



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

09 GORFFENNAF 2019

09 JULY 2019


***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**



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

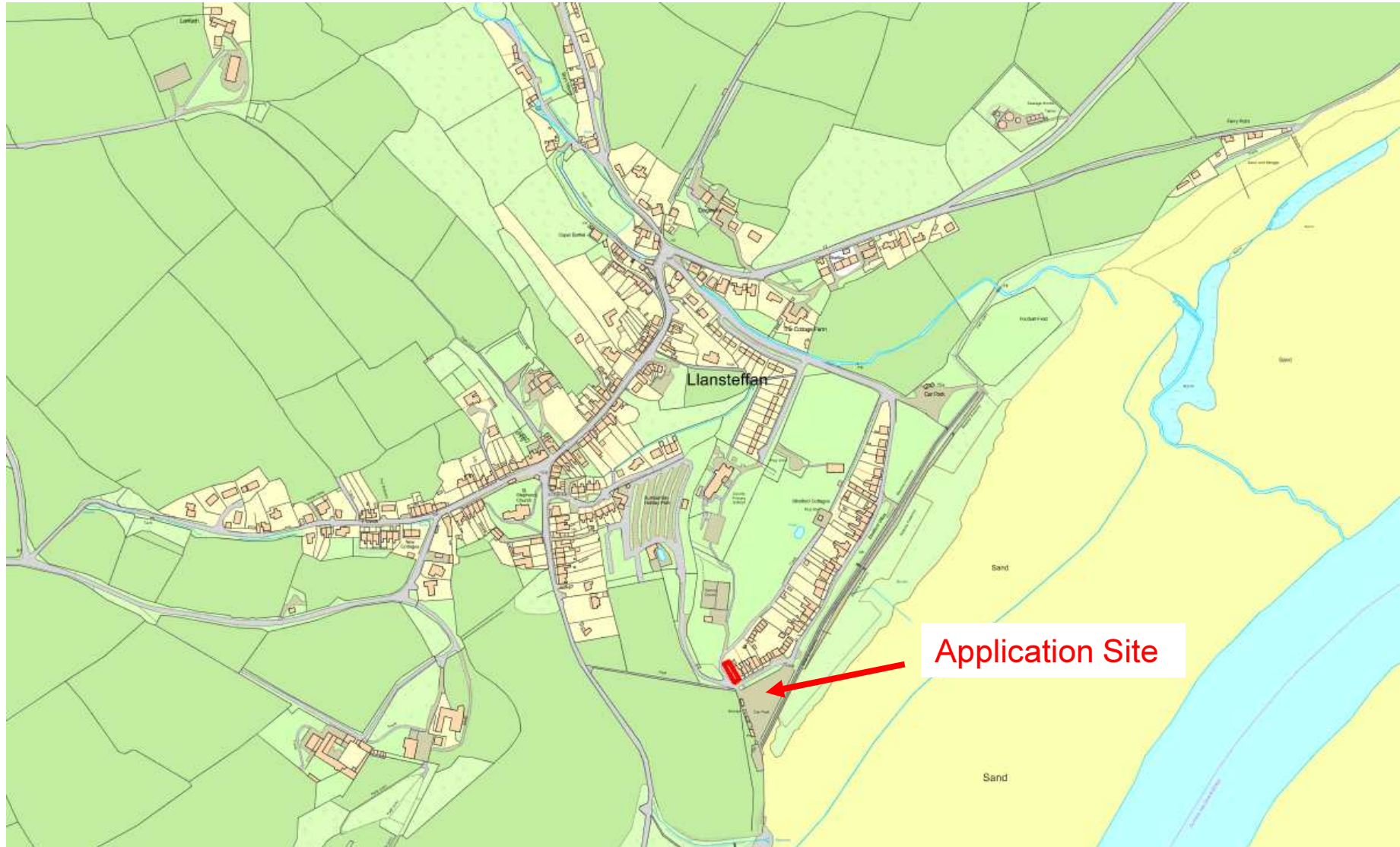
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



