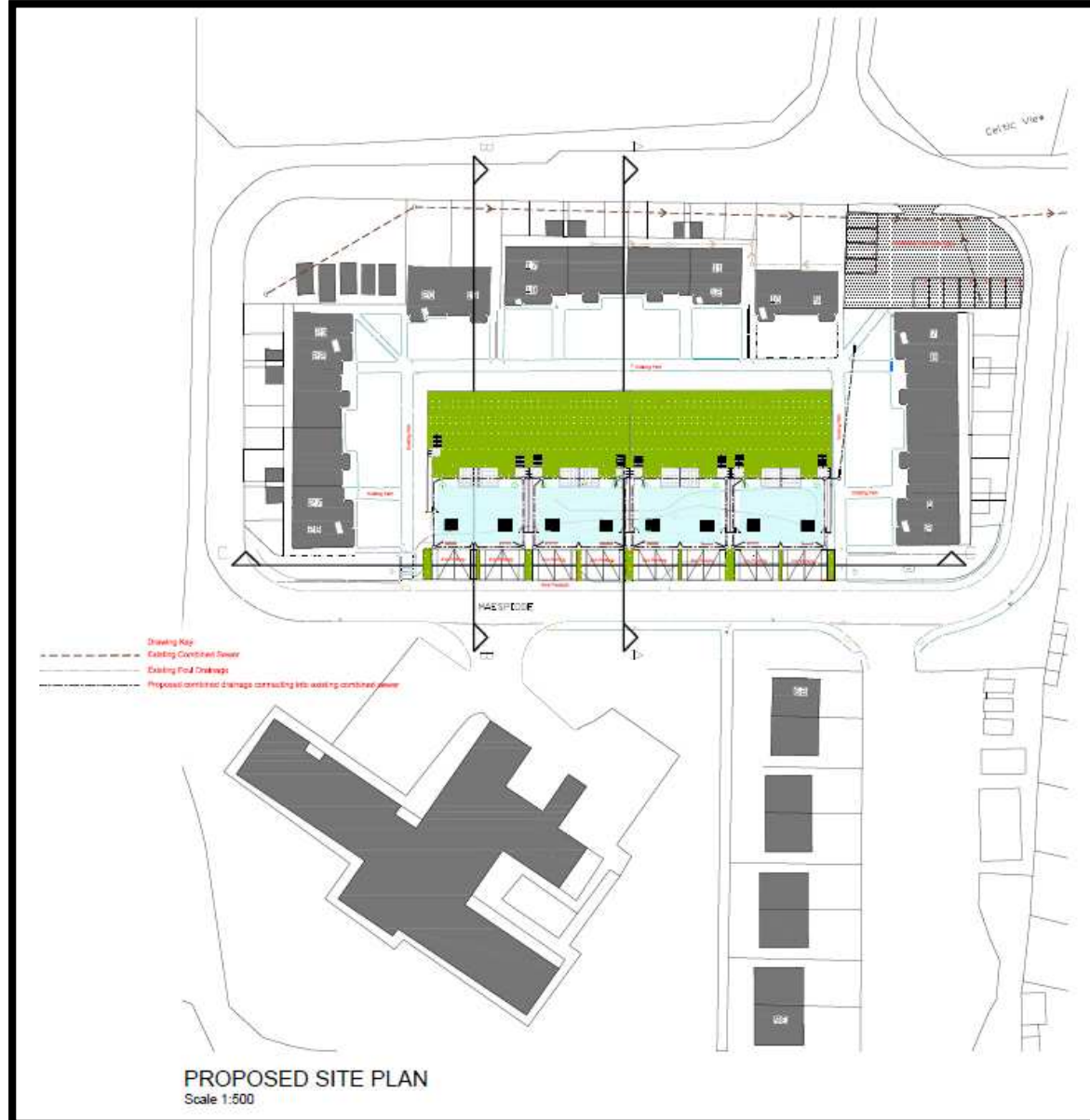
# E/34720

## Application Site



# E/34720

## Proposed Site Layout Plan



**E/34720**

**Site Photo**



**E/34720**

**Site Photo**





E/34720

Site Photo



Tudalen 33

Tudalen 34

**E/34720**

**Site Photo**



**E/34720**

**Site Photo**



**E/34720**

**Site Photo**



**E/34720**

**Site Photo**



**E/34720**

**Site Photo**



**E/34720**

**Site Photo**



Tudalen 40

E/34720

Site Photo





*Ardal Del/  
Area South*

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR  
AMGYLCHEDD**

**REPORT OF THE  
HEAD OF PLANNING,  
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 09 MAWRTH 2017  
ON 09 MARCH 2017**

**I'W BENDERFYNU/  
FOR DECISION**

**ATODIAD  
ADDENDUM**



## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34486</b>
<i>Proposal &amp; Location</i>	CHANGE OF USE OF LAND TO FORM CUSTOMER VEHICULAR PARKING AREA AT LAND OFF ANDREW STREET, LLANELLI, SA15 3YW

### **DETAILS:**

The first paragraph of the Conclusion section of the report should be amended to read as follows:-

“The application site is located within the defined settlement limits of Llanelli as delineated within the Adopted Local Development Plan and thus there is no in-principle objection to developing the site for a customer car parking area”

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34872</b>
<i>Proposal &amp; Location</i>	PROPOSED CONSTRUCTION OF REPLACEMENT SHOWER, TOILET BLOCK AND CAR PORT AT CARAVAN SITE, LLWYNIFAN FARM, TROSSERCH ROAD, LLANGENNECH, LLANELLI, SA14 8AX

### **DETAILS:**

The applicant has submitted additional drawings which provide details of the surface water drainage scheme proposed to serve the replacement toilet, shower block and car port building. The drawings show the surface water from the roof of the new building being discharged into an existing surface water drain adjacent to the building that discharges directly into an existing drain in Trosserch Road. It is of note that the surface water from the existing building currently discharges into this drain.

Members' attention is drawn to an error in the second paragraph of the 'the proposal' section of the main report which indicates that surface water from the building will be disposed of via a soakaway system. Surface water from the new building will discharge to an existing surface water drain, as described above.

The surface water scheme proposed is considered to be acceptable in that it will dispose of surface water in a sustainable manner without causing detriment to neighbouring properties.

In light of the submission of the scheme it is recommended that condition nos. 2 and 3 contained in the main report be amended to read as follows:-

### **CONDITIONS**

- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans:-
  - 1:1250 scale location plan received on 7 December 2016;
  - 1:500 scale block plan received on 6 March 2017;
  - 1:50 scale proposed plan received on 7 December 2016;
  - 1:50 scale proposed front and rear elevations received on 7 December 2016;
  - 1:50 scale proposed side elevations received on 7 December 2016;
  - 1:1250 scale location plan received on 6 March 2017.
  
- 3 The surface water scheme shown on the 1:1250 scale location plan and 1:500 scale block plan received on 6 March 2017 shall be implemented strictly in accordance with the details shown therein prior to the beneficial use of the development hereby approved.

## **REASONS**

- 2 To ensure that only the approved works are carried out.
- 3 To ensure the installation of an appropriate drainage scheme and ensure the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34900</b>
<i>Proposal &amp; Location</i>	REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, ENSUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY

### **DETAILS:**

#### **CONSULTATIONS**

**Local Member** – County Councillor G Morgan has objected to the application on the following grounds:

- The development will have a detrimental impact on the amenity and privacy of neighbouring dwellings.
- The scale and design of the extension will be intimidating to the neighbouring property of 25 Llys Westfa while also overlooking the property.

The issues raised by Councillor Morgan have been addressed in the main report presented to the Committee and the recommendation to approve remains unchanged.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/34972</b>
<i>Proposal &amp; Location</i>	DEMOLITION OF CURRENT GARAGE BUILDING AND THE ERECTION OF A STEEL FRAMED AGRICULTURAL SHED WITH CONCRETE FLOOR TO THE REAR OF THE GARDEN AT 17 HEOL Y BRYN, PONTYBEREM, LLANELLI, SA15 5AG

### **DETAILS:**

The applicant has confirmed that the shed is for private domestic purposes only, as he has a collection of vintage tractors, namely a Massey Ferguson 35, a David Brown 983 and a John Deere 2030. The collection of tractors is the applicant's hobby, so he has agreed to remove the word agricultural from the description in the interests of clarity.

## ADDENDUM – Area South

<i>Application Number</i>	<b>S/35069</b>
<i>Proposal &amp; Location</i>	PROPOSED DETACHED DWELLING AT PLOT ADJOINING, 1 PENYGRAIG ROAD, LLWYNHENDY, LLANELLI, CARMARTHENSHIRE, SA14 9PA

### **DETAILS:**

### **CONSULTATIONS**

**Welsh Water/Dwr Cymru** – Has raised no objection to the application.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR  
CYNLLUNIO***

***09 MAWRTH 2017***

***RHANBARTH Y DE***

**PLANNING  
COMMITTEE**

**09 MARCH 2017**

**AREA SOUTH**

# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

**S/34486**

# S/34486

Tudalen 52



# S/34486

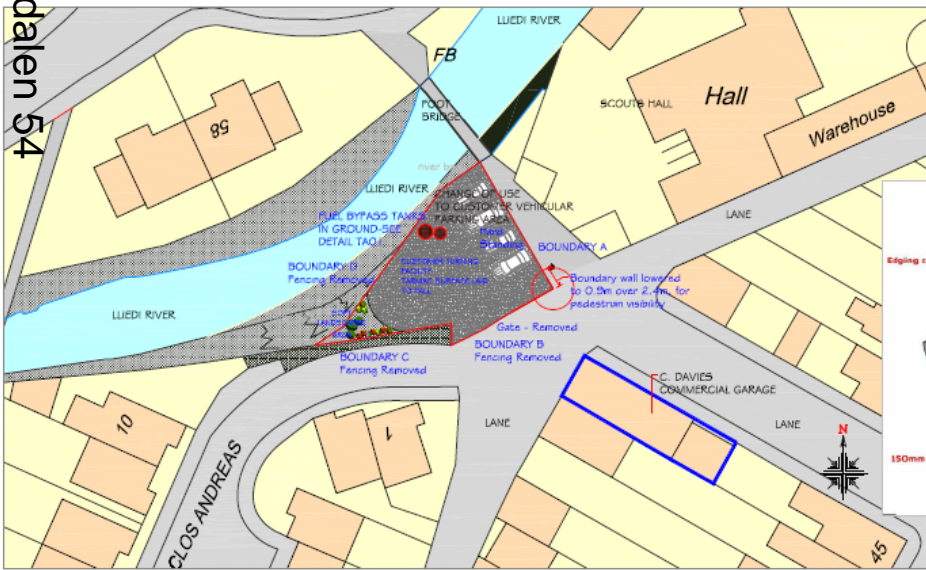


Tudalen 53

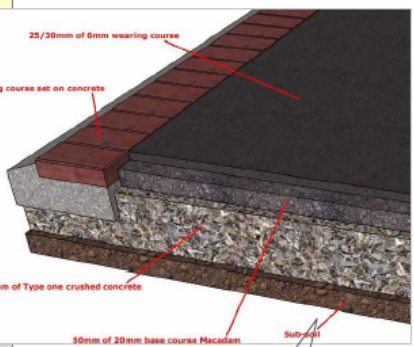
# S/34486

Tudalen 54

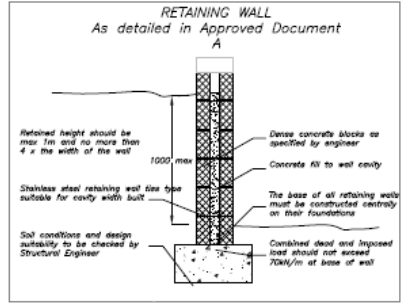
Site Plan - Proposed - Scale - 1:250



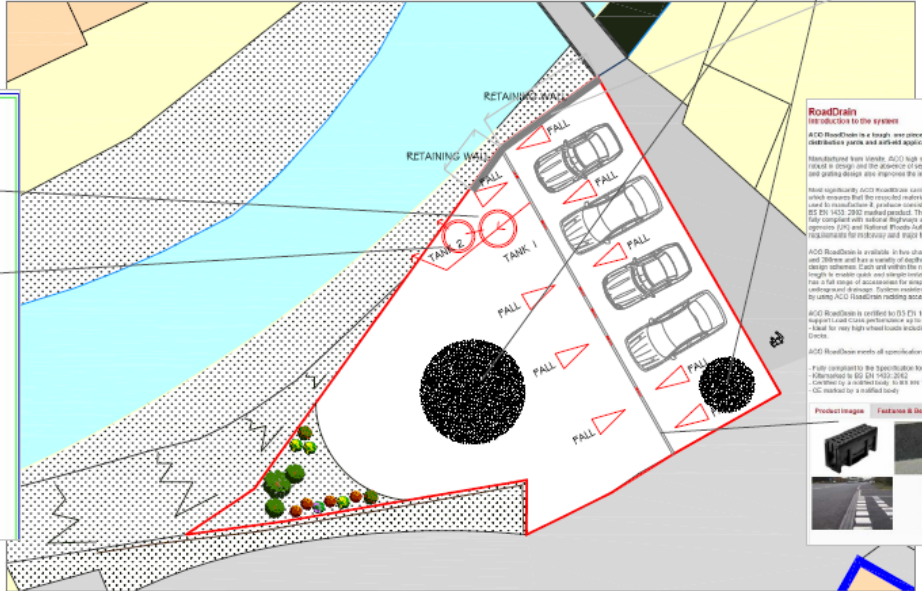
FINISH OF PROPOSED CAR PARK



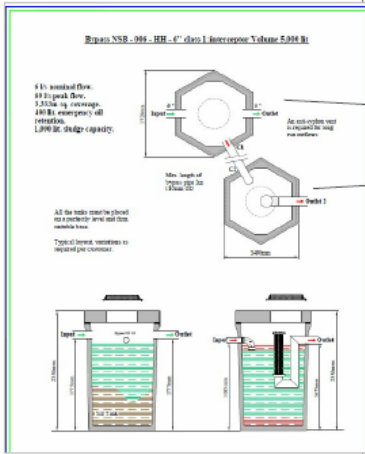
RETAINING WALL



Site Plan - Proposed - Scale - 1:100



BYPASS TANKS



Road Drain

**Road Drain**  
 (See reference to this system)  
 ACC RoadDrain is a lightweight, cast-in-place channel drainage system ideal for residential, commercial, industrial, parking and sports applications.  
 Manufactured from locally ACC high strength recycled polymer concrete, the one-piece system is strong and robust in design and the advanced drainage grating reduces the risk of slip or tripping. The ergonomic and grating design also improves the drainage efficiency of the system.  
 Most importantly ACC RoadDrain system has the lowest weight which ensures that the installed material and the concrete base to manufacture it perform consistently high quality. ACC RoadDrain is a 2002 market product. The product is also fully compliant with national highway and transport regulations (UK and Ireland) Roadworthy (2002).  
 Not suitable for motorway and major road traffic.



ACC RoadDrain is certified to BS EN 12452-1:2002 and can support a load Class performance up to and including F 900. Ideal for most high speed roads including motorways and dual carriageways.  
 ACC RoadDrain meets all specification requirements.  
 - Fully compliant to the Specification for Highway Works - Ed 10/2002  
 - Compliant to a minimum depth of 100mm (400mm total depth) F 900  
 - ACC RoadDrain is a modified grade



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By: C. DAVIES COMMERCIAL  
 Andrew Street, Linnell, Carmarthen, SA11 3HW

Project: DETAILS  
 Client: M, C. Davies  
 Drawing Title: EXISTING/PROPOSED LAYOUT

Date: 10.02.2017  
 User: Nited@A1  
 Check: U

Drawing No: CD-03 Revision: 0A

S/34486



Tudalen 55

**S/34486**

Tudalen 56





**S/34486**



Tudalen 57

No Parking  
Residents Only

CLOS AN REAS



# S/34486

Tudalen 58



S/34486

CLOS ANDREAS

Tudalen 59

# S/34486

Tudalen 60



Do Not Park  
Here

**S/34872**

Tudalen 61

# S/34872

Tudalen 62



# S/34872



Tudalen 63

# S/34872

Tudalen 64

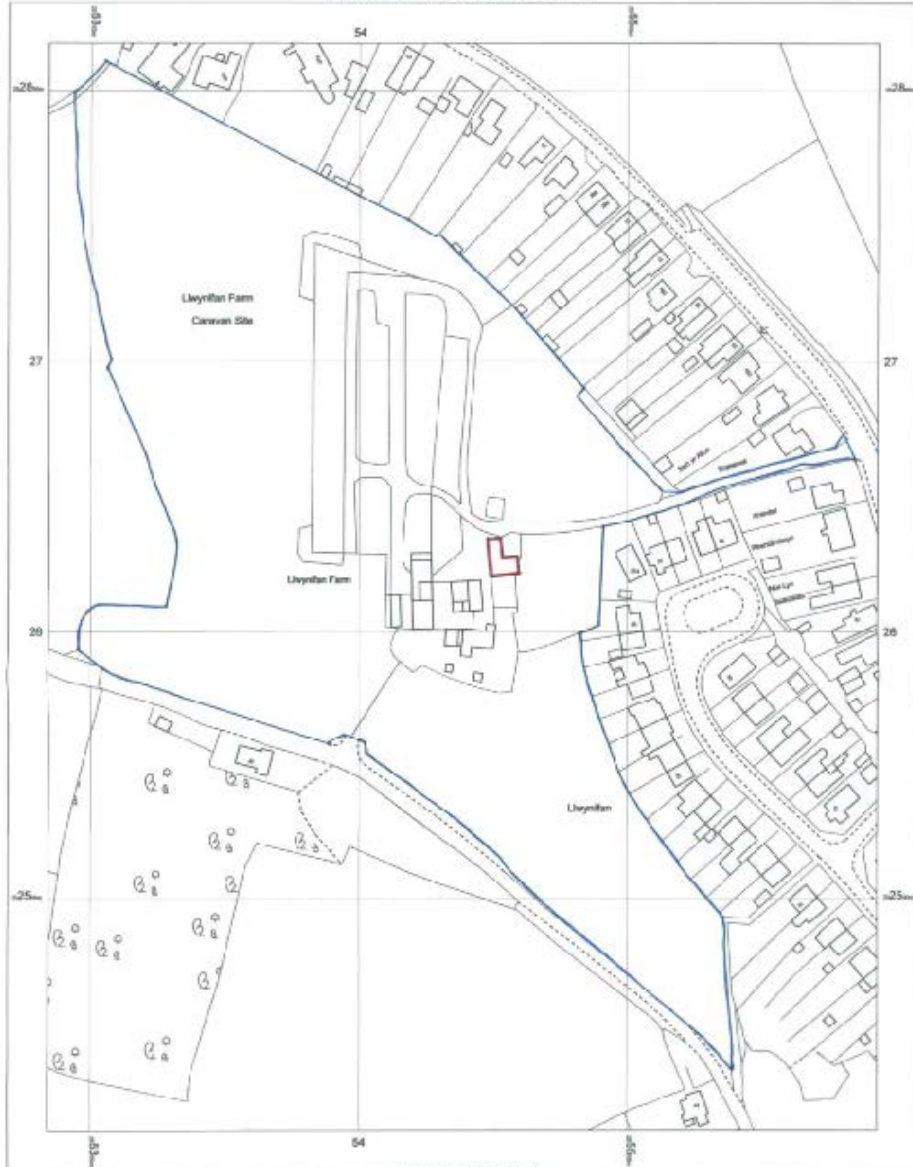




# S/34872

Tudalen 65

## Lwynifan Farm, Llangennech



Lwynifan Farm  
Trosseton Road  
Llangennech,  
Llanelli  
SA14 5AX

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1:1250 scale plan at A3, Centre: 25543 E, 252819 N  
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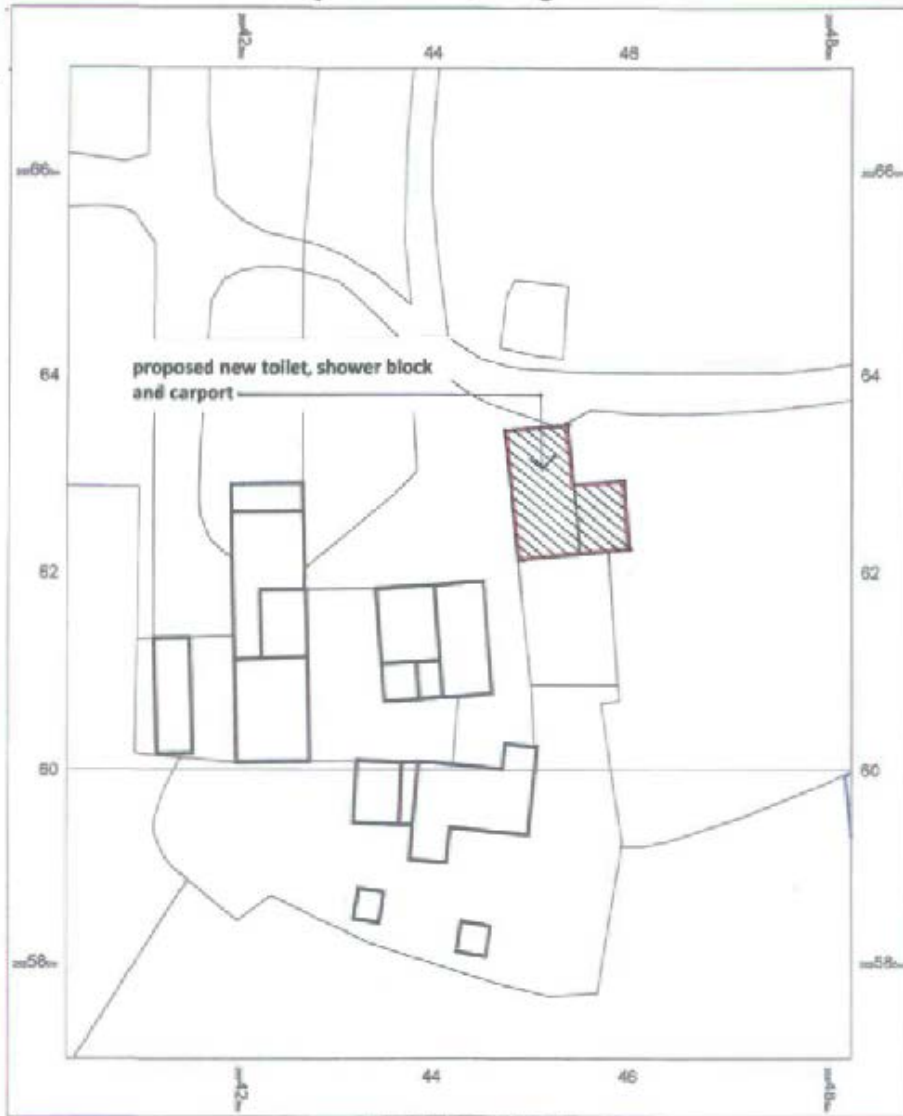