W/38447

W/38447

SITE LOCATION



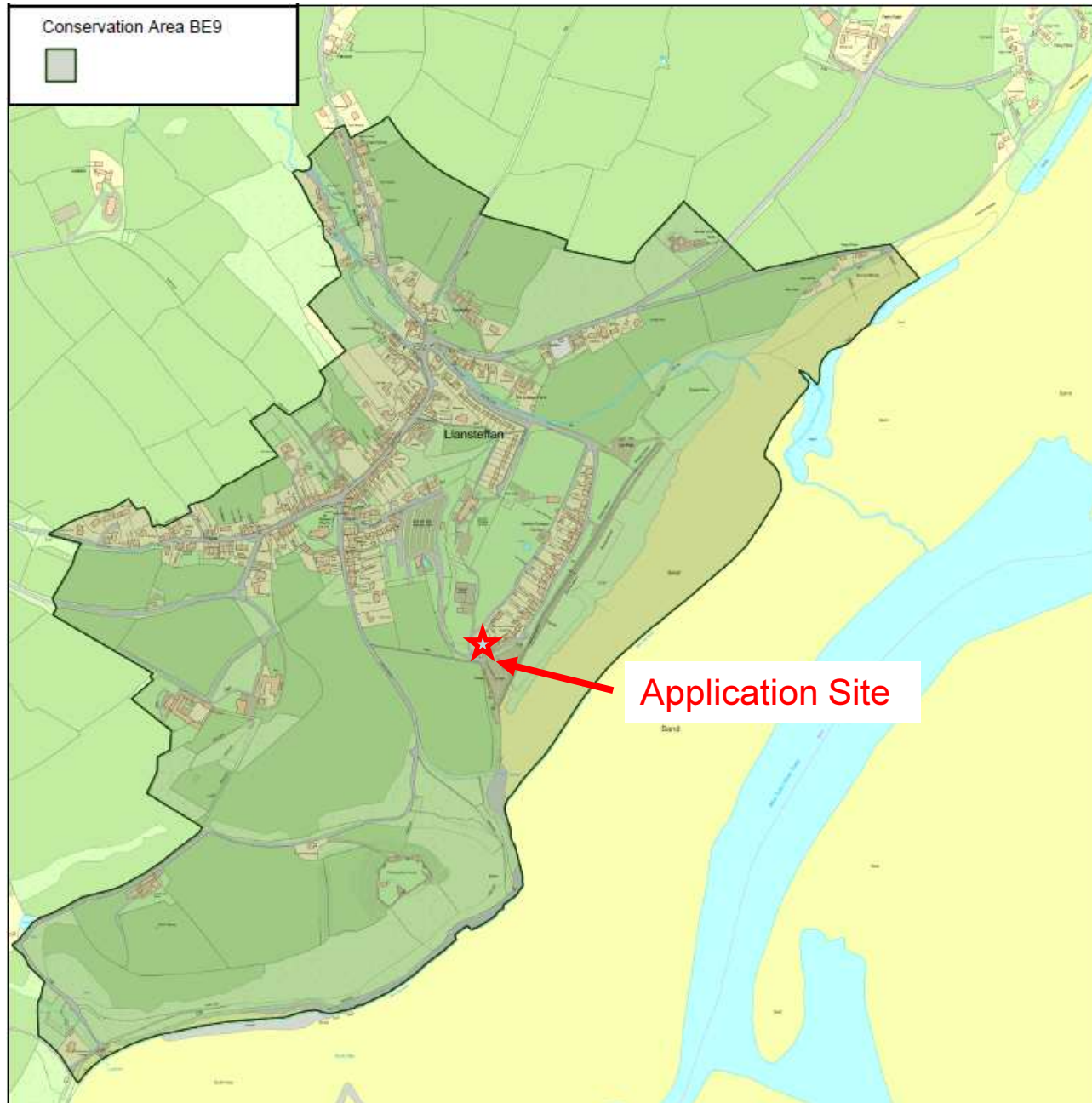
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AERIAL PHOTOGRAPH