**BLACKWELL'S**  
www.blackwellmapping.co.uk  
TEL: 0114 245 2800  
enquiries@maps.blackwell.co.uk

# S/34872

Tudalen 66

## Llwynifan Farm, Llangennech



Proposed Block Plan

Llwynifan Farm  
Trosserch Road  
Llangennech  
Llanelli  
SA14 8AX

OS MasterMap 1:2500/10000 scale  
21 November 2015, ID: B9V1-00577807  
maps.blackwell.co.uk  
1:500 scale print at A4, Centre: 265443 E, 222621 N  
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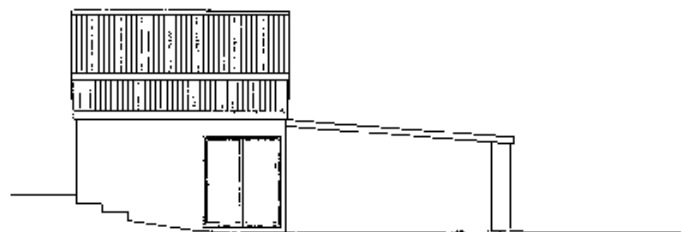
**BLACKWELL'S**  
www.blackwellmapping.co.uk  
TEL: 0113 245 2020  
osmwrts@maps.blackwell.co.uk

# S/34872

Existing Elevations  
Scale 1:100



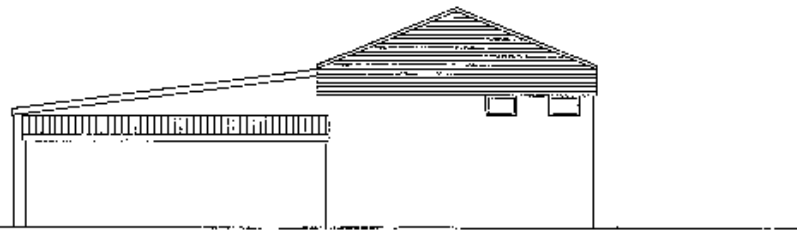
Front elevation



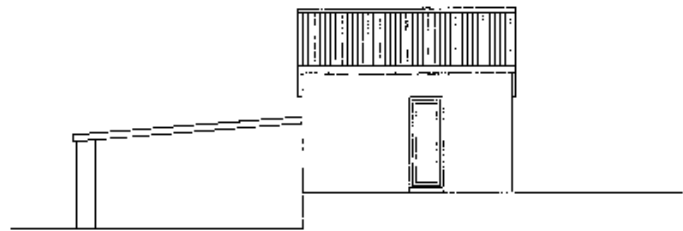
Side elevation

EXISTING TOILET, SHOWER BLOCK AND  
CAR PORT TO BE DEMOLISHED

Tudalen 67



Rear elevation



Side elevation

# S/34872

Tudalen 68



Proposed front elevation Scale 1:50

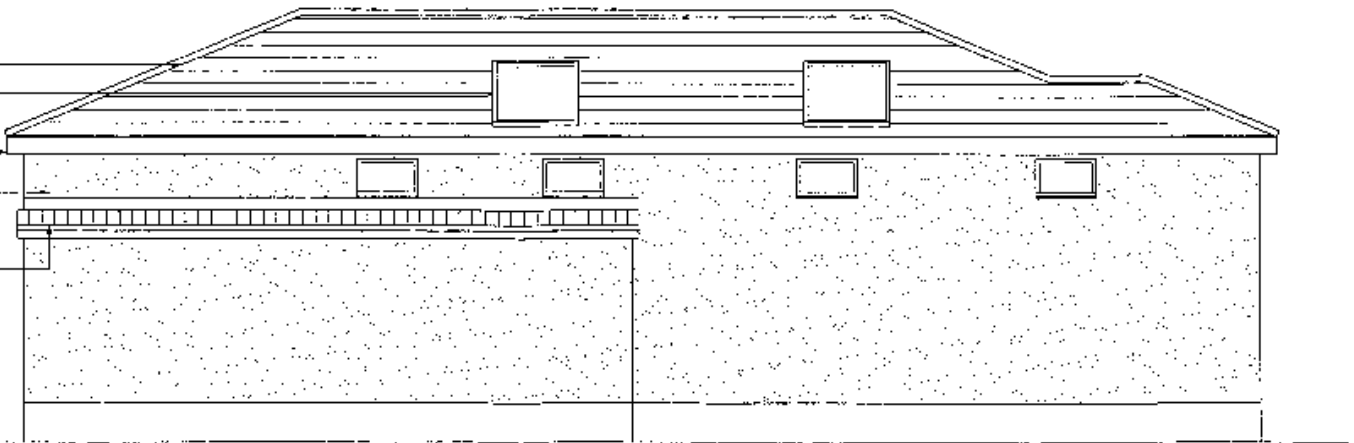
grey slate or concrete tiled roof finish with  
herringbone colour ridge & hip tiles, pitch of  
roof to be 22.5°

Velux roof windows where indicated

white upvc fascia, soffit and rain  
water fittings

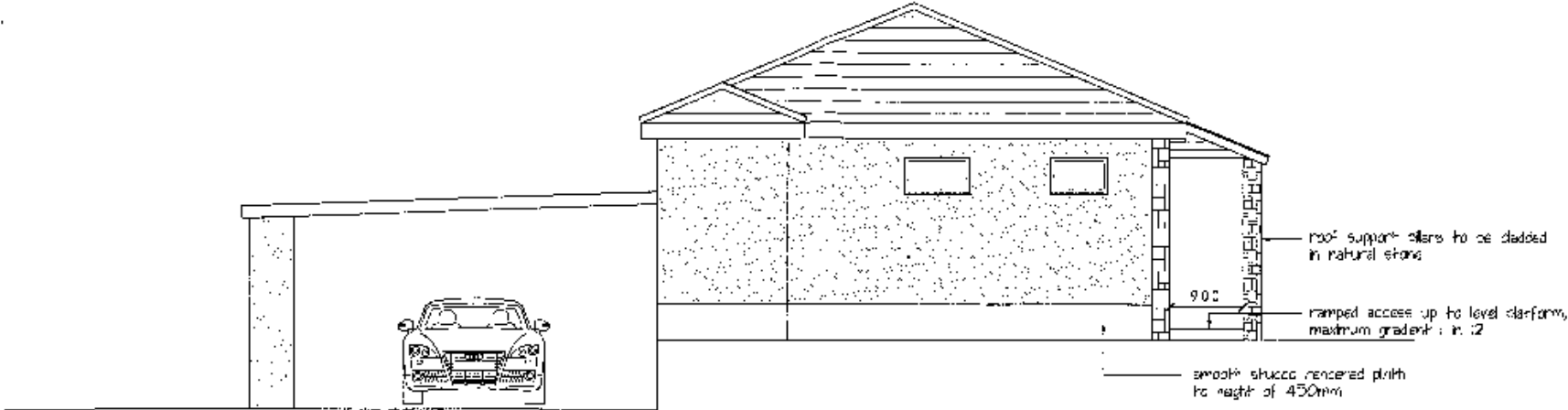
roughcast render with fine aggregate painted  
in white masonry paint

carport roof to have dark grey colour sheet  
box profile sheet finish



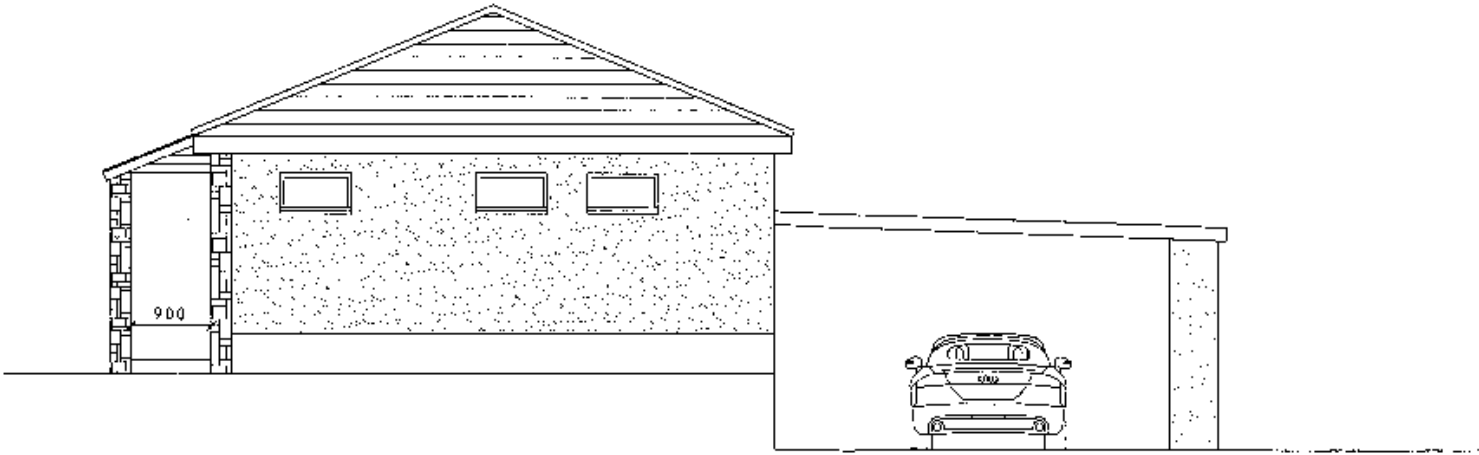
Proposed rear elevation Scale 1:50

# S/34872



Proposed side elevation Scale 1:50

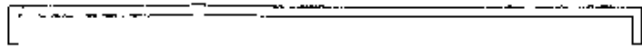
Tudalen 69



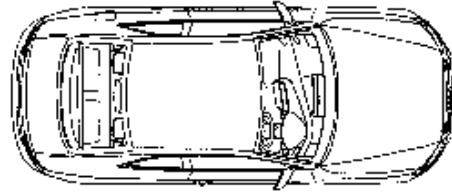
Proposed side elevation Scale 1:50

# S/34872

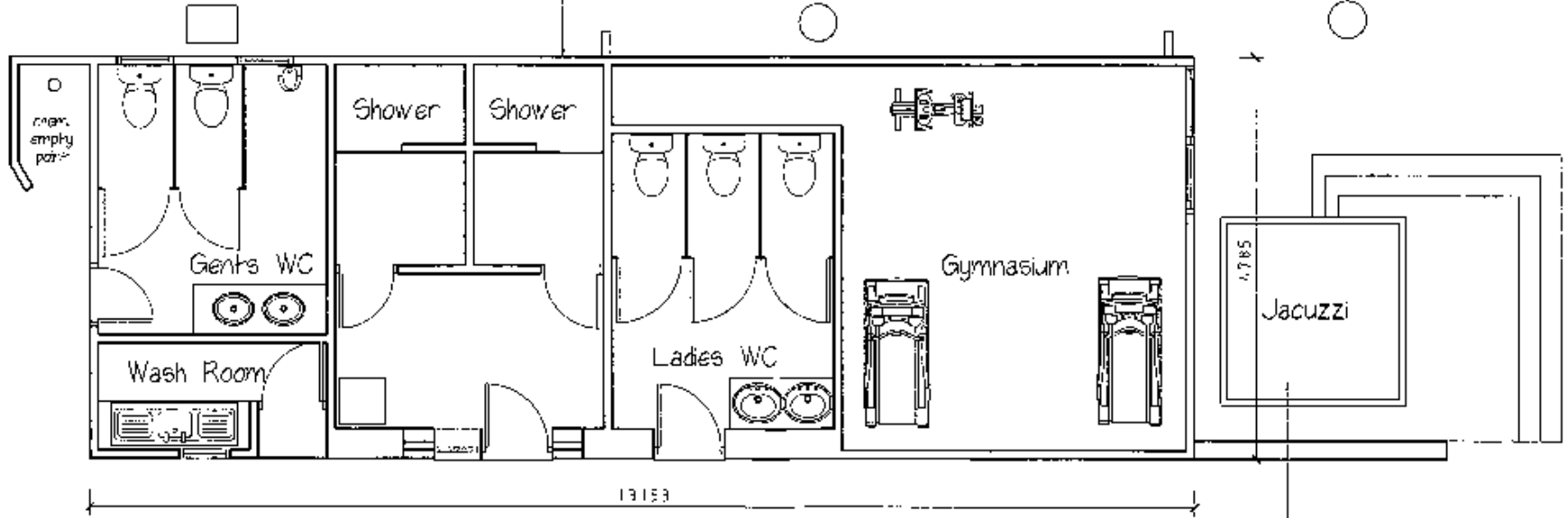
Tudalen 70



Car Port



EXISTING TOILET, SHOWER BLOCK AND CAR PORT TO BE DEMOLISHED

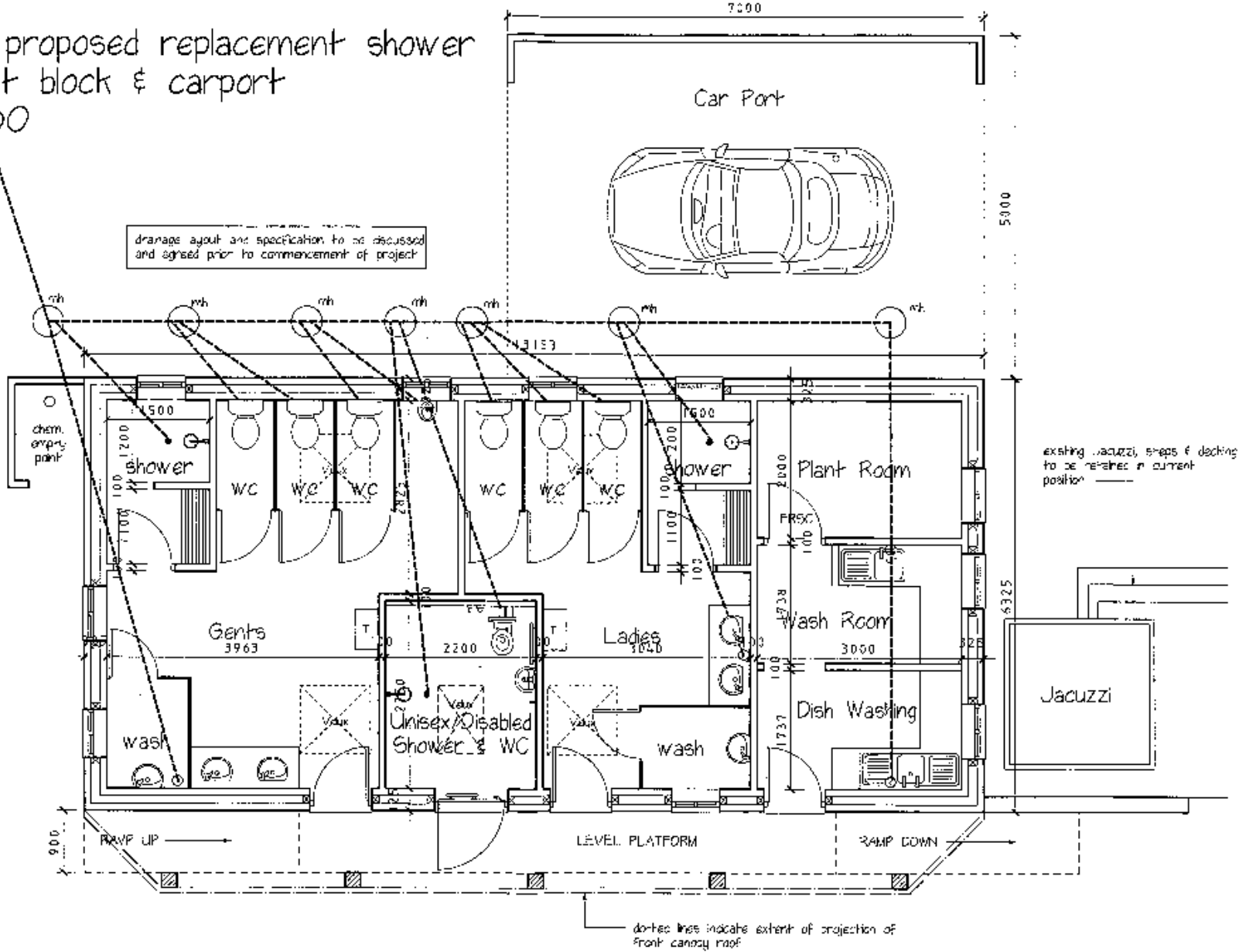


Existing plan of shower & toilet block  
Scale 1:50

existing Jacuzzi, steps and decking to be retained in current position

# S/34872

Plan of proposed replacement shower and toilet block & carport  
Scale 1:50

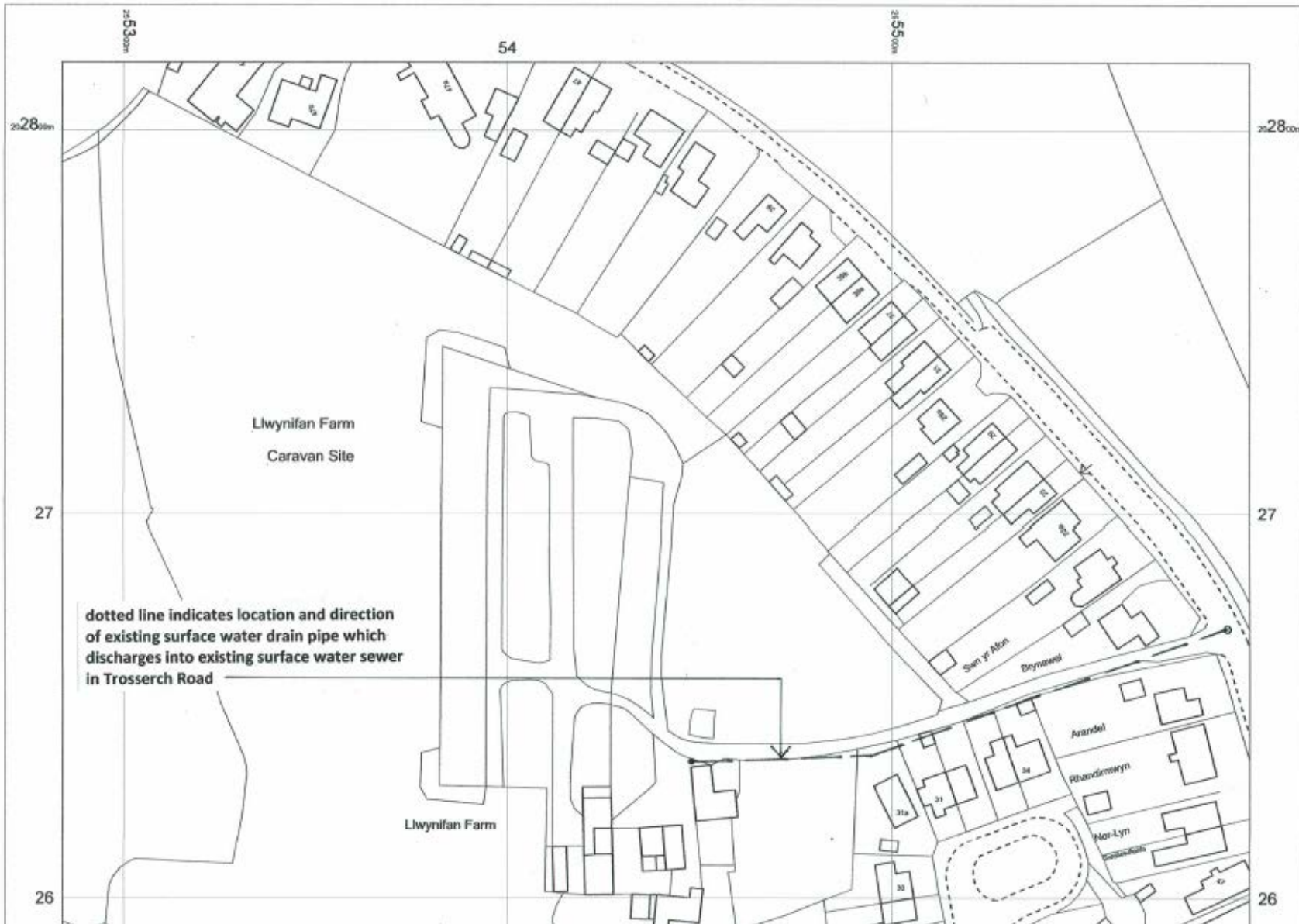


Tudalen 71

# S/34872

Tudalen 72

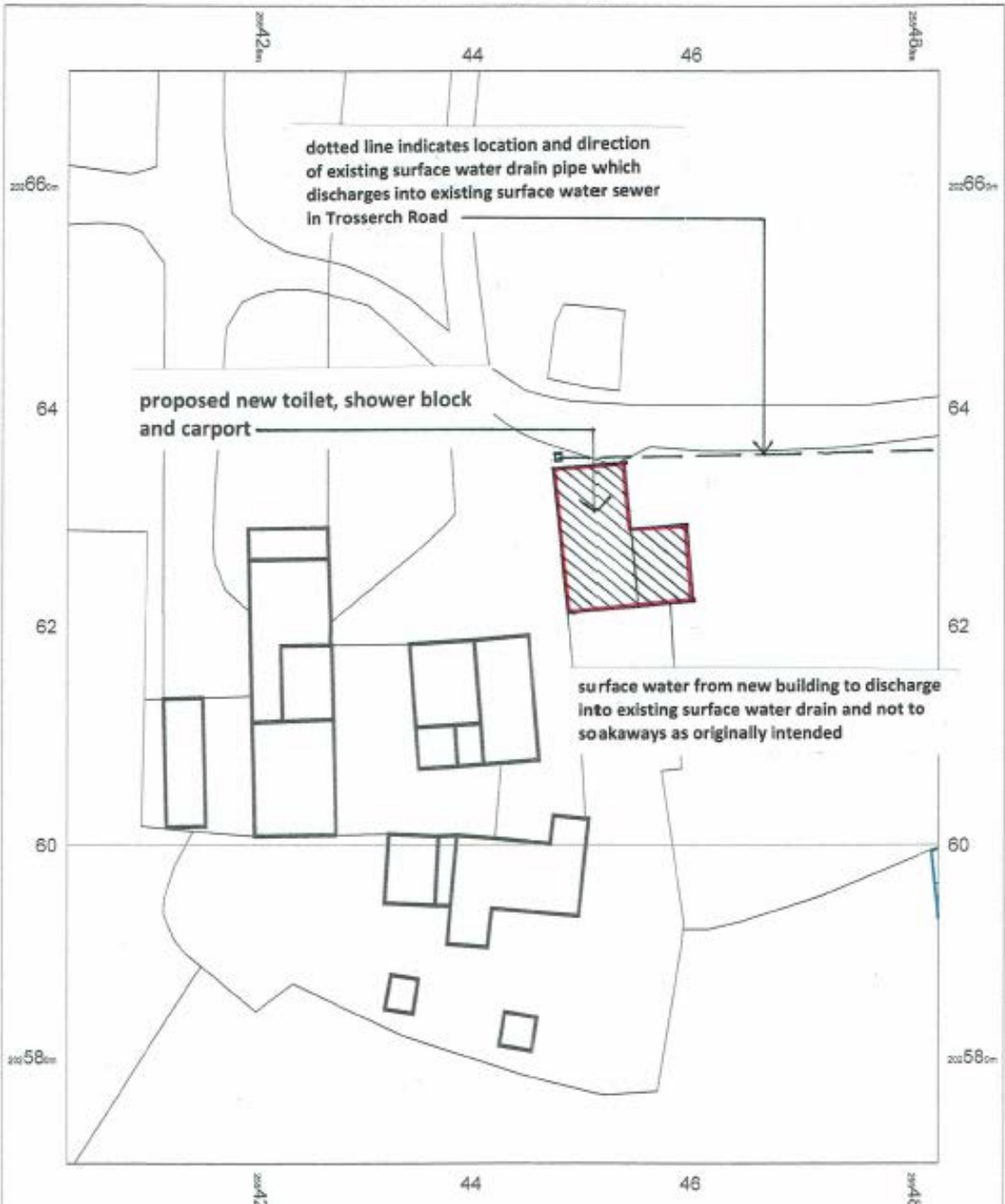
## Llwynifan Farm, Llangennech





# S/34872

## Llwynifan Farm, Llangennech



Tudalen 73

**S/34872**

Tudalen 74



S/34872



Tudalen 75

# S/34872

Tudalen 76



**S/34872**



Tudalen 77

# S/34900

# S/34900



Tudalen 79

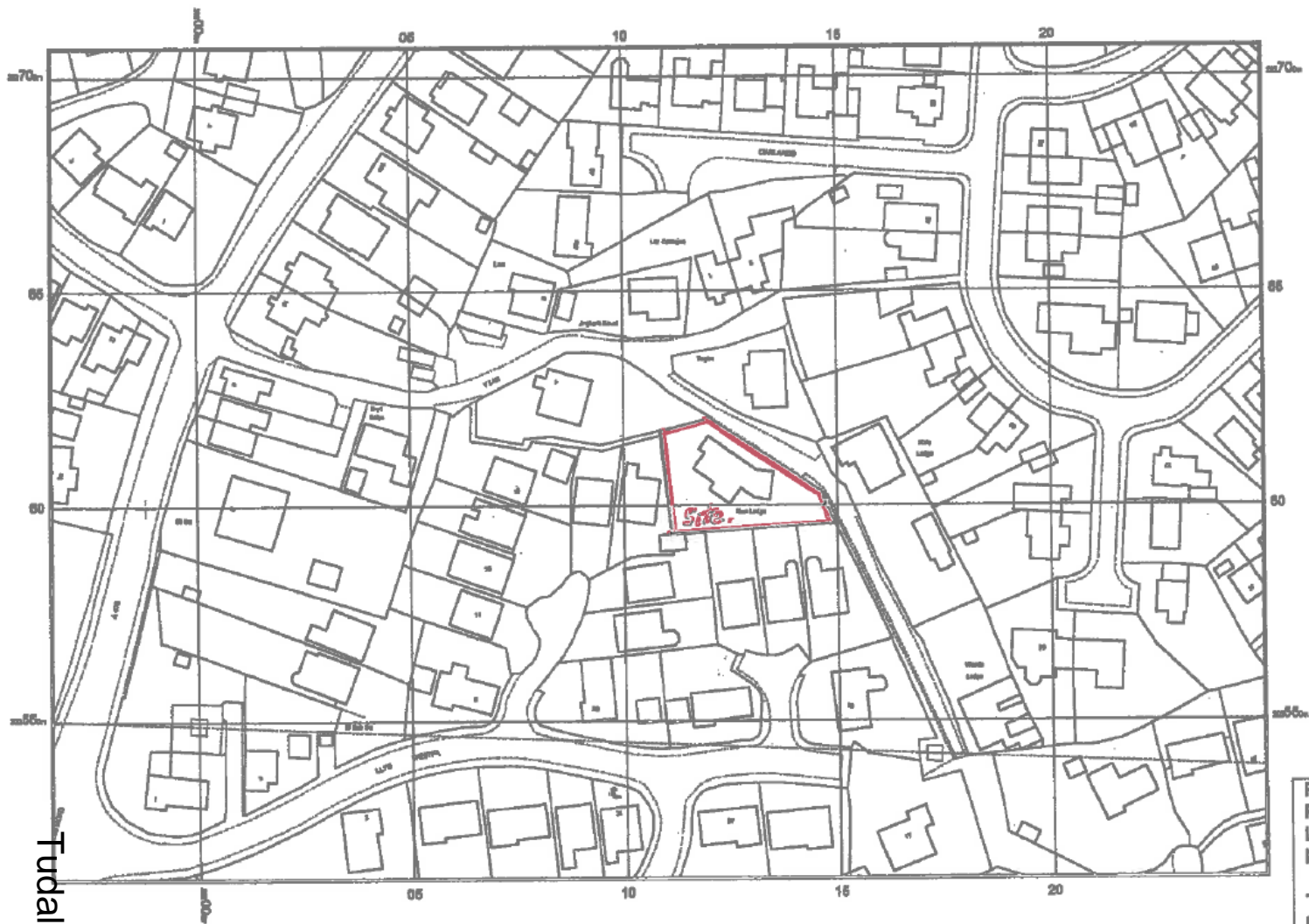
# S/34900

Tudalen 80





# S/34900



Fudalen 81

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**Project:**  
Proposed extension at New Lodge, Y Lan, Fofinfol, Llanelli, Carmarthen, SA14 8DY

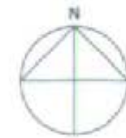
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Location plan

**Scale:**  
1:1250

**Drawing no.:**  
04\_10\_Rev 1

# S/34900

Tudalen 82



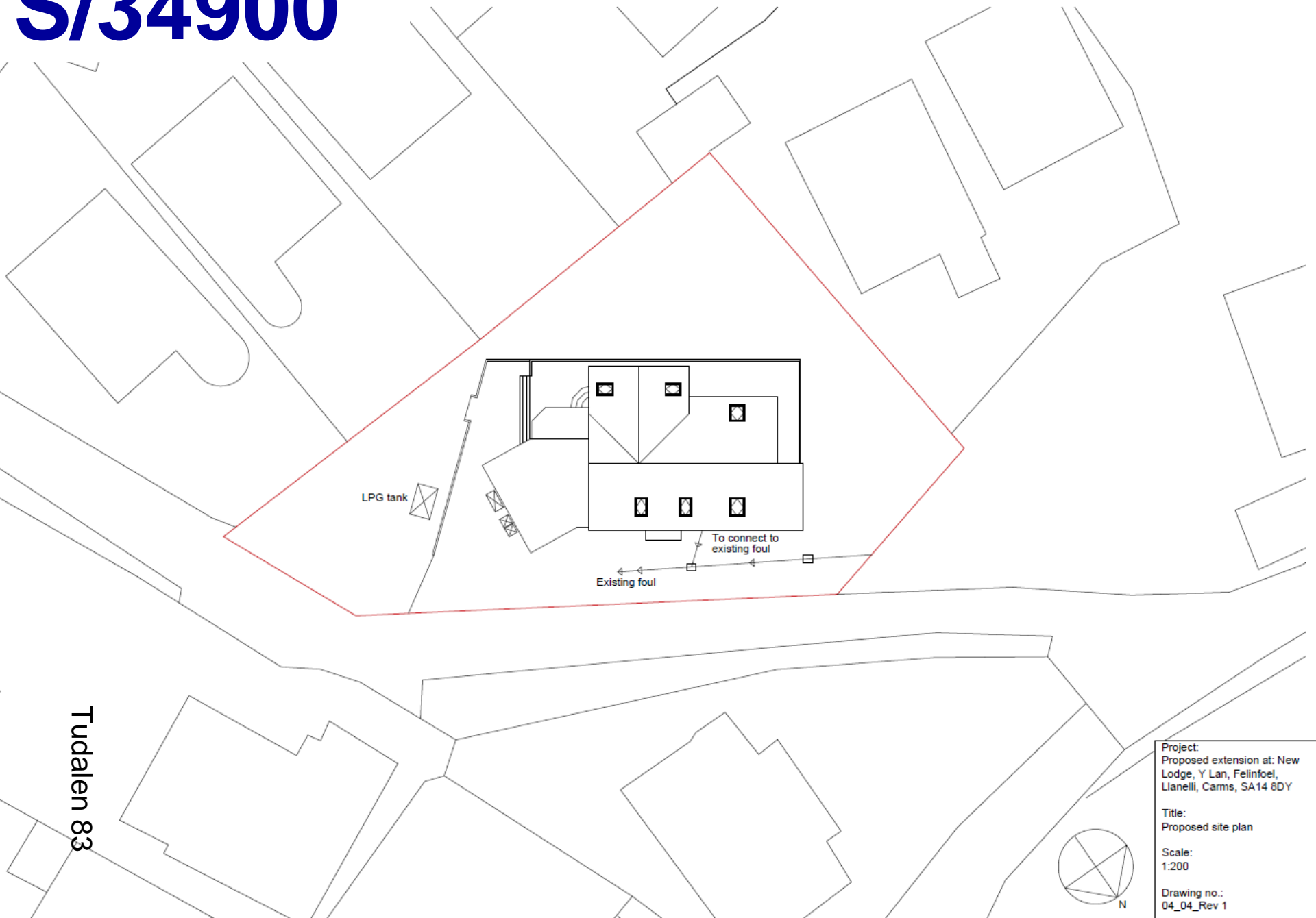
**Project:**  
Proposed extension at: Nw  
Lodge, Y Lan, Fellinfol,  
Llanelli, Carm. SA14 8DY

**Title:**  
Existing site plan

**Scale:**  
1:500

**Drawing no.:**  
04\_01

# S/34900



Tudalen 83

Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carm, SA14 8DY

Title:  
Proposed site plan

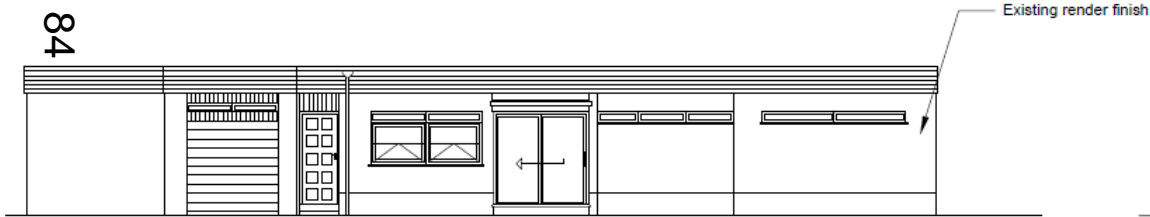
Scale:  
1:200

Drawing no.:  
04\_04\_Rev 1

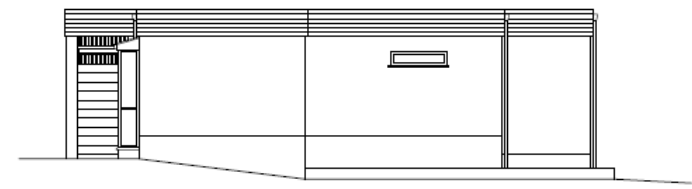


# S/34900

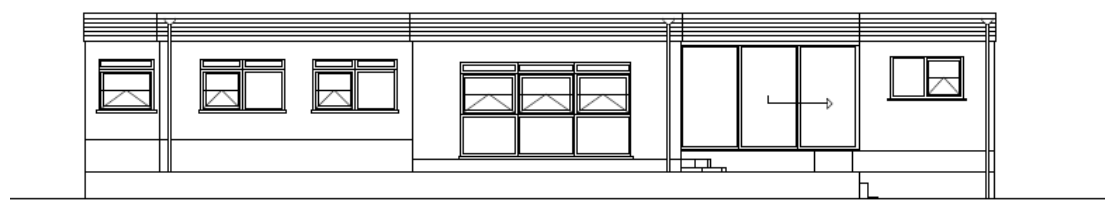
Tudalen 84



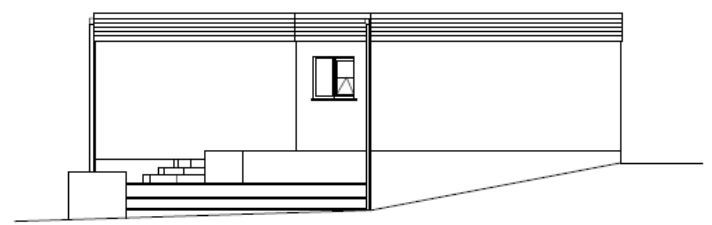
North Elevation



East Elevation



South Elevation



West Elevation

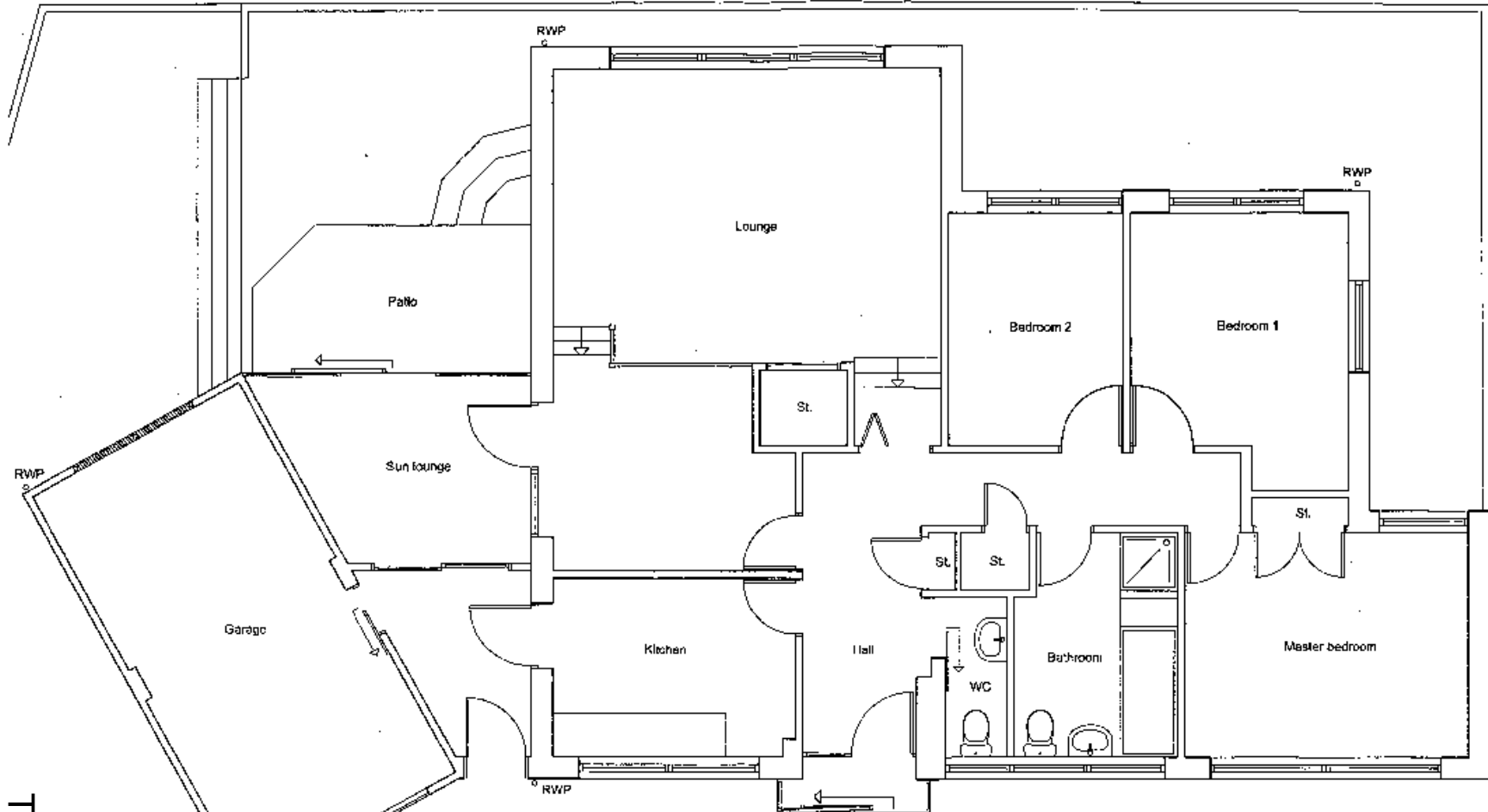
Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmarthen, SA14 8DY

Title:  
Existing elevations

Scale:  
1:100 @ A3

Drawing no.:  
04\_03\_Rev 1

# S/34900



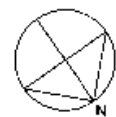
Tudalen 85

Project:  
Proposed extension at New  
Lodge, Y Llan, Felinfeel,  
Llanelli, Carmar, SA14 8DY

Title:  
Existing ground floor plans

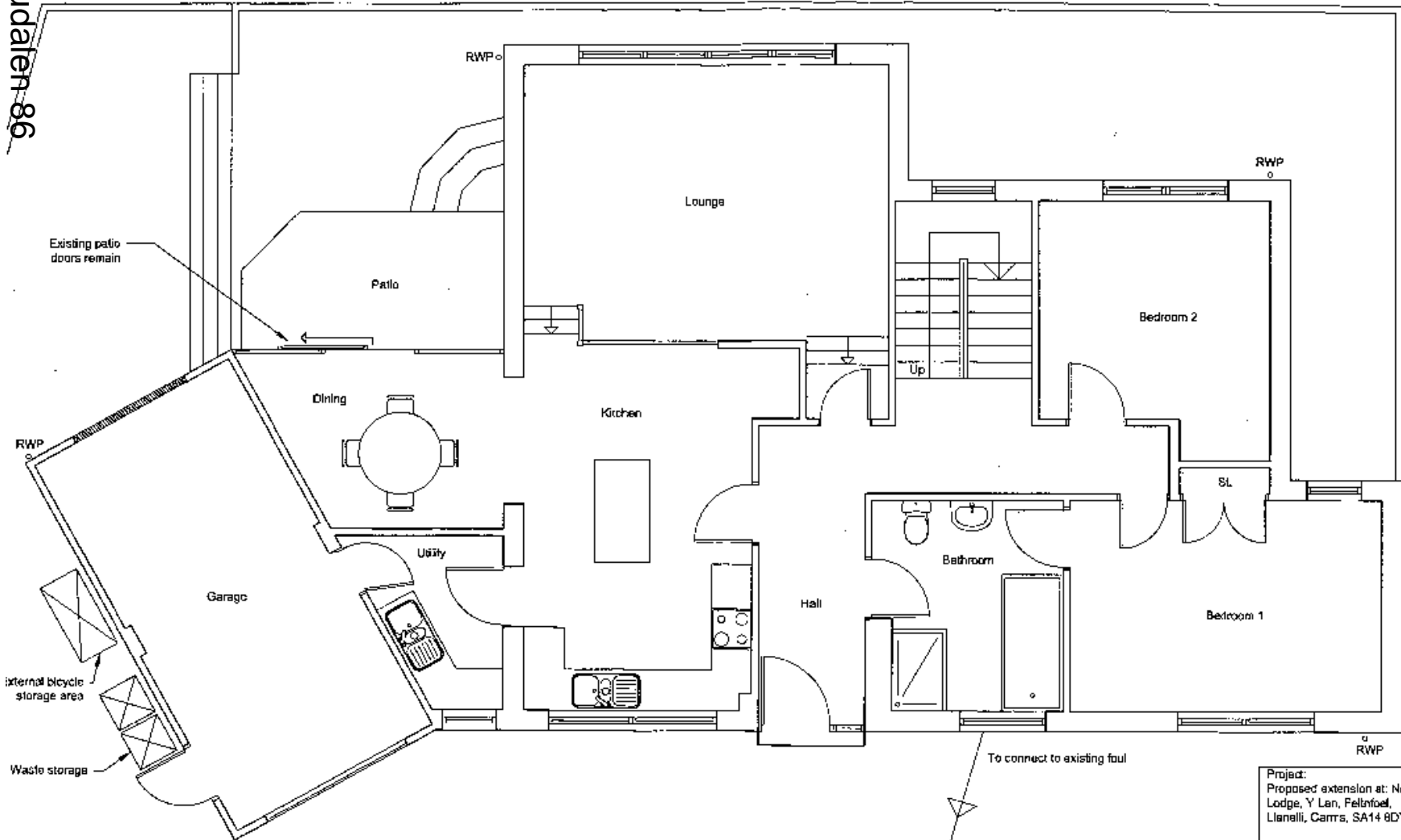
Scale:  
1:50 @ A3

Drawing no.:  
04\_02



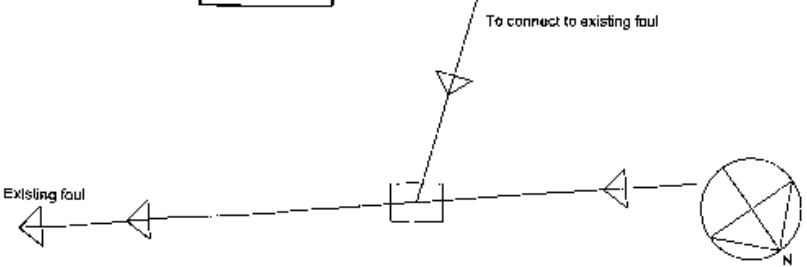
# S/34900

Tudalen 86



NOTE 1  
LPG central heating system to be installed

NOTE 2  
Kitchen has 1x10L and 1x20L under sink waste store



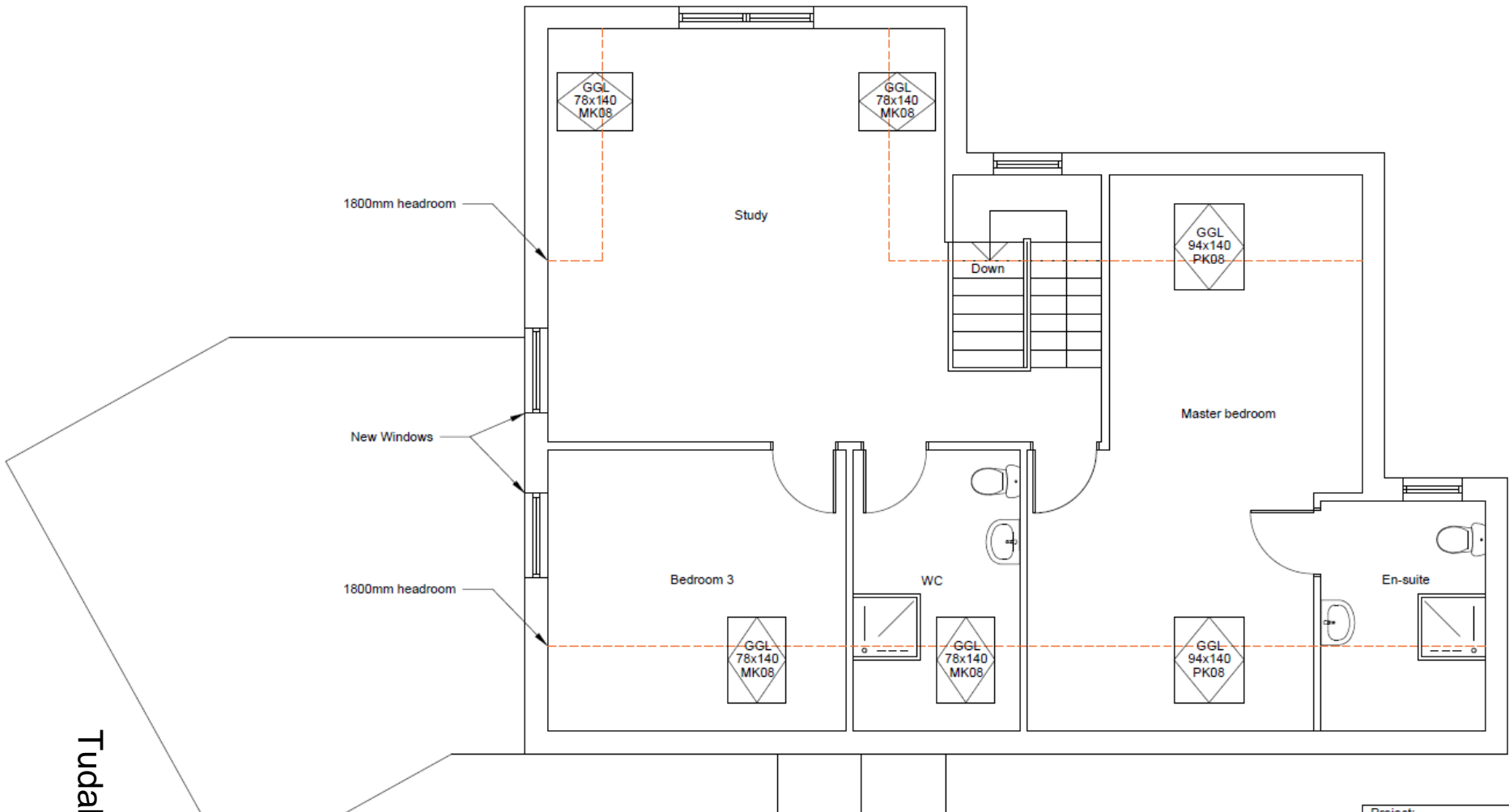
Project:  
Proposed extension at: Ne Lodge, Y Lan, Felinfoel, Llanelli, Carmar, SA14 8DY