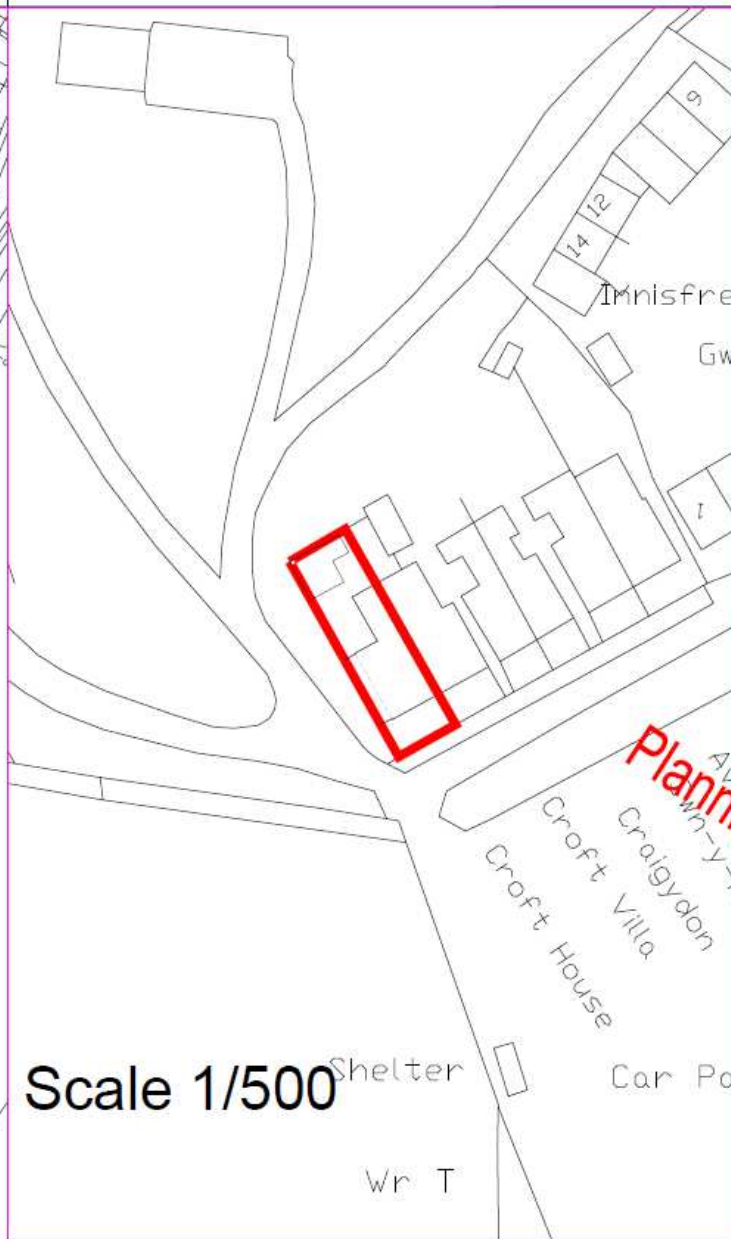
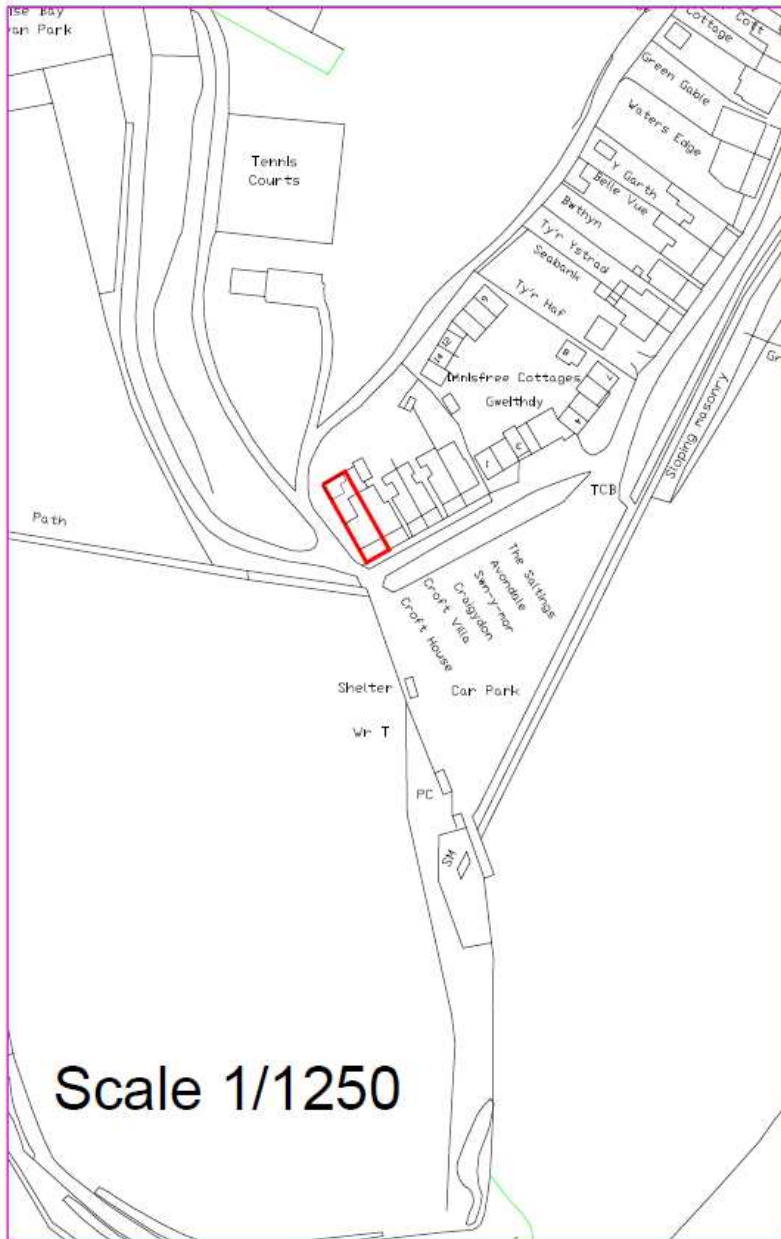