Title:  
Proposed ground floor plan

Scale:  
1:50 @ A3

Drawing no.:  
04\_05

# S/34900



Tudalen 87

Project:  
Proposed extension at: New Lodge, Y Lan, Felinfoel, Llanelli, Carmarthen, SA14 8DY

Title:  
Proposed first floor plans

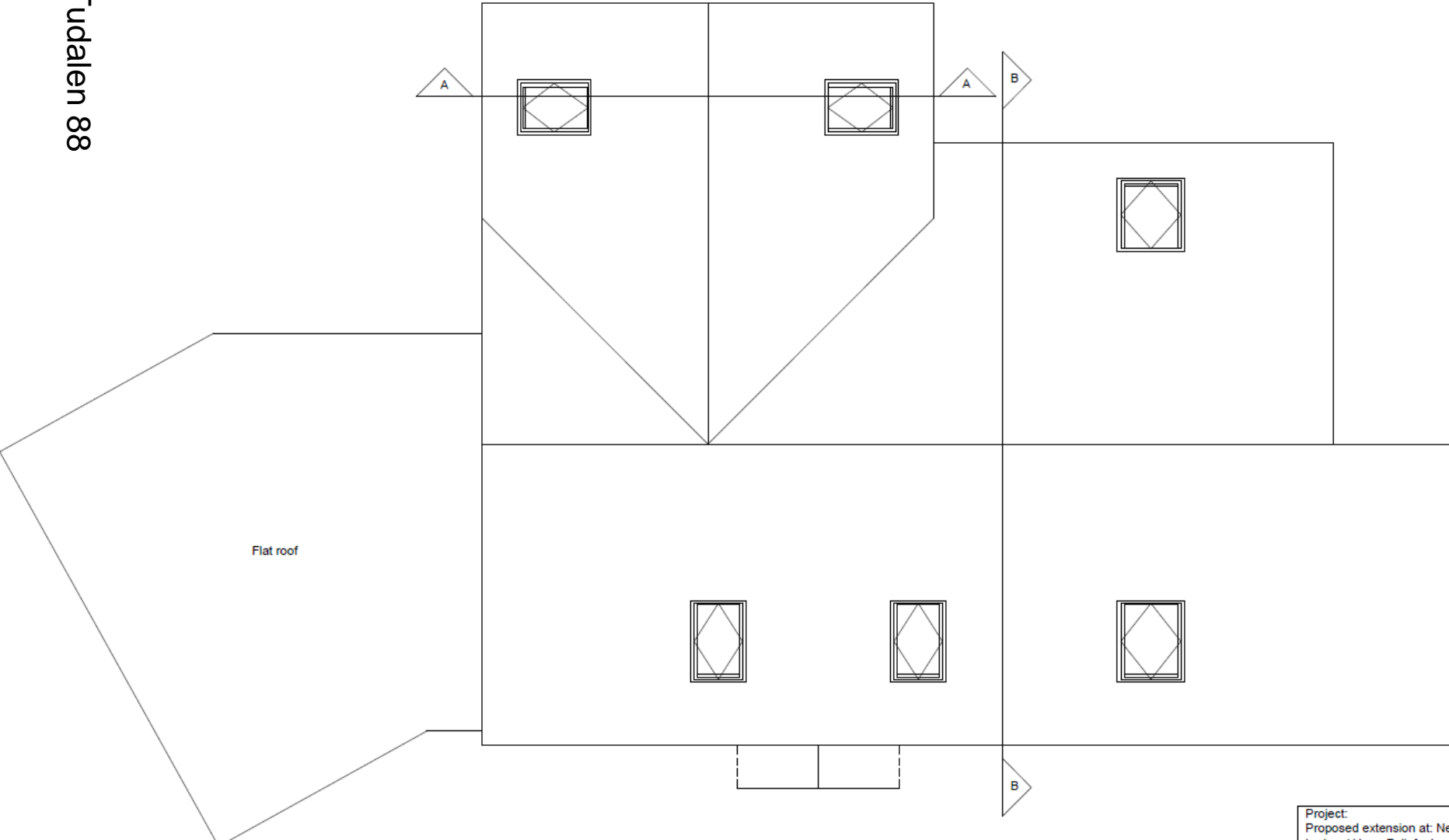
Scale:  
1:50 @ A3

Drawing no.:  
04\_06\_Rev 1



# S/34900

Tudalen 88



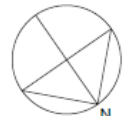
Flat roof

Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmar, SA14 8DY

Title:  
Proposed roof plan

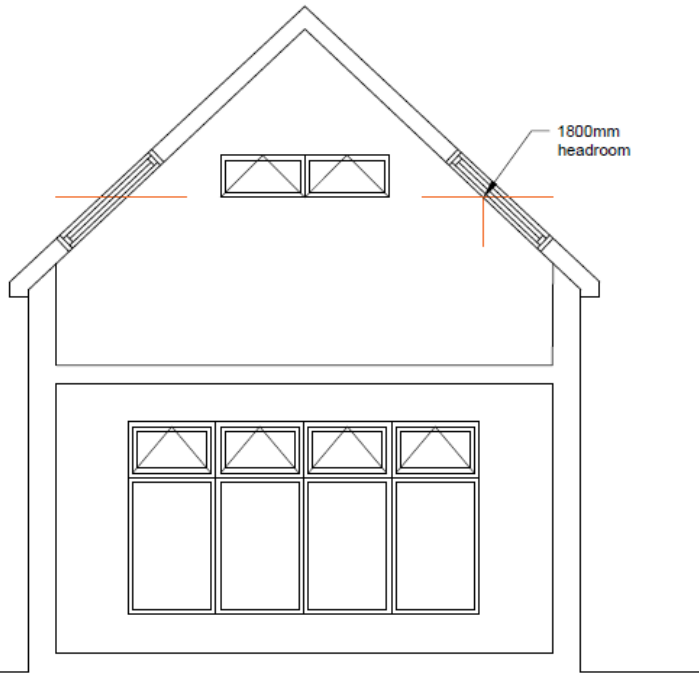
Scale:  
1:50 @ A3

Drawing no.:  
04\_07\_Rev 1

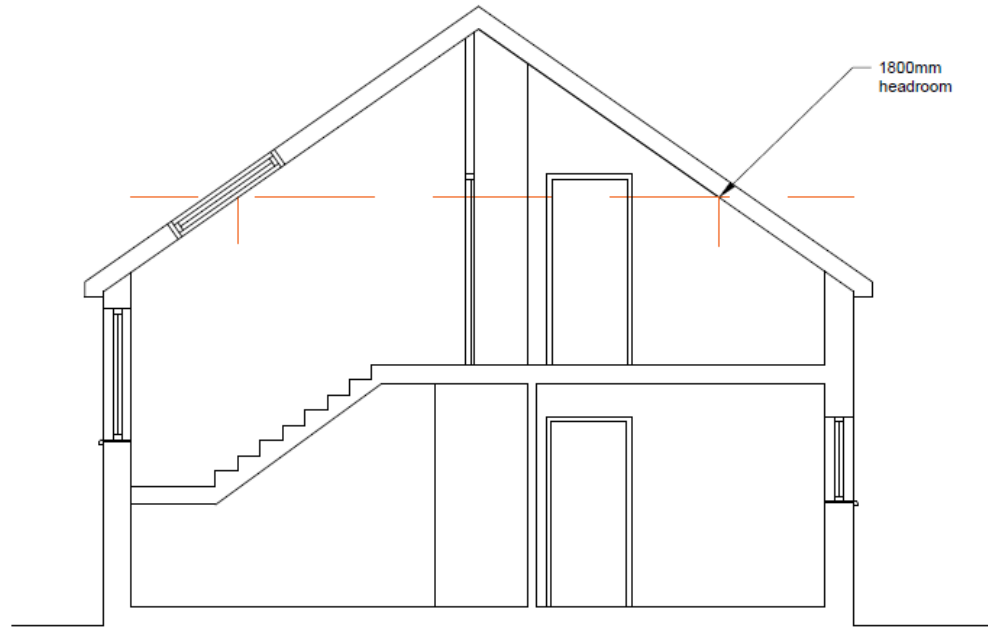




# S/34900



Section A-A



Section B-B

Tudalen 89

Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carmarthen, SA14 8DY

Title:  
Proposed section A-A & B-B

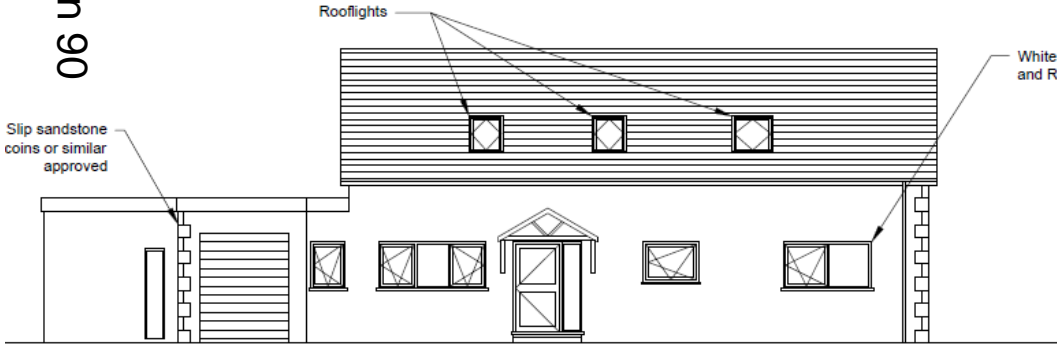
Scale:  
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Drawing no.:  
04\_09\_Rev 1

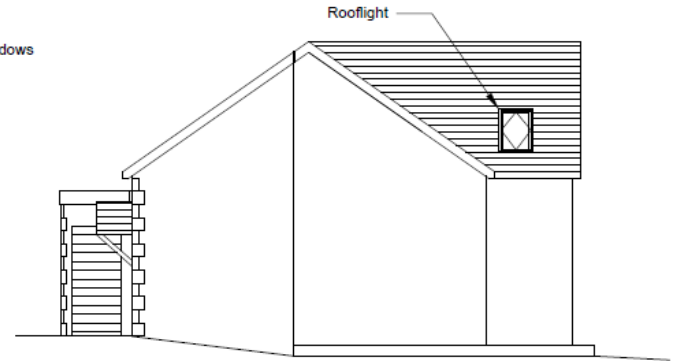
# S/34900

# Amended Proposal

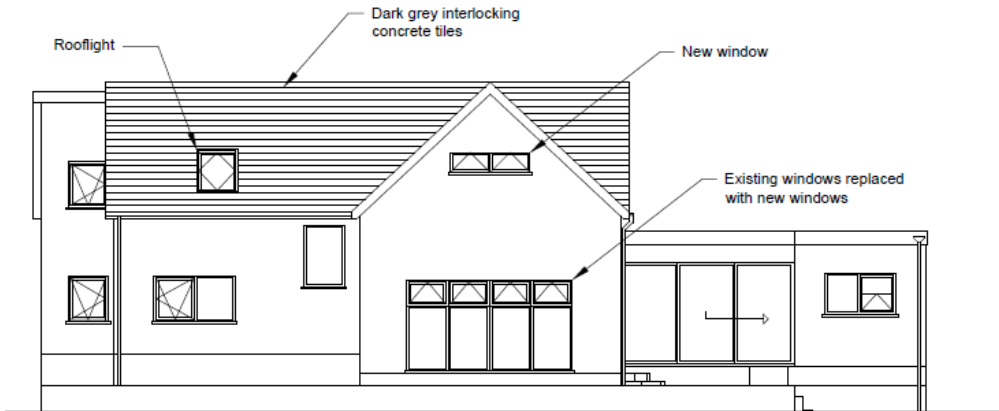
Tudalen 90



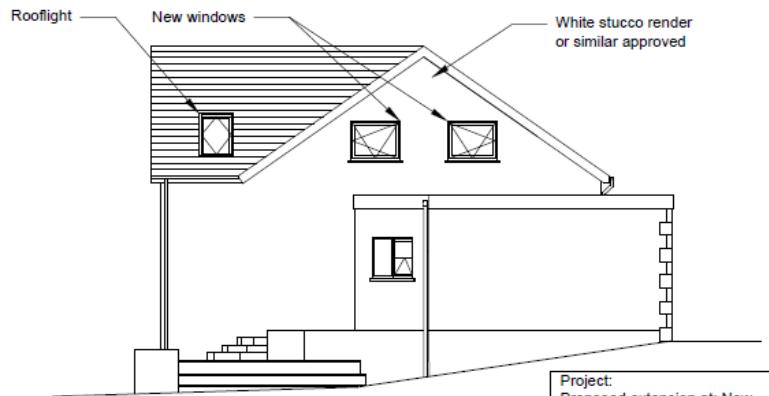
North Elevation



East Elevation



South Elevation



West Elevation

Project:  
Proposed extension at: New  
Lodge, Y Lan, Felinfoel,  
Llanelli, Carm, SA14 8DY

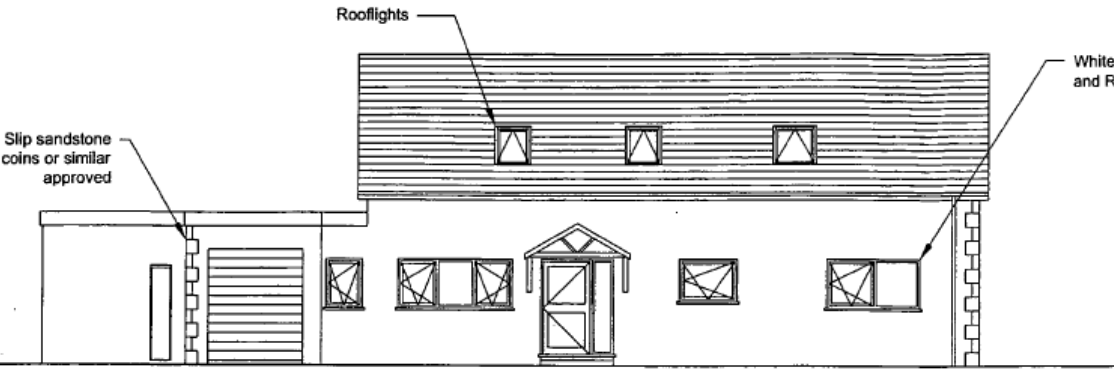
Title:  
Proposed elevations

Scale:  
1:100 @ A3

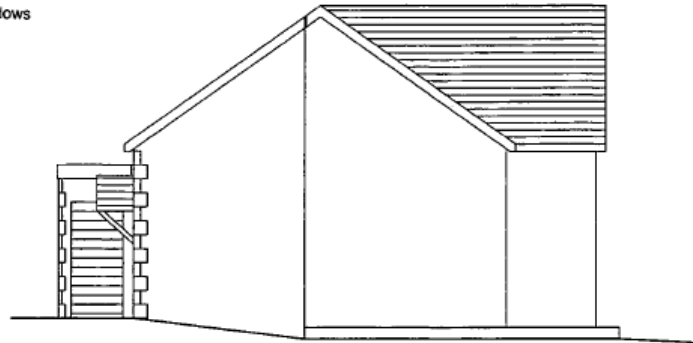
Drawing no.:  
04 08 Rev 1

# S/34900

# Original Proposal



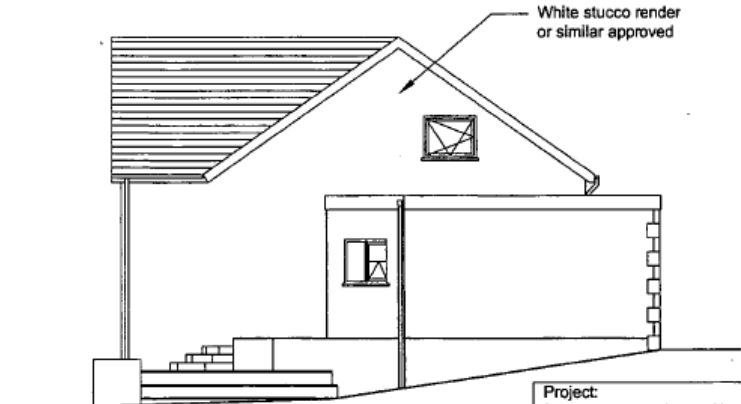
North Elevation



East Elevation



South Elevation



West Elevation

Project:  
Proposed extension at: New Lodge, Y Lan, Felinfoel, Llanelli, Carmar, SA14 8DY