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EXTENT OF CONSERVATION AREA



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NOTES		A3
A	minor adjustments to location plan	7/2019
Rev	Details	Date
Client		
Mr. Sam Rees Croft House, Llansteffan, Carmarthenshire		
Project		
Conversion of the Existing Dwelling to a Coffee Lounge / Cafe		
File No.		
Drawn	DRAWN	
Date		
Scale	1/500, A, 1/1250	
Drawing No.	GA/01	A

Planning Submission

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EXISTING ELEVATIONS

existing front elevation

part existing rear elevation

existing side elevation

NOTES

Rev	Details	Date
B	Existing side elevation adjusted	15/01/19
A	Minor adjustments to the existing garage	16/12/18

Client

Mr. Sam Rees
Croft House, Llansteffan,
Carmarthenshire

Project

Conversion of the Existing Dwelling
to a Coffee Lounge / Cafe

File No.

Drawn			
Date			

Scales 1/75

Drawing No.	GA/04	B
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EXISTING GROUND FLOOR PLAN



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EXISTING ELEVATIONS AND FLOOR PLANS OF GARAGE



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PROPOSED ELEVATIONS

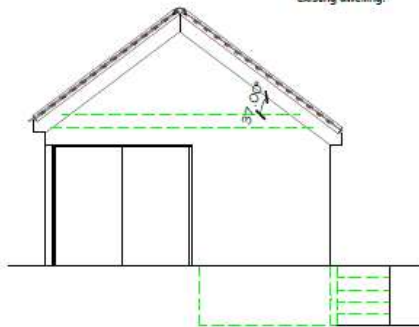


proposed front elevation

Please note the proposed Velux type roof lights are to be GGL MK08 3570H Conservation pine laminated, centre pivot roof windows, or similarly approved. One number roof light to the rear elevation is to be top hung to allow for a secondary means of escape.