Title:  
Proposed elevations

Scale:  
1:50 @ A3

Drawing no.:  
04\_08

**S/34900**

Tudalen 92



**S/34900**



Tudalen 93

S/34900

Tudalen 94



# S/34900



Tudalen 95

S/34900

Tudalen 96





**S/34900**



Tudalen 97

# S/34900

Tudalen 98



**S/34900**



Tudalen 99

# S/34900

Tudalen 100



**S/34900**



Tudalen 101

# S/34900

Tudalen 102



# S/34900



Tudalen 103

# S/34900

Tudalen 104





**S/34900**



Tudalen 105

**S/34900**

Tudalen 106



# S/34900



Tudalen 107

# S/34900

Tudalen 108



**S/34972**

# S/34972

Tudalen 110



# S/34972



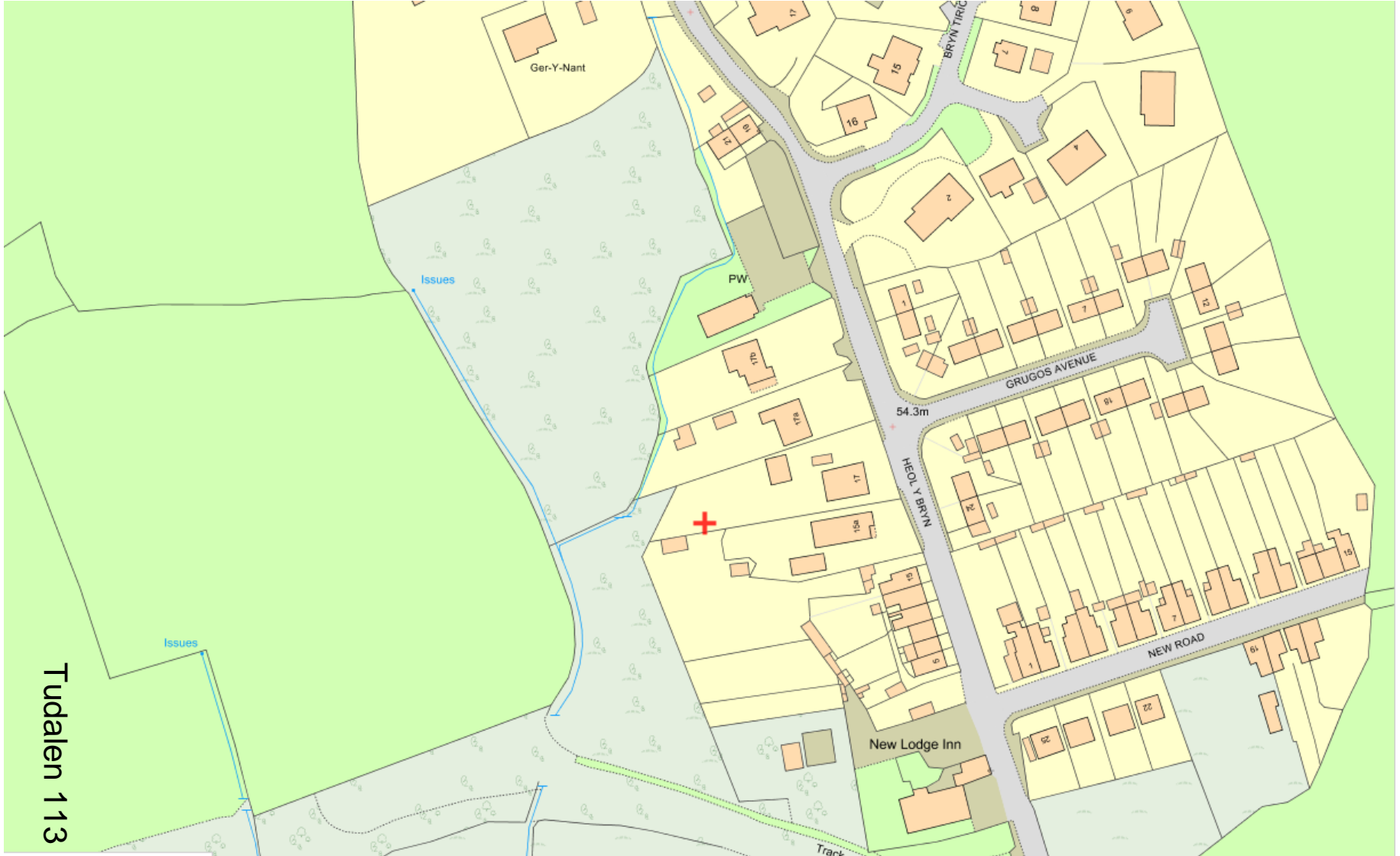
# S/34972

Tudalen 112





# S/34972



# S/34972

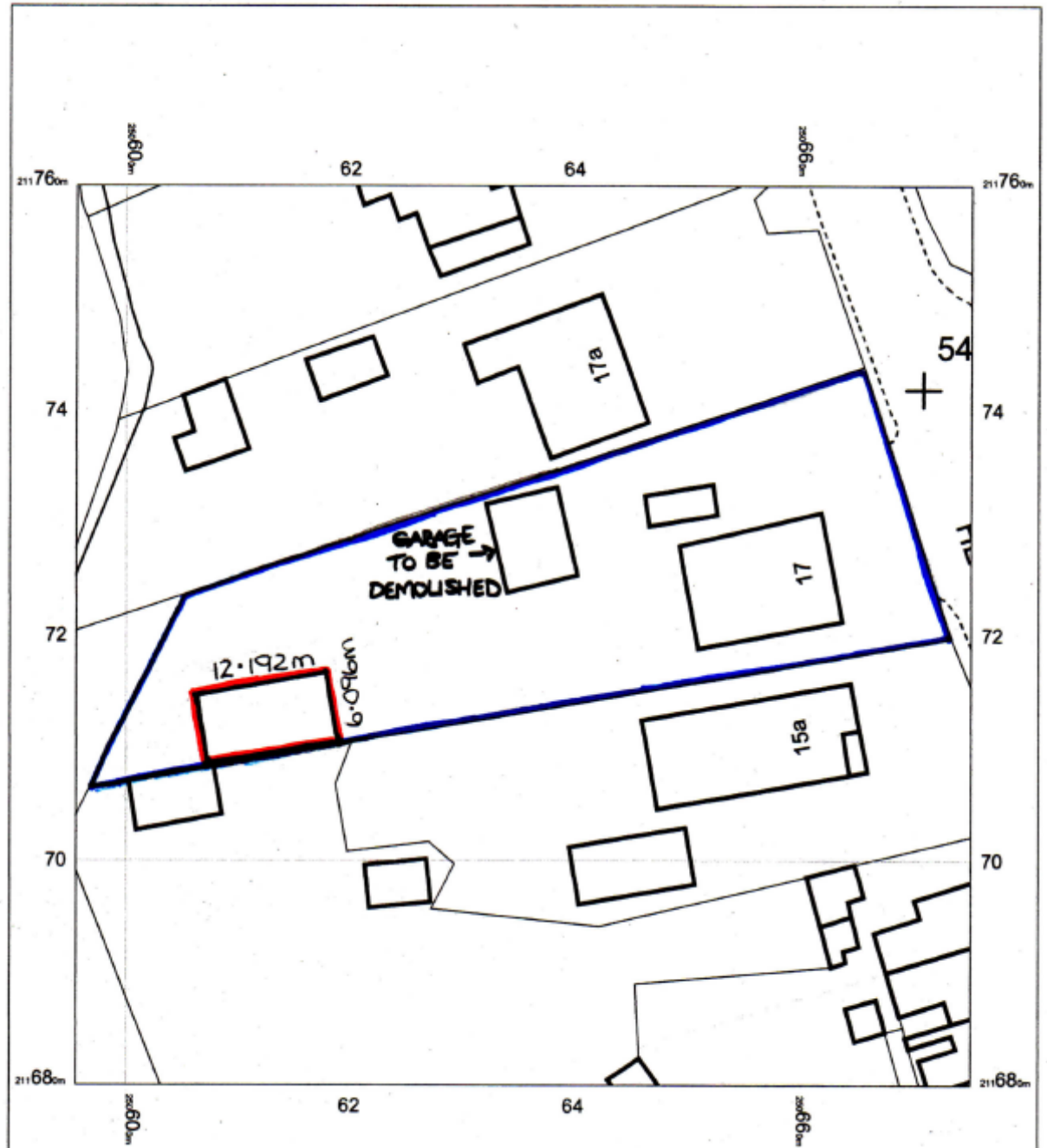
Tudalen 114

## 17 Heol y Bryn



# S/34972

## 17 Heol y Bryn



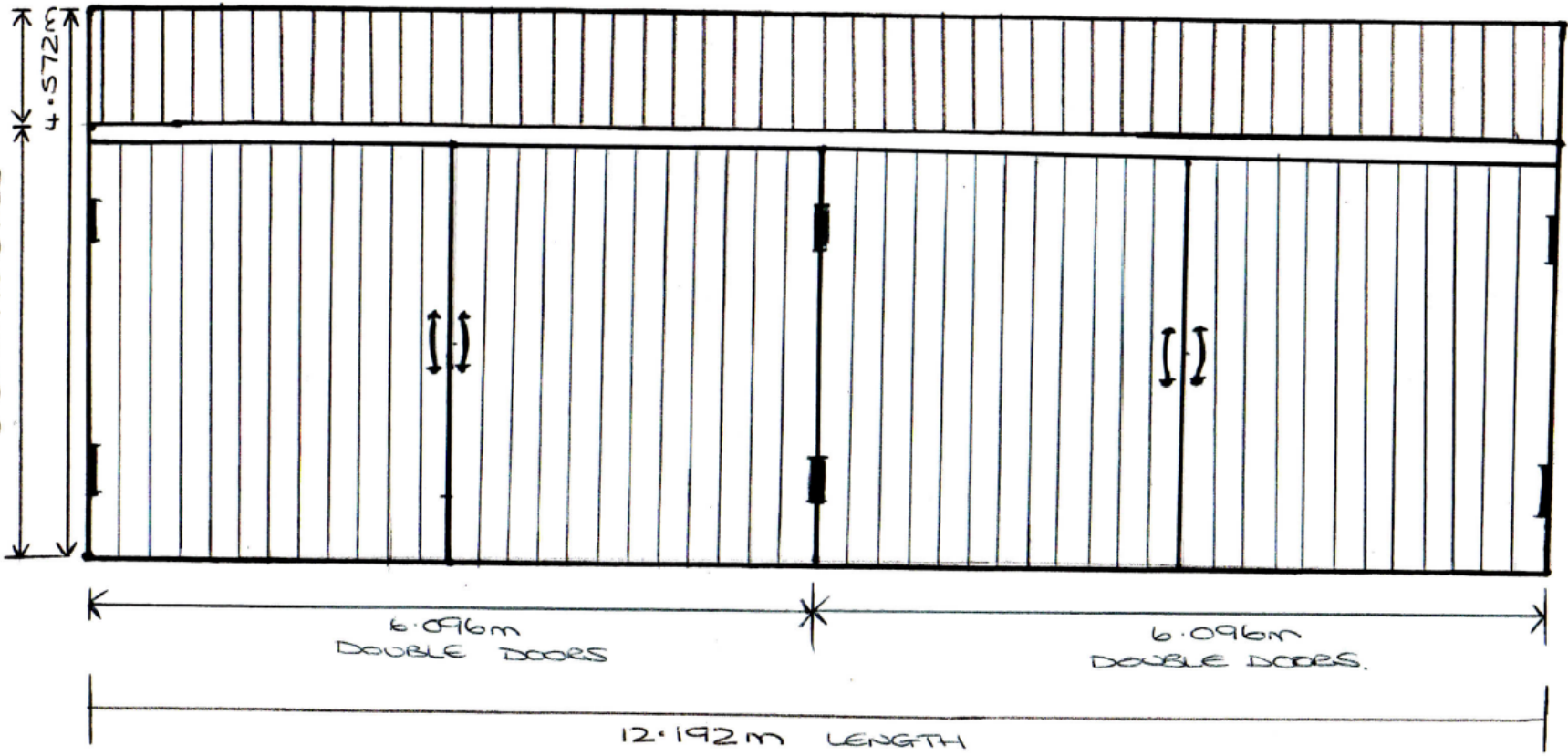
Tudalen 115

# S/34972

Tudalen 116 TO EDGE

4.572m

3.658m TO EAVES



6.096m  
DOUBLE DOORS

6.096m  
DOUBLE DOORS

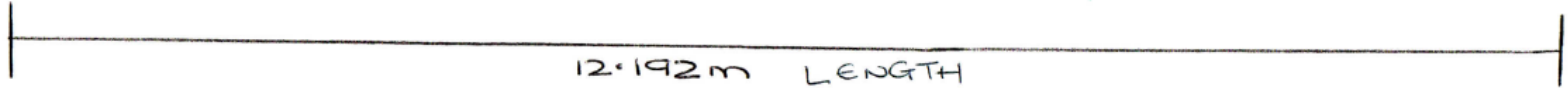
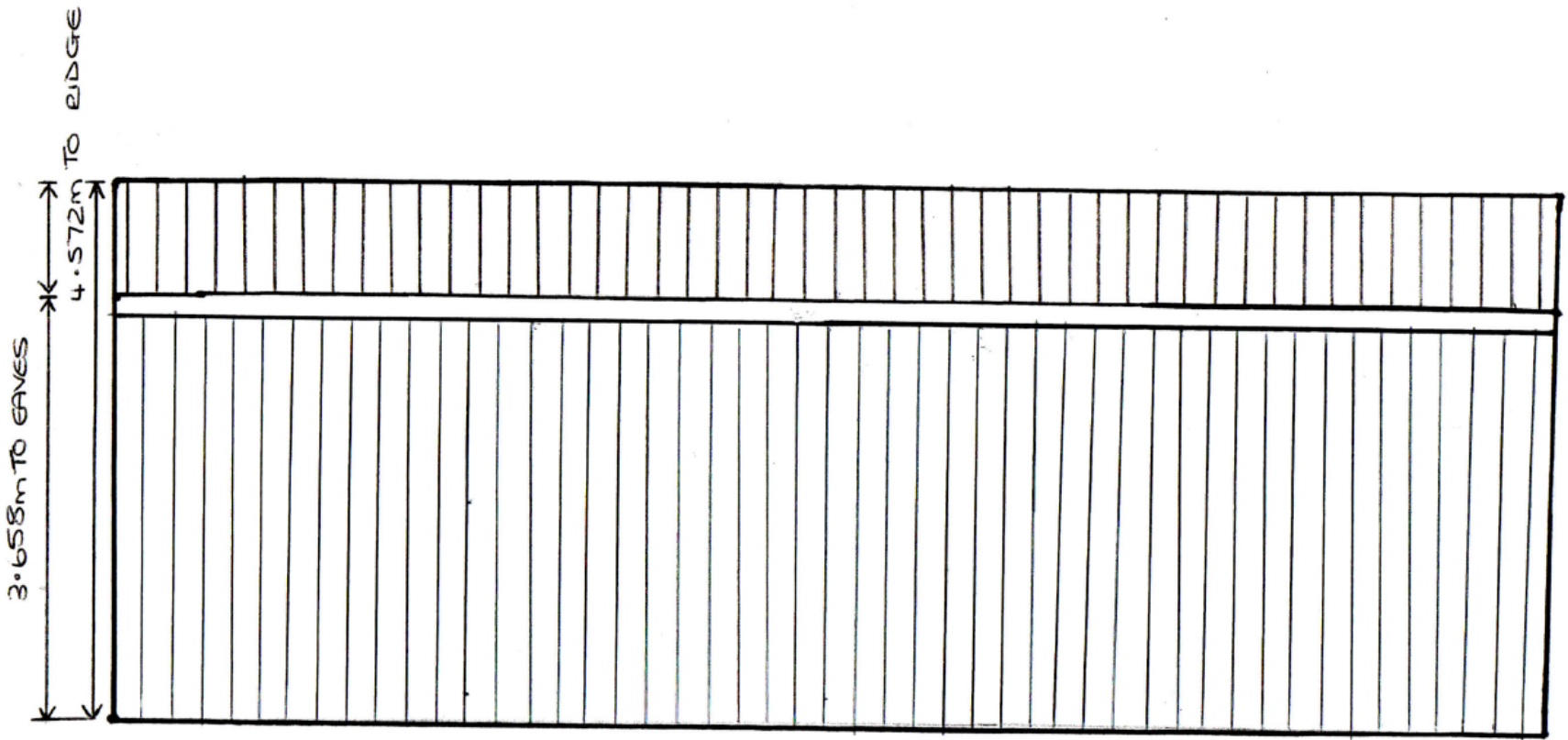
12.192m LENGTH

NORTH FACING

SCALE 1:50

ALL AS PER EXISTING GROUND LEVEL

# S/34972



12.192 m LENGTH

SOUTH FACING

SCALE 1:50

ALL AS PER EXISTING GROUND LEVEL

Tudalen 117

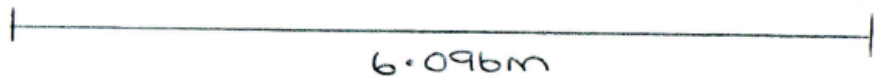
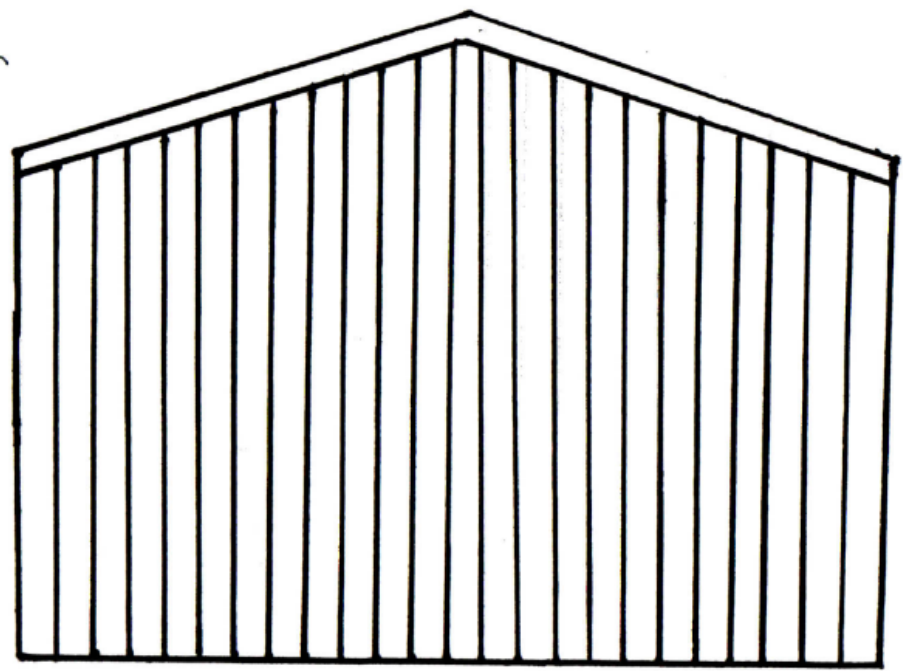
# S/34972

Tudalen 118



4.572m  
TO RIDGE

3.658m  
TO EAVES



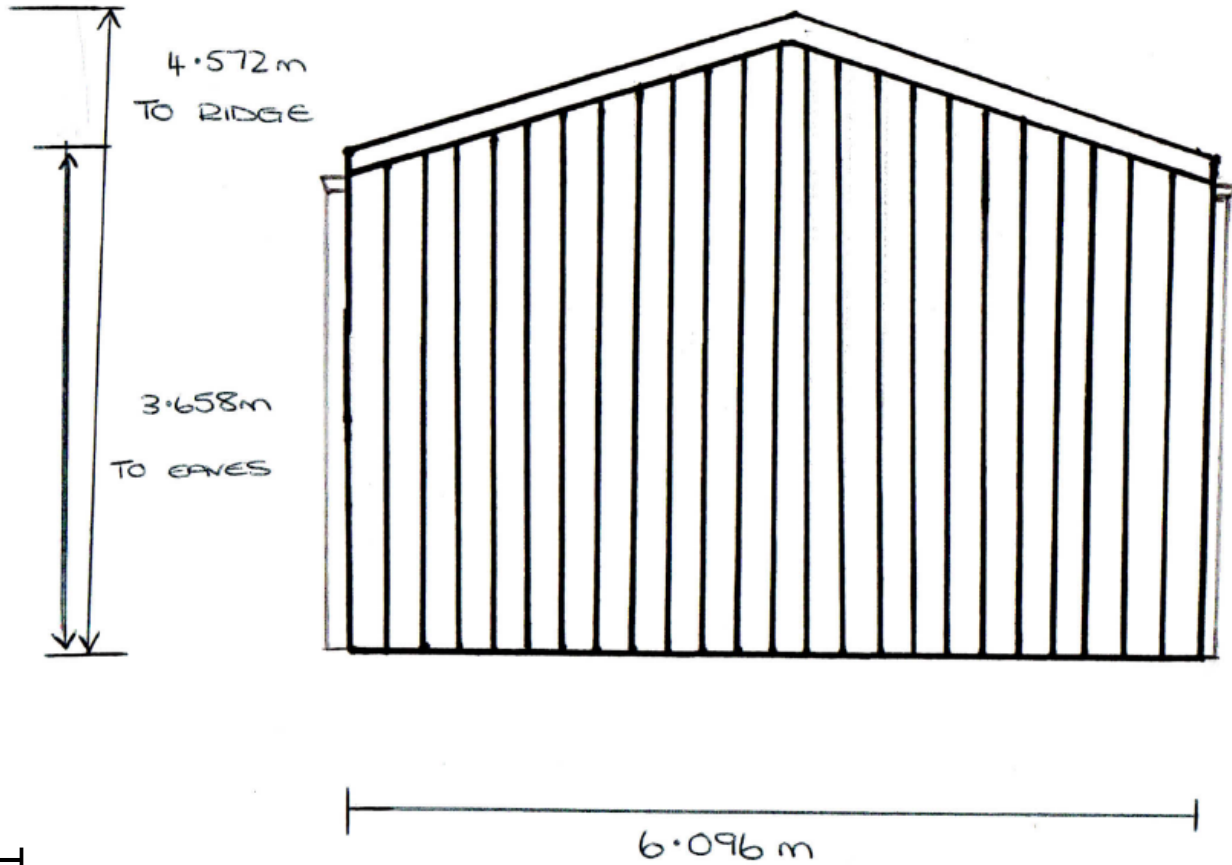
6.096m

EAST FACING

SCALE 1:50

ALL AS PER EXISTING GROUND LEVEL

# S/34972



WEST FACING

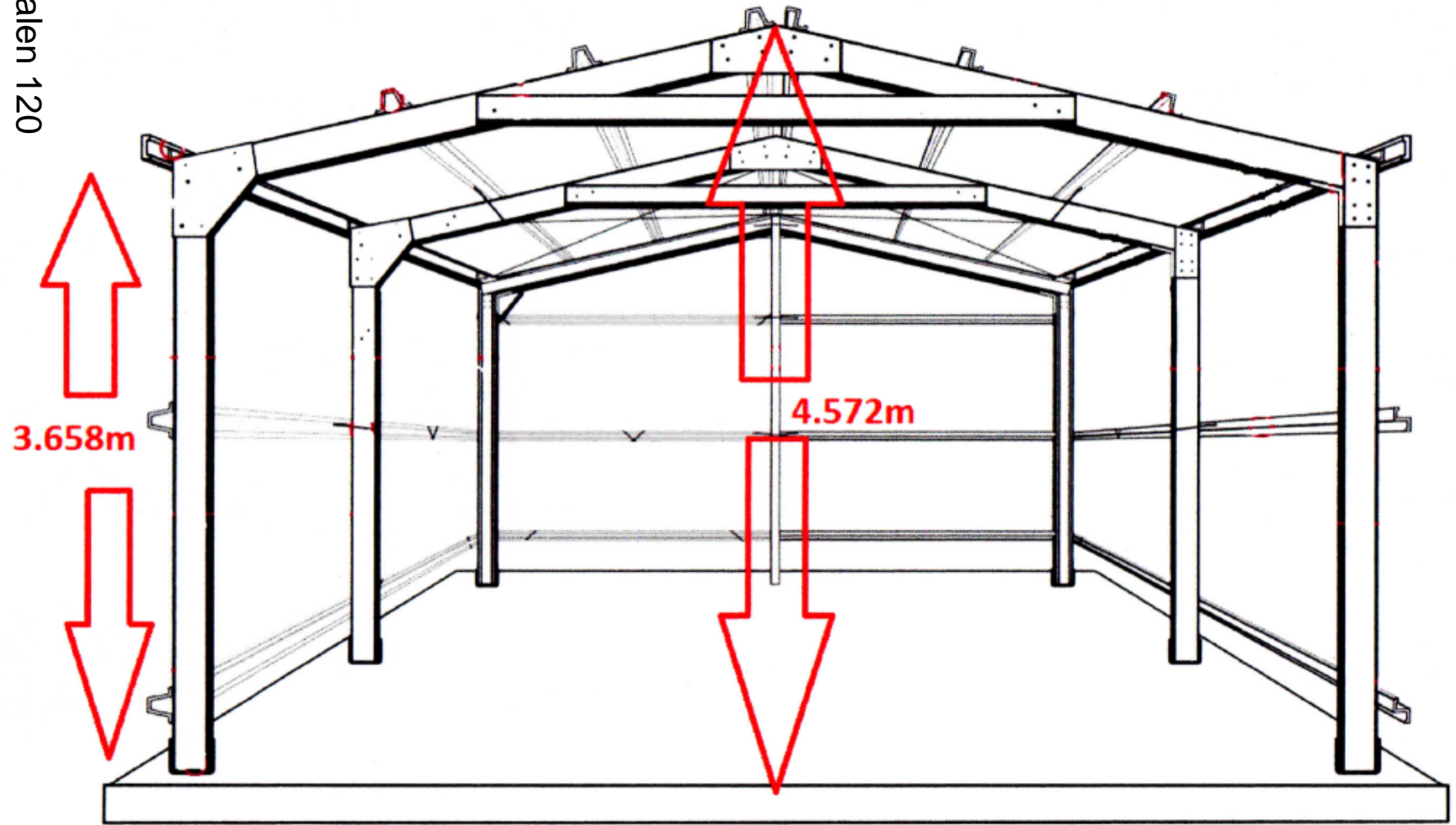
SCALE 1:50

ALL AS PER EXISTING GROUND LEVEL

Tudalen 119

# S/34972

Tudalen 120



Length 12.192 m

Width 6.096 m



S/34972



Tudalen 121

# S/34972

Tudalen 122



# S/34972



Tudalen 123

S/34972

Tudalen 124



S/34972



Tudalen 125

# S/34972

Tudalen 126



**S/34972**



Tudalen 127

# S/34972

Tudalen 128





**S/35069**

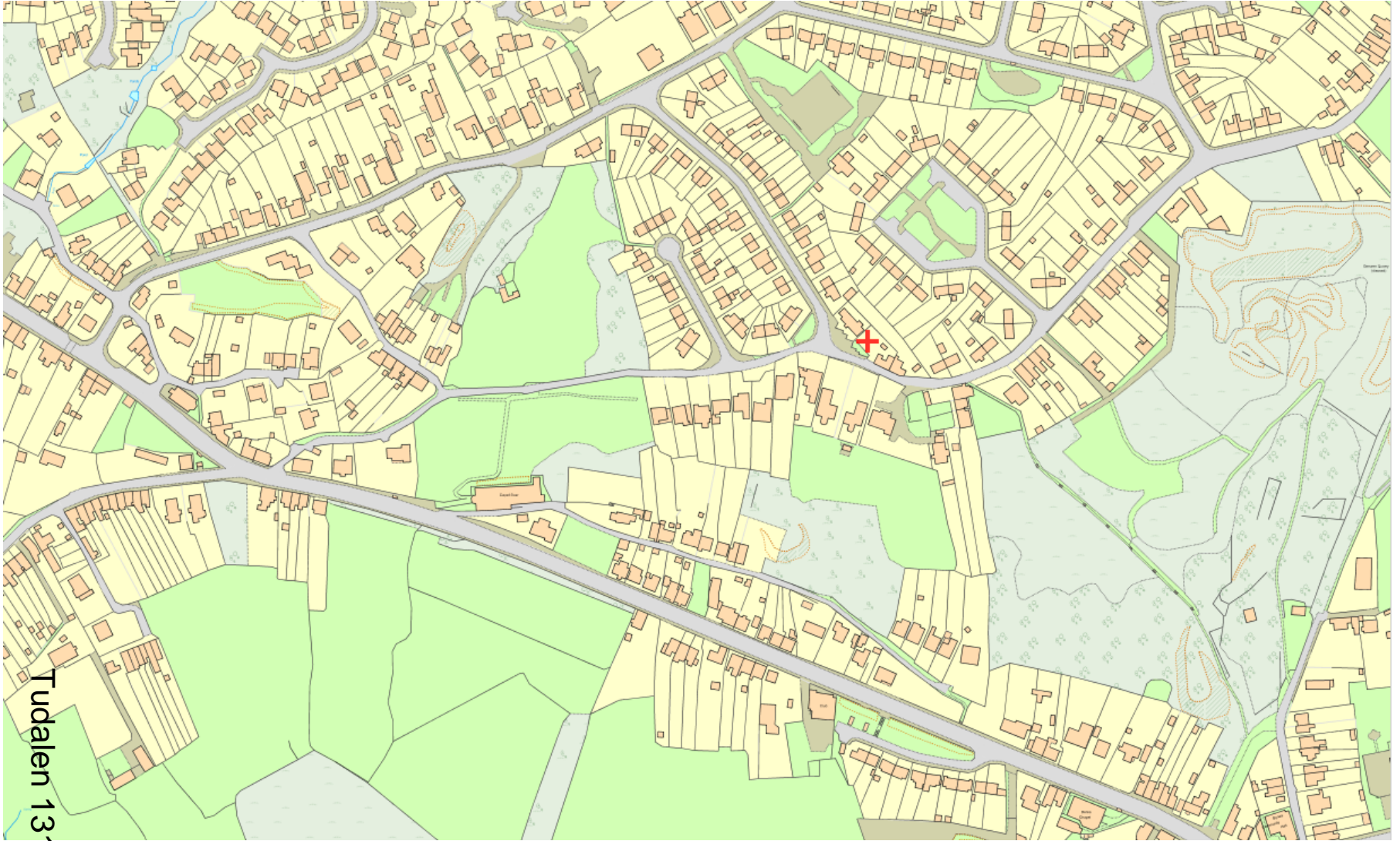
Tudalen 129

# S/35069

Tudalen 130



# S/35069

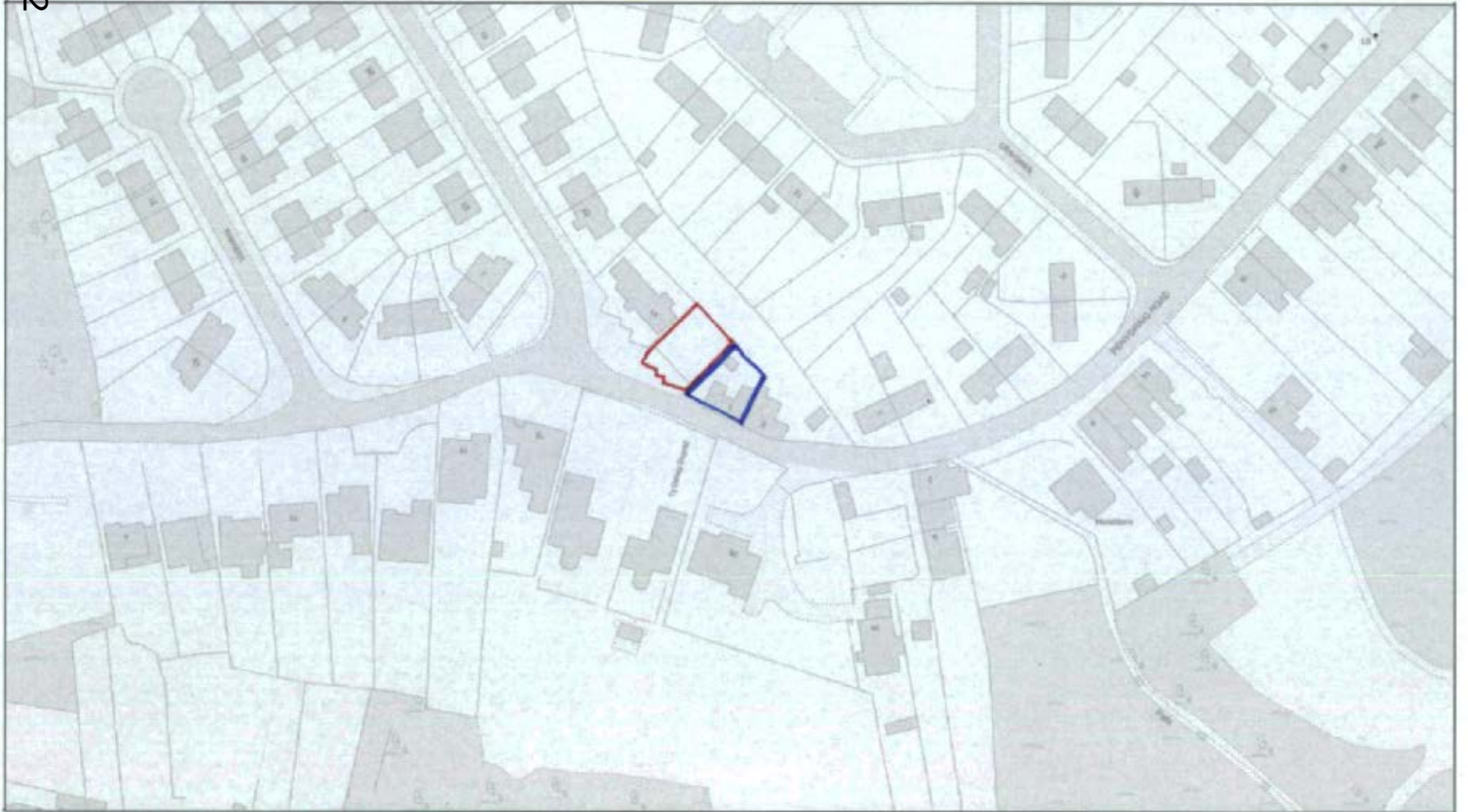


Tudalen 131

# S/35069

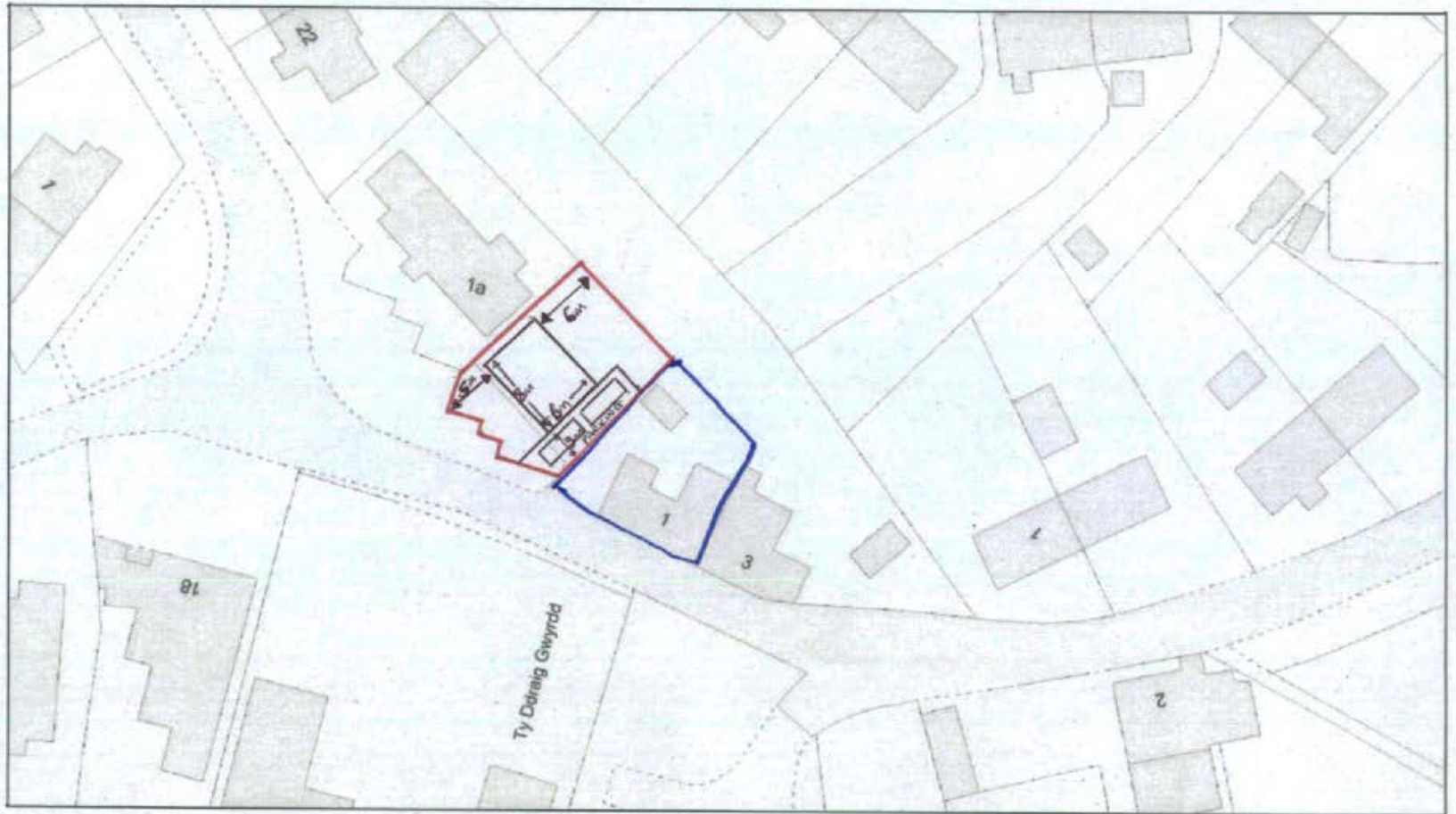
Tudalen 132

1/1250 Scale Plan – 1 Pen Y Graig Road, Ilwynhendy, Llanelli, Carm. SA14 9PA



# S/35069

1/500 Scale Plan - 1 Pen Y Graig Road, Ilwrynhendy, Llanelli, Carm. SA14 9PA



Tudalen 133

SCALE PARAMETER

UPPER AND LOWER LIMITS

WIDTH - 7m-8m

DEPTH 5m-7m

RIDGE HEIGHT - 5m-8m

S/35069

Tudalen 134



S/35069



Tudalen 135

# S/35069

Tudalen 136





# S/35069



Tudalen 137

# S/35069

Tudalen 138



**S/35069**



Tudalen 139

# S/35069

Tudalen 140



**S/35069**



Tudalen 141

**S/35069**

Tudalen 142



**S/35069**



Tudalen 143

# S/35069

Tudalen 144





**Y PWYLLGOR  
CYNLLUNIO**

**9 MAWRTH 2017**

**RHANBARTH Y  
GORLLEWIN**

**PLANNING  
COMMITTEE**

**9 MARCH 2017**

**AREA  
WEST**

Eitem Rhif 5

# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

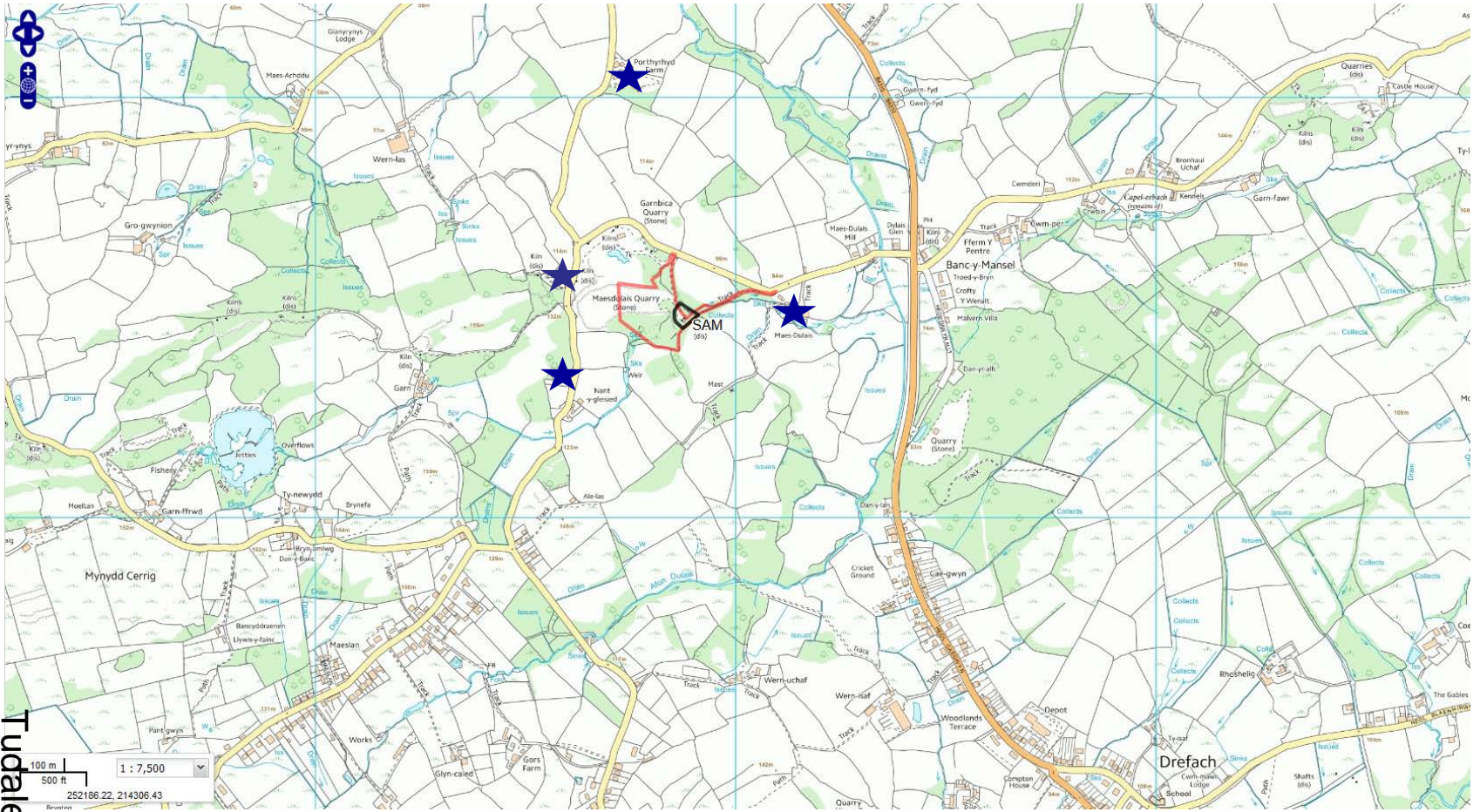
**W/21986**

# W/21986

Fudalen 148