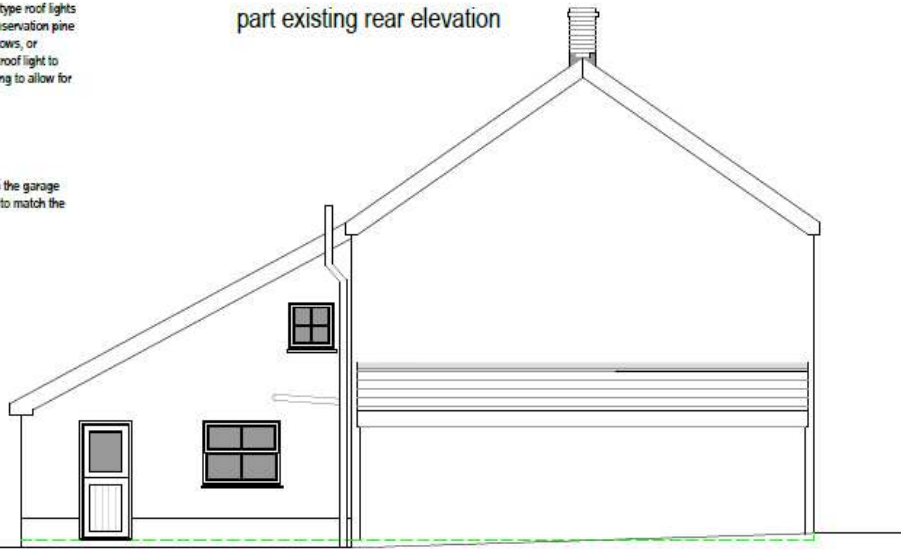


part existing rear elevation



proposed side elevation

Please note the proposed roof to the garage is to receive a Welsh slate finish to match the existing dwelling.