# W/21986



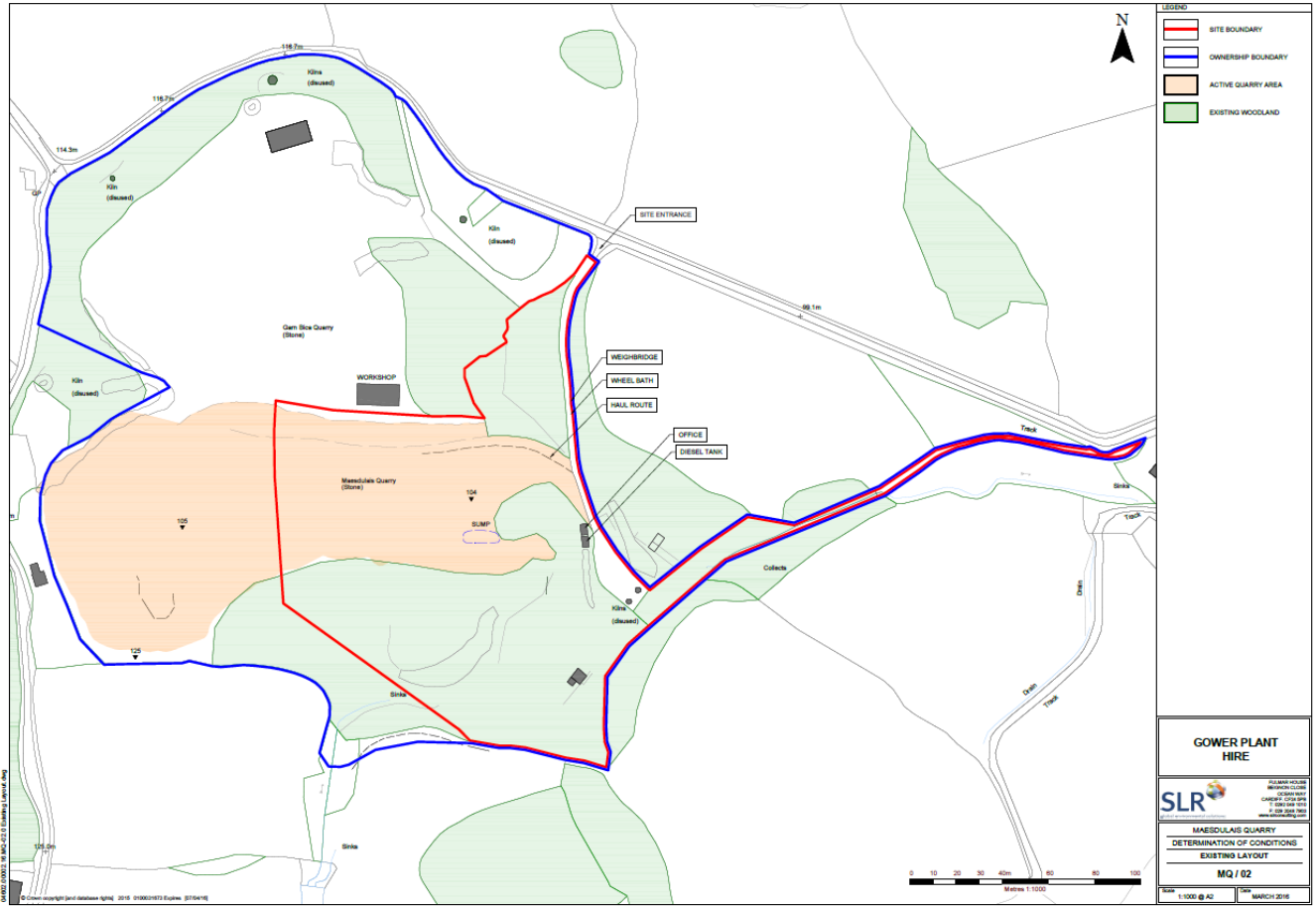
Tudalen 149

# W/21986

Fudalen 150



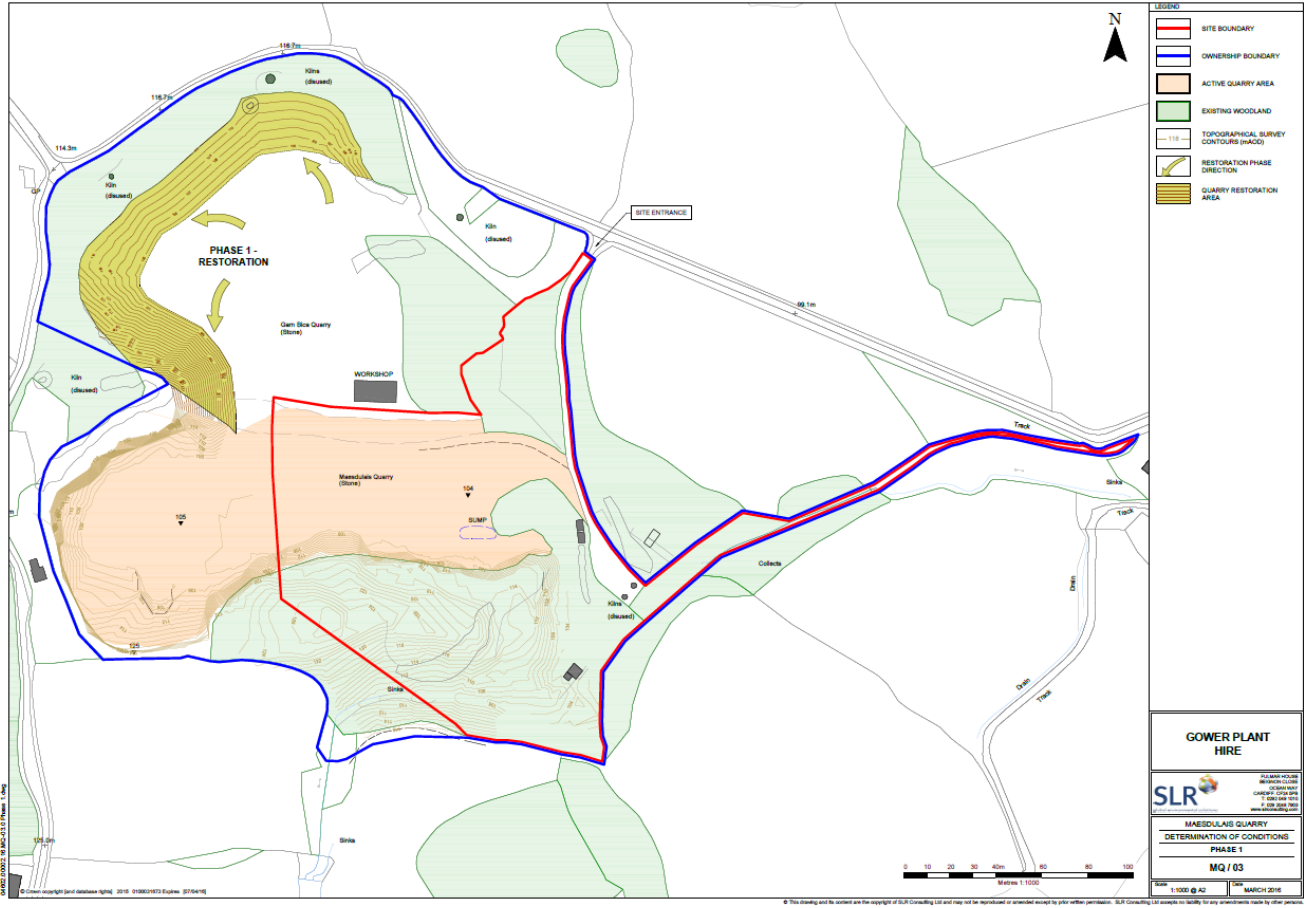
# W/21986



Tudalen 151

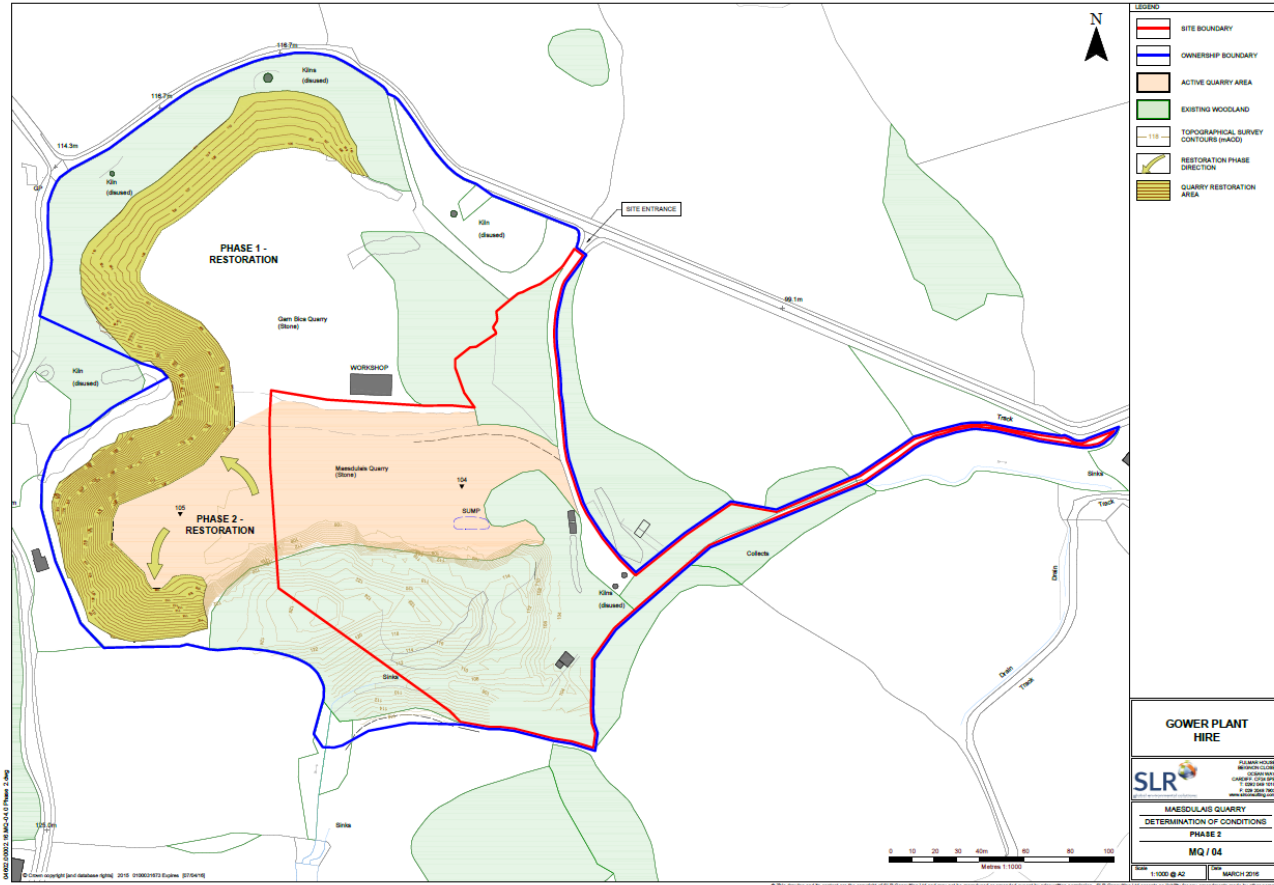
# W/21986

Tudalen 152





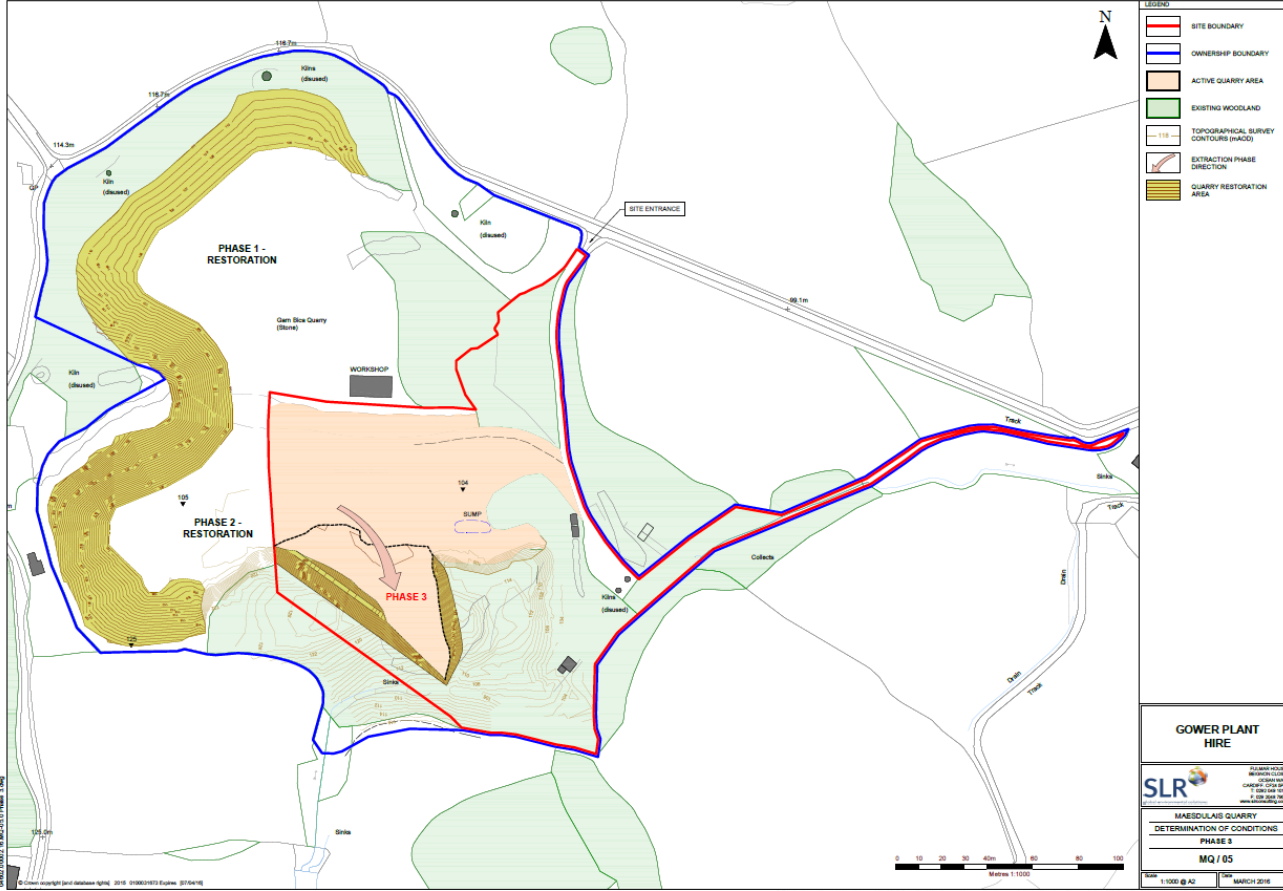
# W/21986



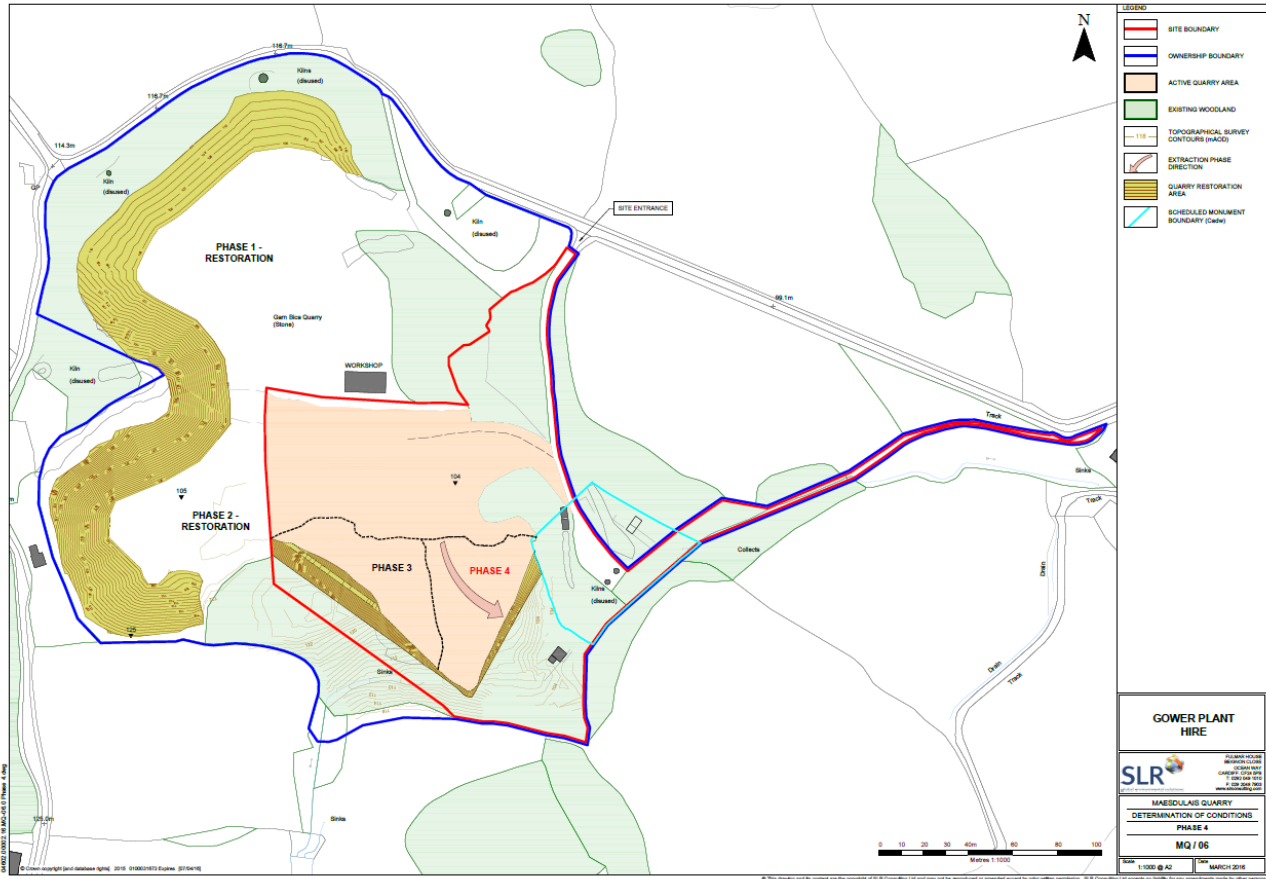
Tudalen 153

# W/21986

Tudalen 154



# W/21986



# W/21986

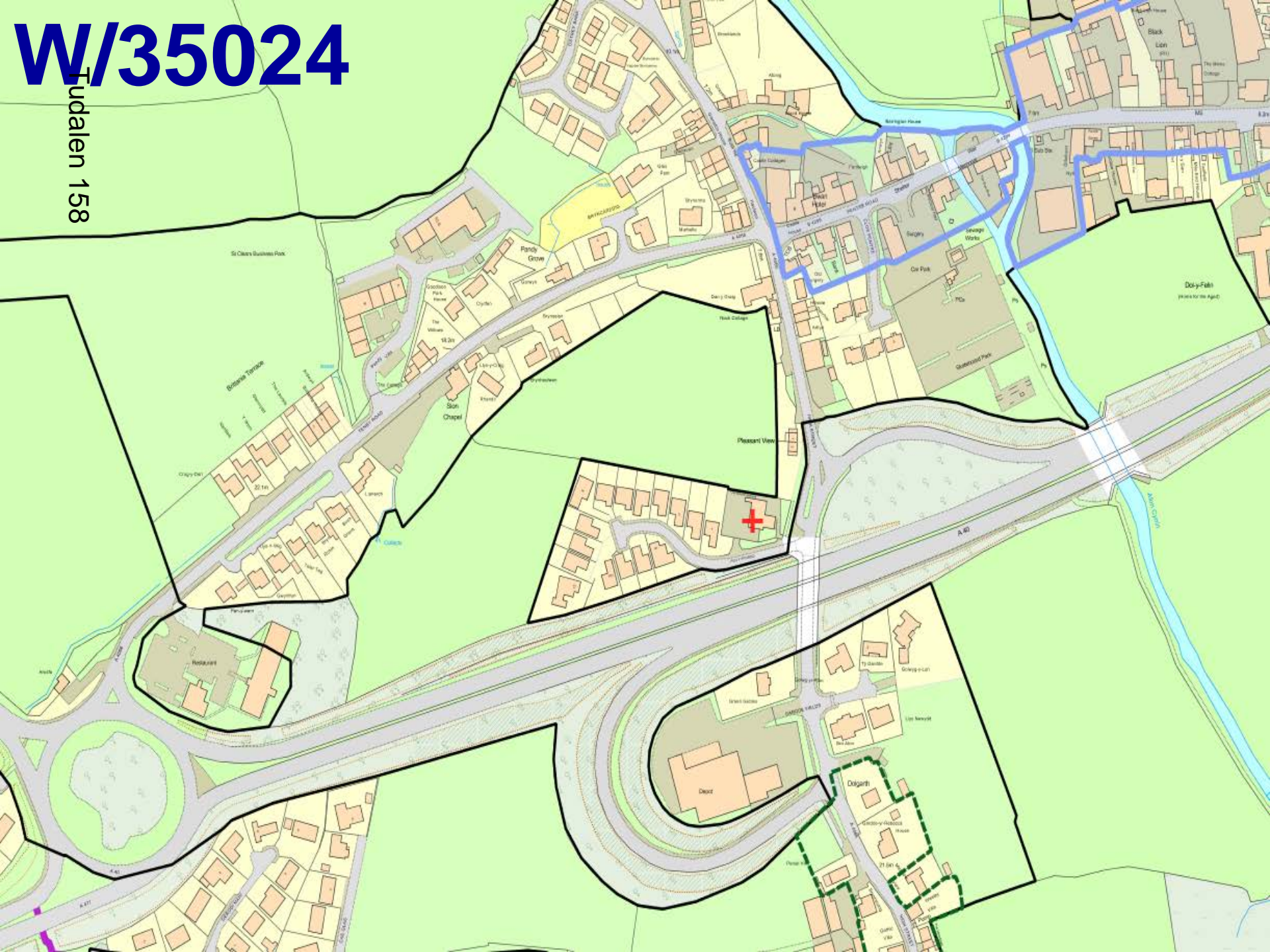
Fudalen 156



**W/35024**

# W/35024

Tudalen 158



# W/35024

Old Board School Guest House  
SA33 4DY



Metres

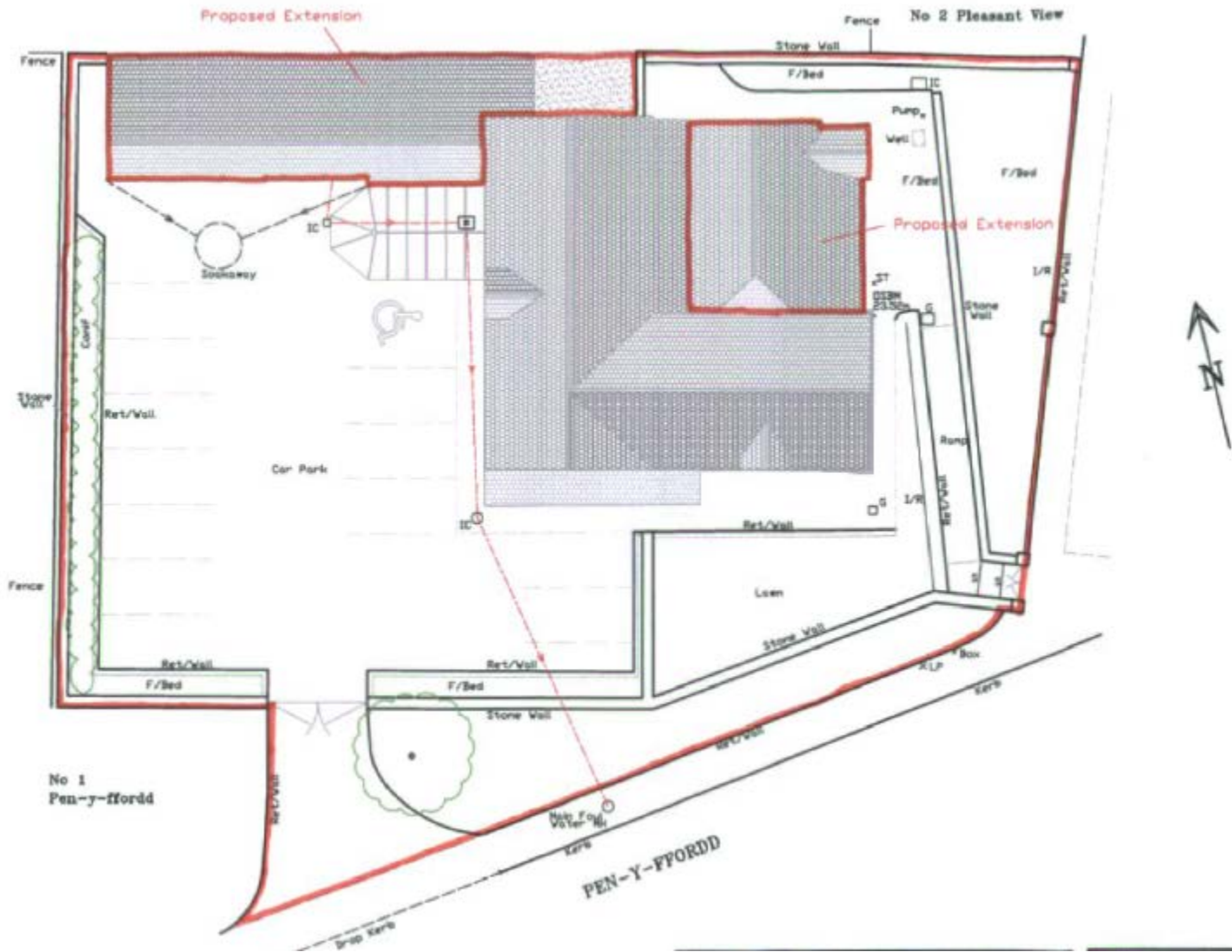
Location Plan



Tudalen 159

# W/35024

Tudalen 160

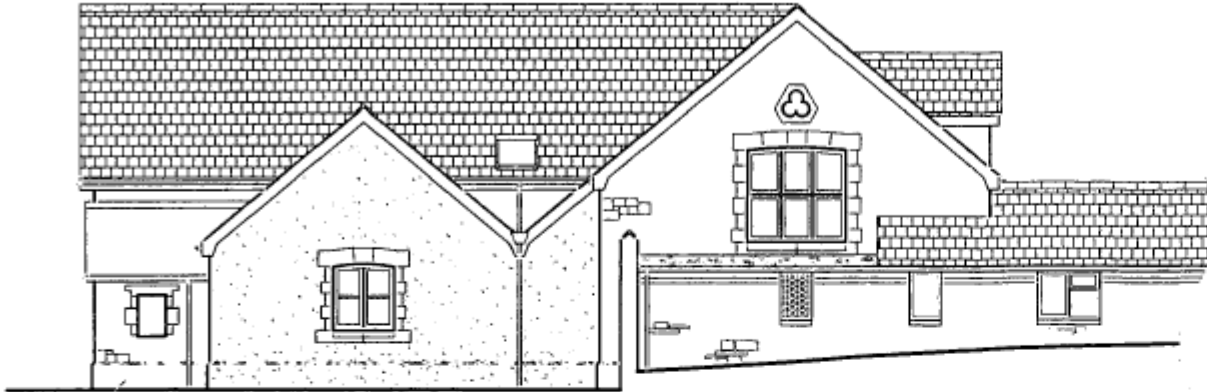




# W/35024

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Please work to figured dimensions in preference to

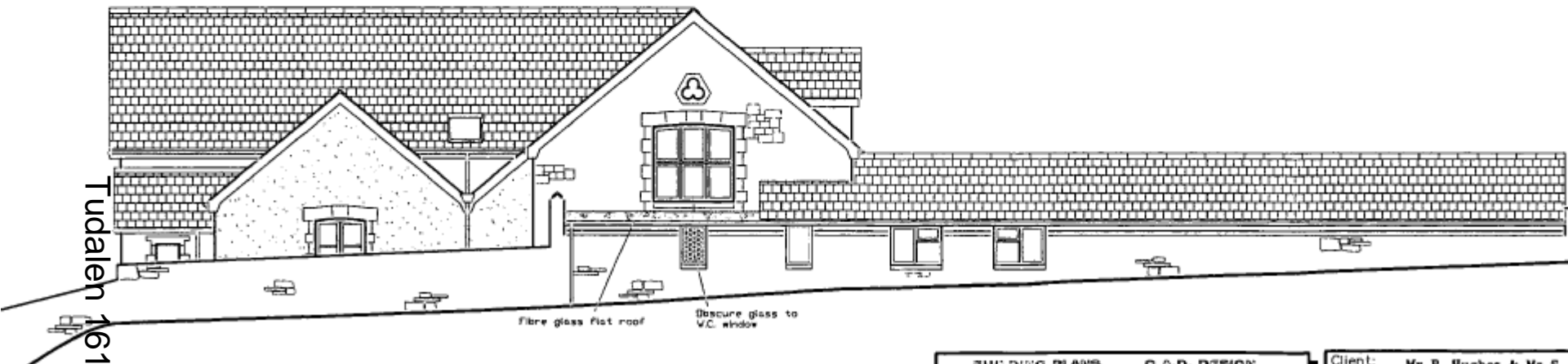


ance lobby, complete with roof  
carefully removed from its  
ing position and reinstated in  
in shown

North Elevation  
(Boundary wall omitted)

## Schedule of Proposed Exterior Finishes

Roof - Natural Slate/Slate Substitute  
Walls - Natural Dressed Stone/Cream smooth  
Windows - White uPVC  
Doors - Black uPVC  
Facia/Soffits - White Timber/uPVC  
Rainwater Goods - Black uPVC



North Elevation

BUILDING PLANS C.A.D. DESIGN

Tim Stickland  
C.A.D. SERVICES

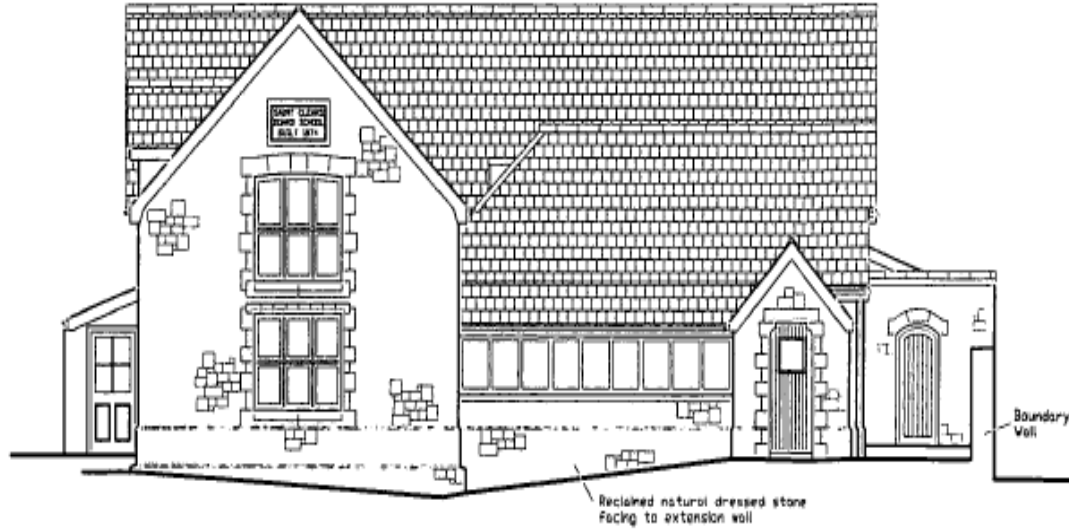
Client: Mr P. Hughes & Mr S.  
Old Board School Guest  
High Street  
St. Clears  
Carmarthen  
SA33 4DY

# W/35024

Tudalen 162

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Please work to figured dimensions in preference to scaling.