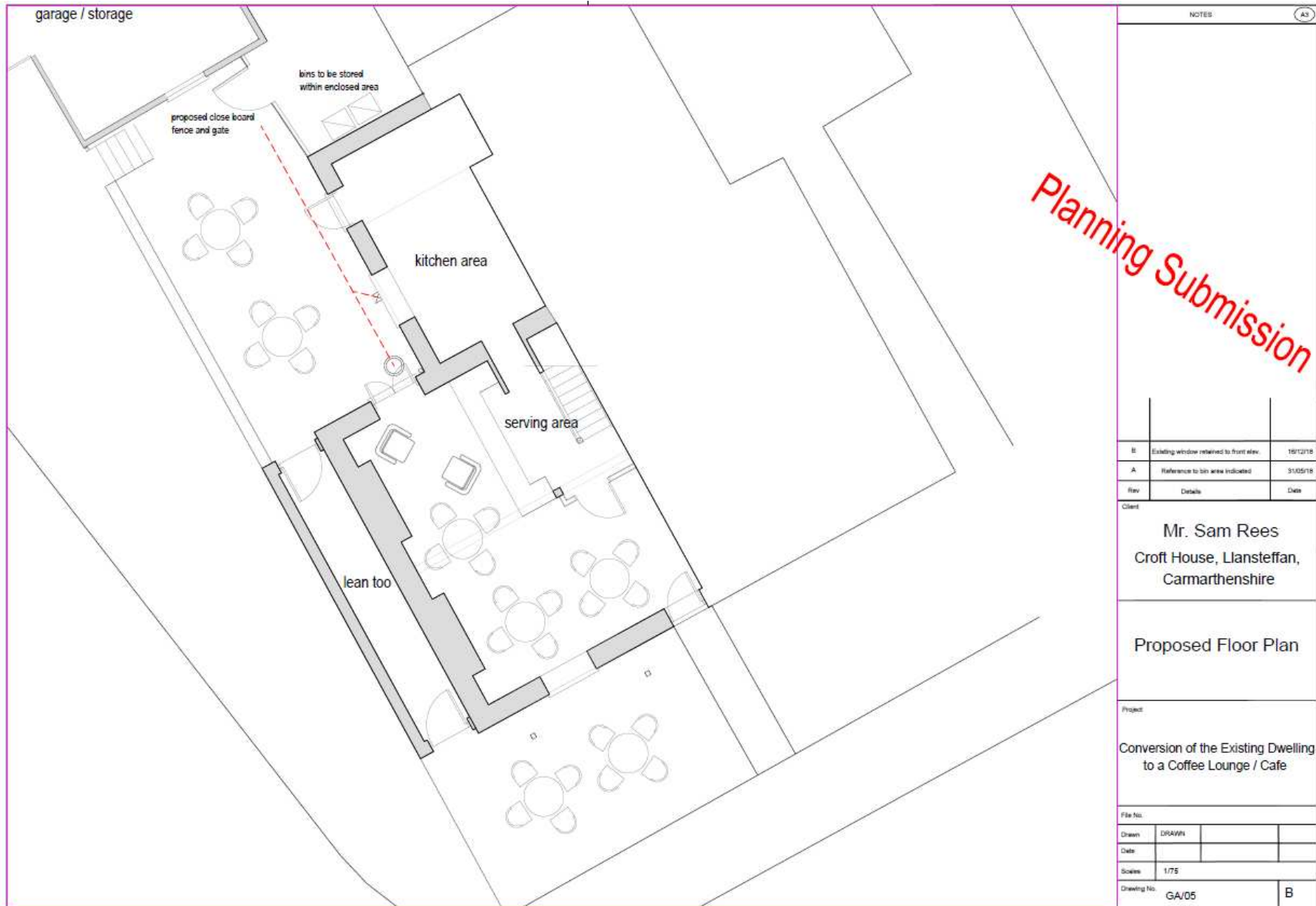


Planning Submission

NOTES		A3
E	Cladding removed and garage roof add	12/04/19
D	Reference to roof lights added	07/02/19
C	Proposed side elevation adjusted	15/01/19
B	Existing G & P floor windows retained	19/12/18
A	Alterations to the elevations as requested	23/08/18
Rev	Details	Date
Client		
Mr. Sam Rees Croft House, Llansteffan, Carmarthenshire		
Proposed Elevations		
Project		
Conversion of the Existing Dwelling to a Coffee Lounge / Cafe		
File No.		
Drawn	DRAWN	
Date		
Scales	1/75	
Drawing No.	GA/08	E

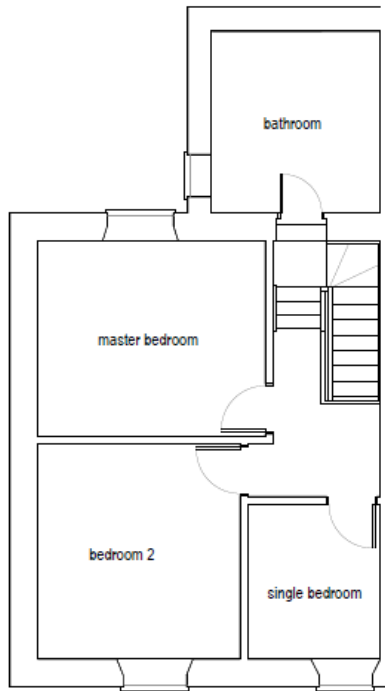
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PROPOSED GROUND FLOOR PLAN