East Elevation

### Schedule of Proposed Exterior Finishes

- Roof - Natural Slate/Slate Substitute
- Walls - Natural Dressed Stone/Cream smooth Render
- Windows - White uPVC
- Doors - Black uPVC
- Facia/Soffits - White Timber/uPVC
- Rainwater Goods - Black uPVC



Section A-A

BUILDING PLANS C.A.D. DESIGN

Client: Mr P. Hughes & Ms S. Raymond  
Old Board School Guest House  
High Street

**W/35024**



Tudalen 163

# W/35024

Tudalen 164



**W/35024**



Tudalen 165

W/35024

Tudalen 166



**W/35024**

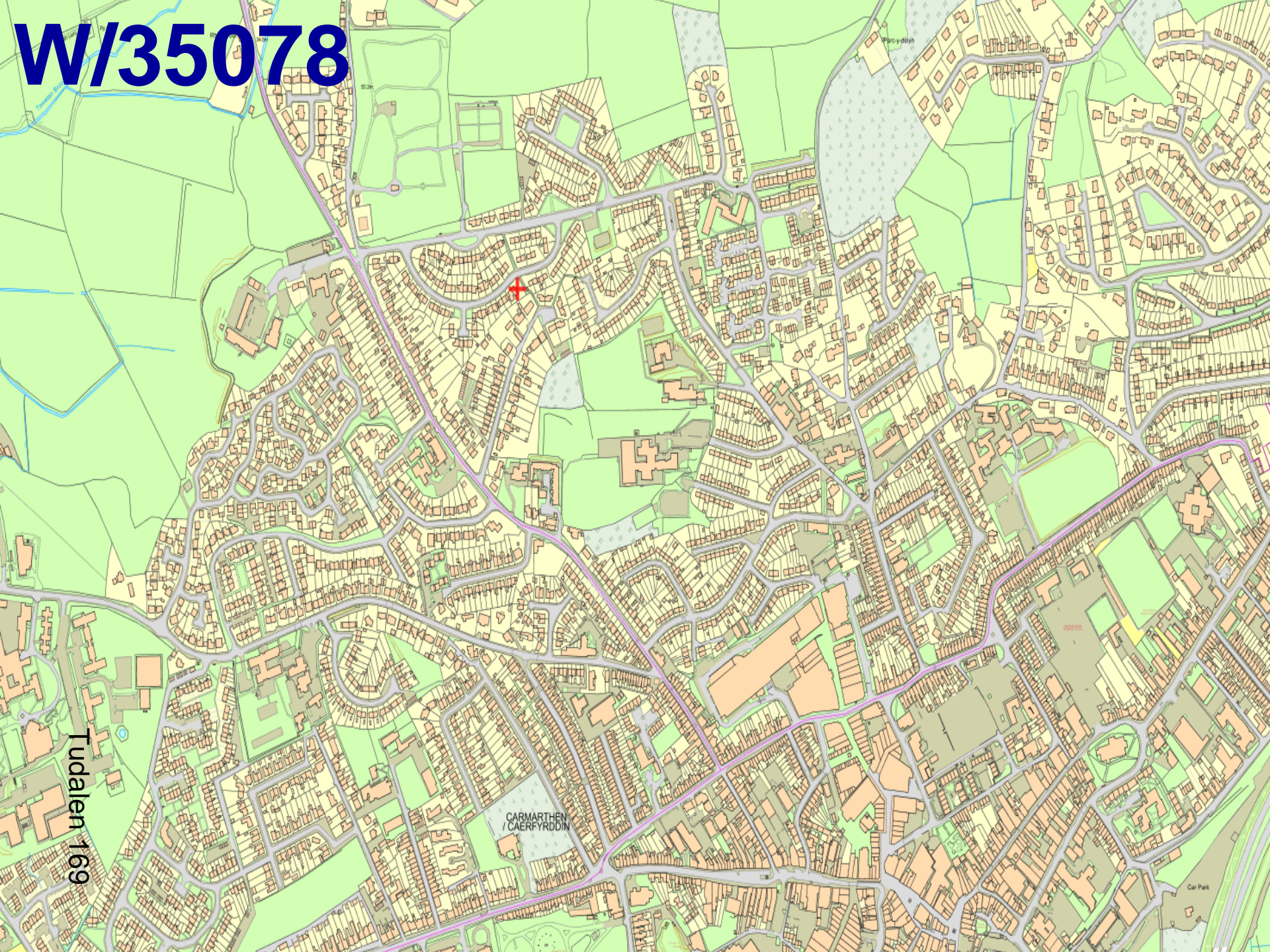


Tudalen 167

# W/35078



W/35078



Tudalen 169

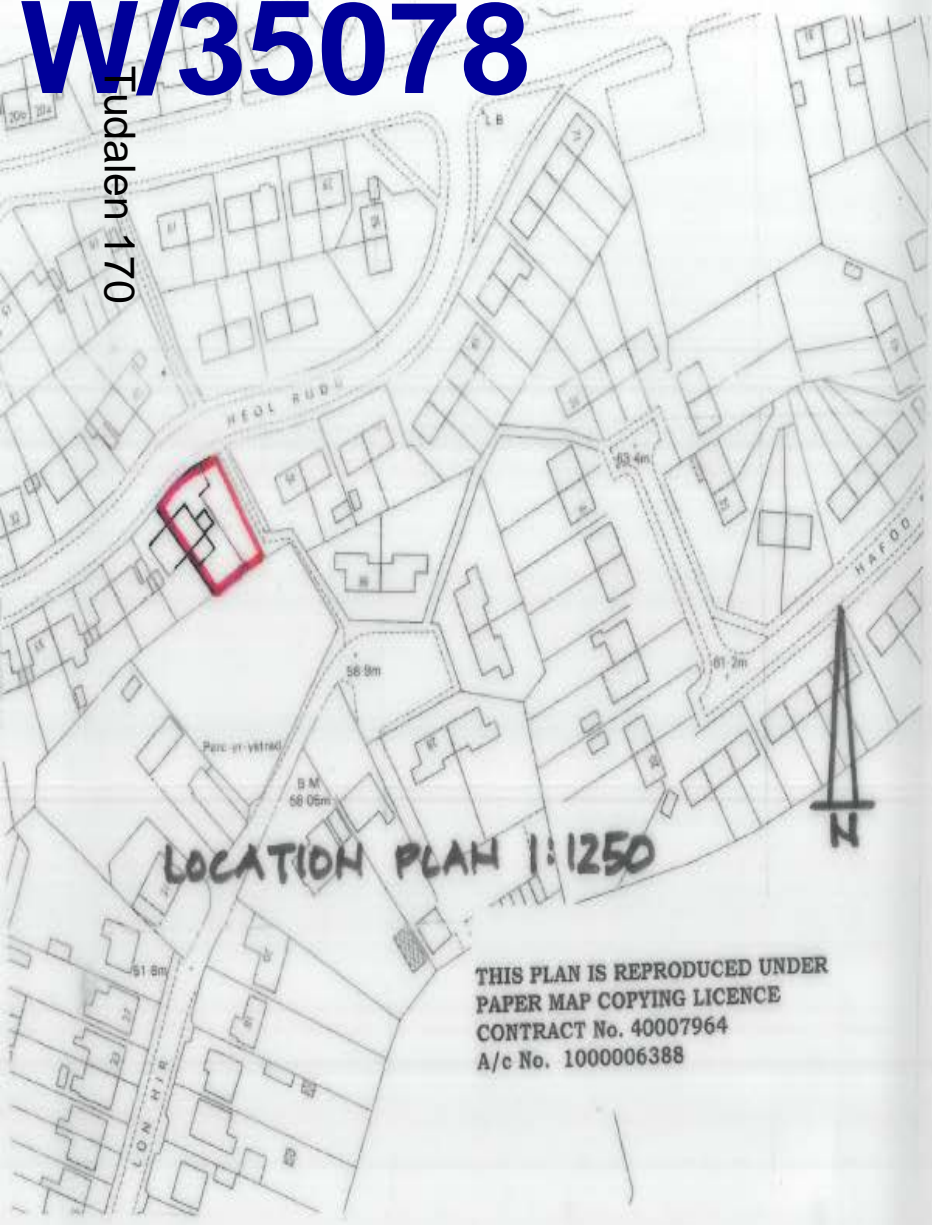
CARMARTHEN / CAERFYDDIN

Pwys-din

Car Park

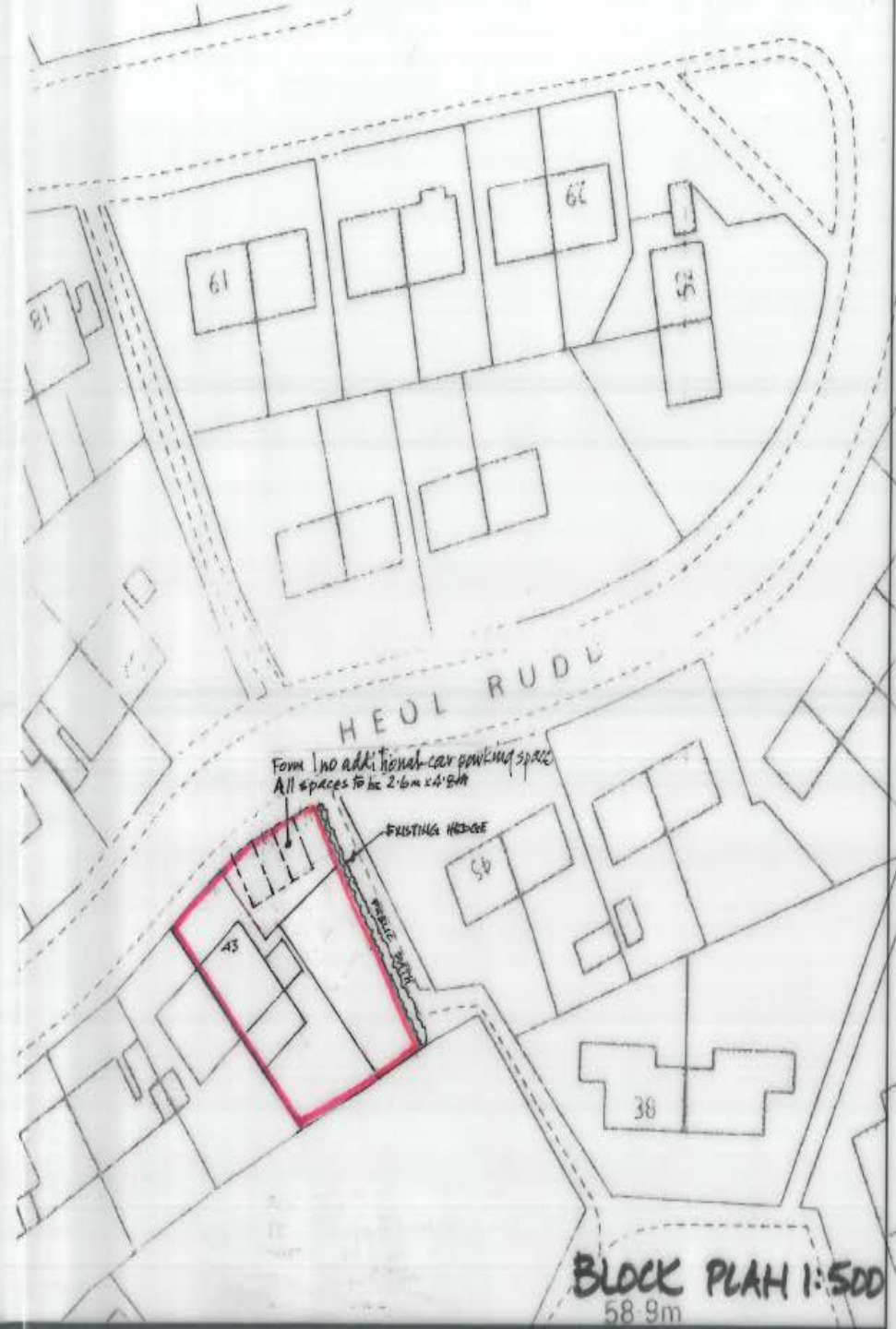
# W/35078

Tudalen 170



LOCATION PLAN 1:1250

THIS PLAN IS REPRODUCED UNDER  
PAPER MAP COPYING LICENCE  
CONTRACT No. 40007964  
A/c No. 1000006388

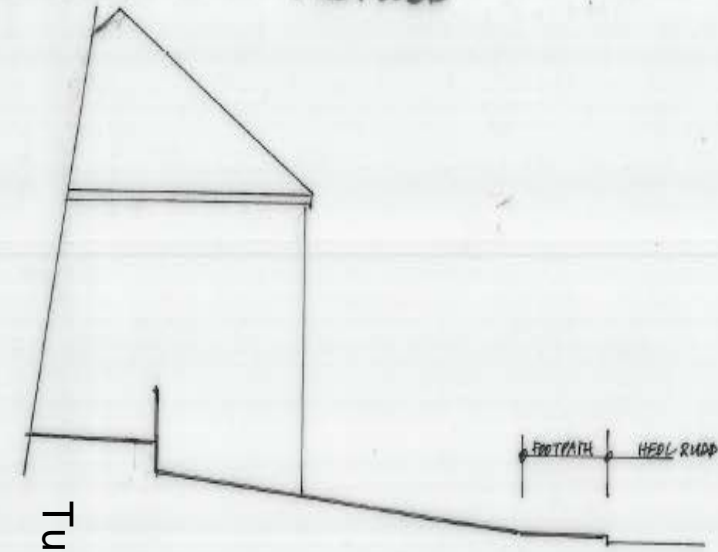


Form 1 no additional car parking space  
All spaces to be 2.6m x 4.5m

EXISTING HEDGE

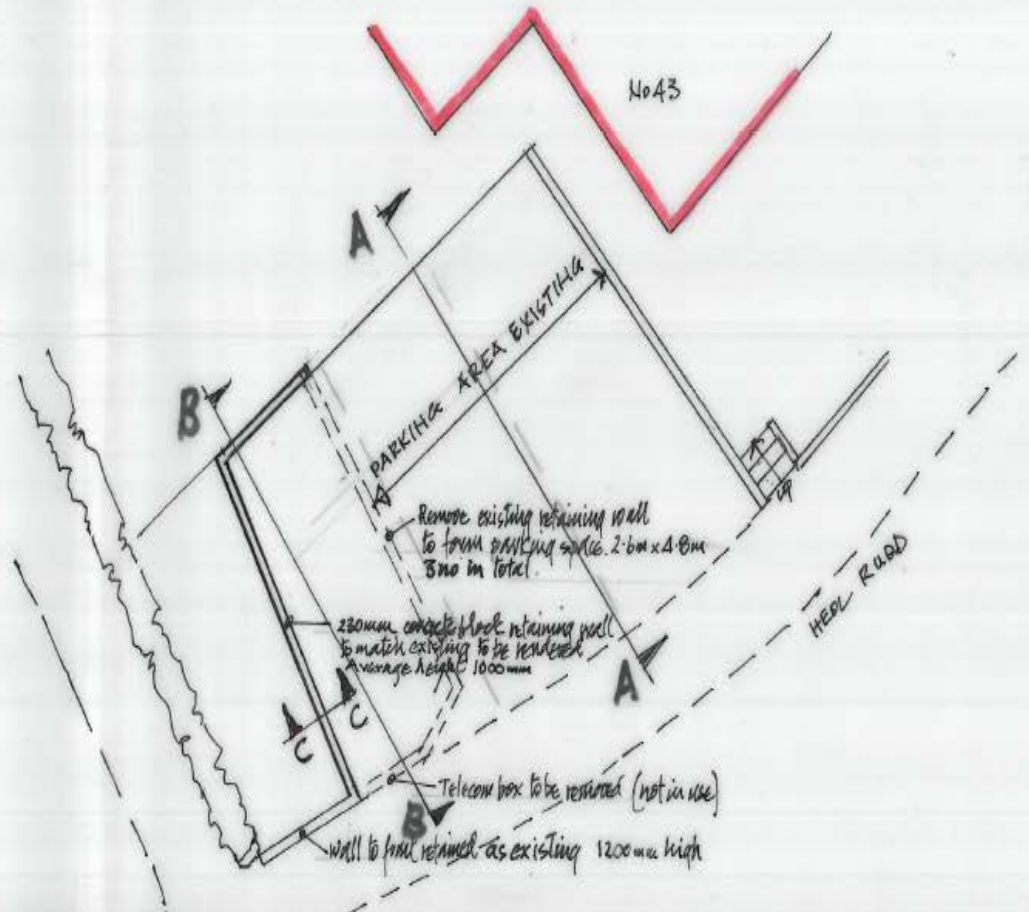
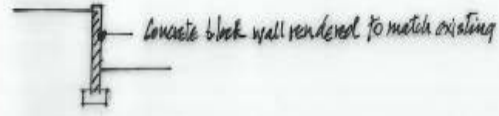
BLOCK PLAN 1:500  
58.9m

# W/35078



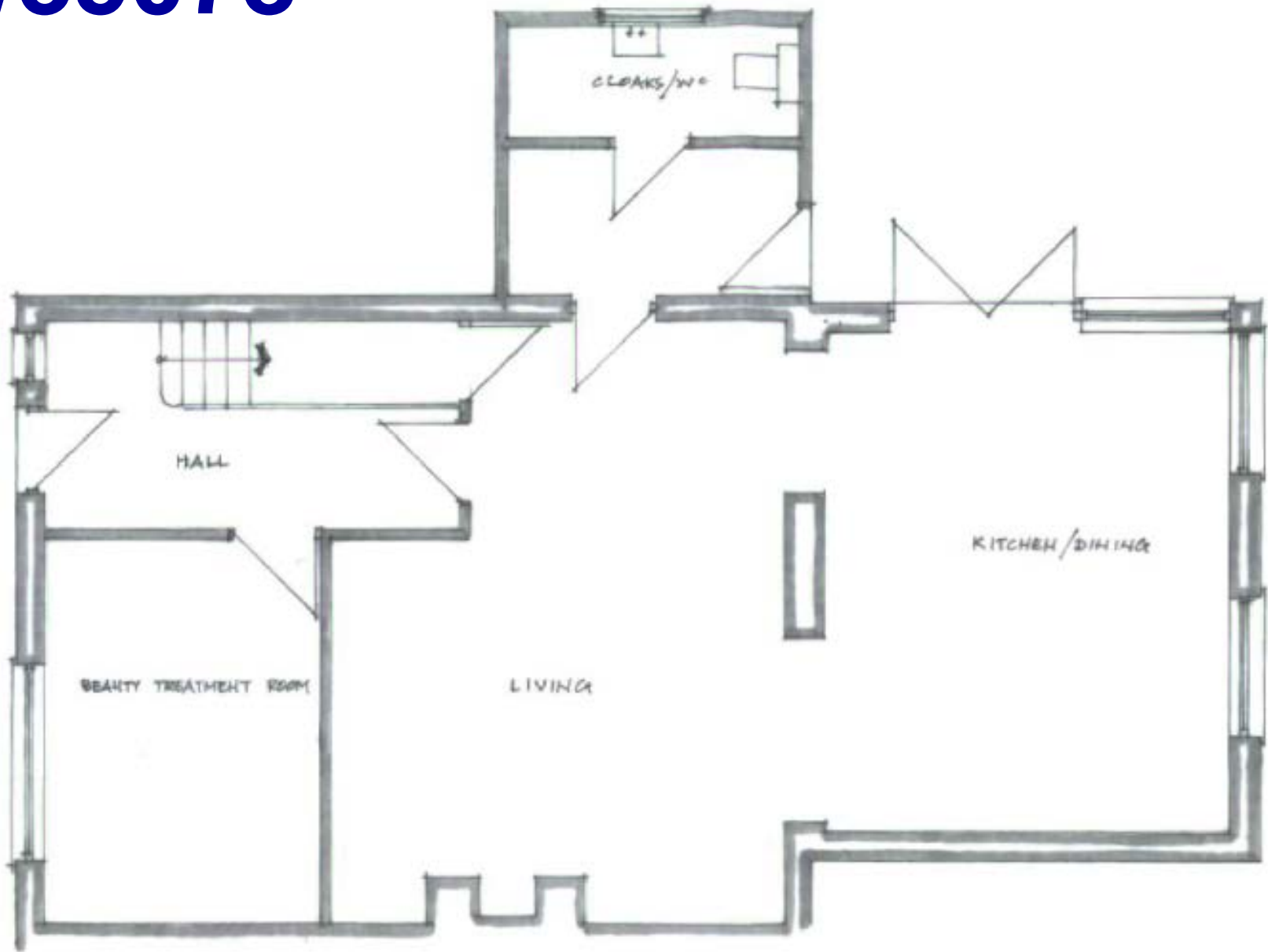
Tudalen 171

**SECTION A-A EXISTING**



# W/35078

Tudalen 172



**W/35078**



Tudalen 173

# W/35078

Tudalen 174



**W/35078**



Tudalen 175

W/35078

Tudalen 176