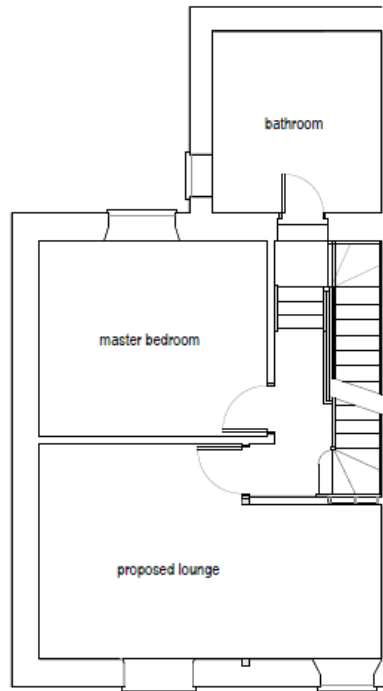


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EXISTING AND PROPOSED FIRST FLOOR AND ATTIC PLANS



existing first floor plan



proposed first floor plan



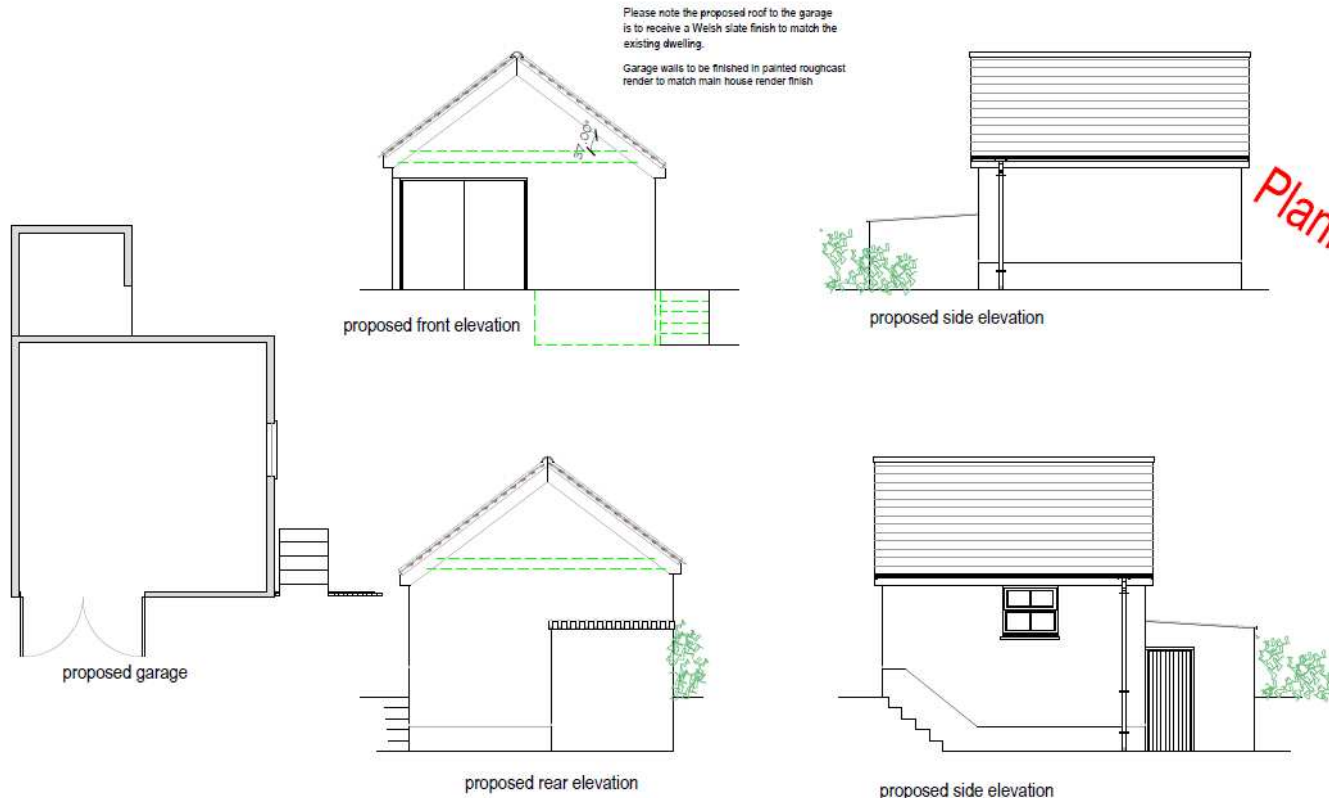
proposed attic floor plan

Planning Submission

NOTES		
A	Adjustments to first floor plan	14/12/18
Rev	Details	Date
Client		
Mr. Sam Rees Croft House, Llansteffan, Carmarthenshire		
Existing & Proposed First Floor Plan		
Project		
Conversion of the Existing Dwelling to a Coffee Lounge / Cafe		
File No.		
Drawn	DRAWN	
Date		
Scales	1/100	
Drawing No.	GA/03	A

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PROPOSED ELEVATIONS AND FLOOR PLANS OF GARAGE



NOTES

A3

Planning Submission

B	Annotation amended	30/04/15
A	Roof pitch adjusted as requested	12/04/15
Rev:	Details	Date

Client

Mr. Sam Rees
Croft House, Llansteffan,
Carmarthenshire

Proposed Layout - Garage

Project

Conversion of the Existing Dwelling
to a Coffee Lounge / Cafe

File No.

Drawn

Date

Scales 1/75

Drawing No.

Garage 02

B

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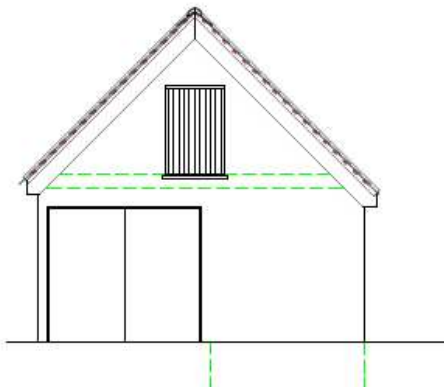
ORIGINAL COFFEE SHOP PLANS AND ELEVATIONS – PREVIOUSLY REFUSED



proposed front elevation

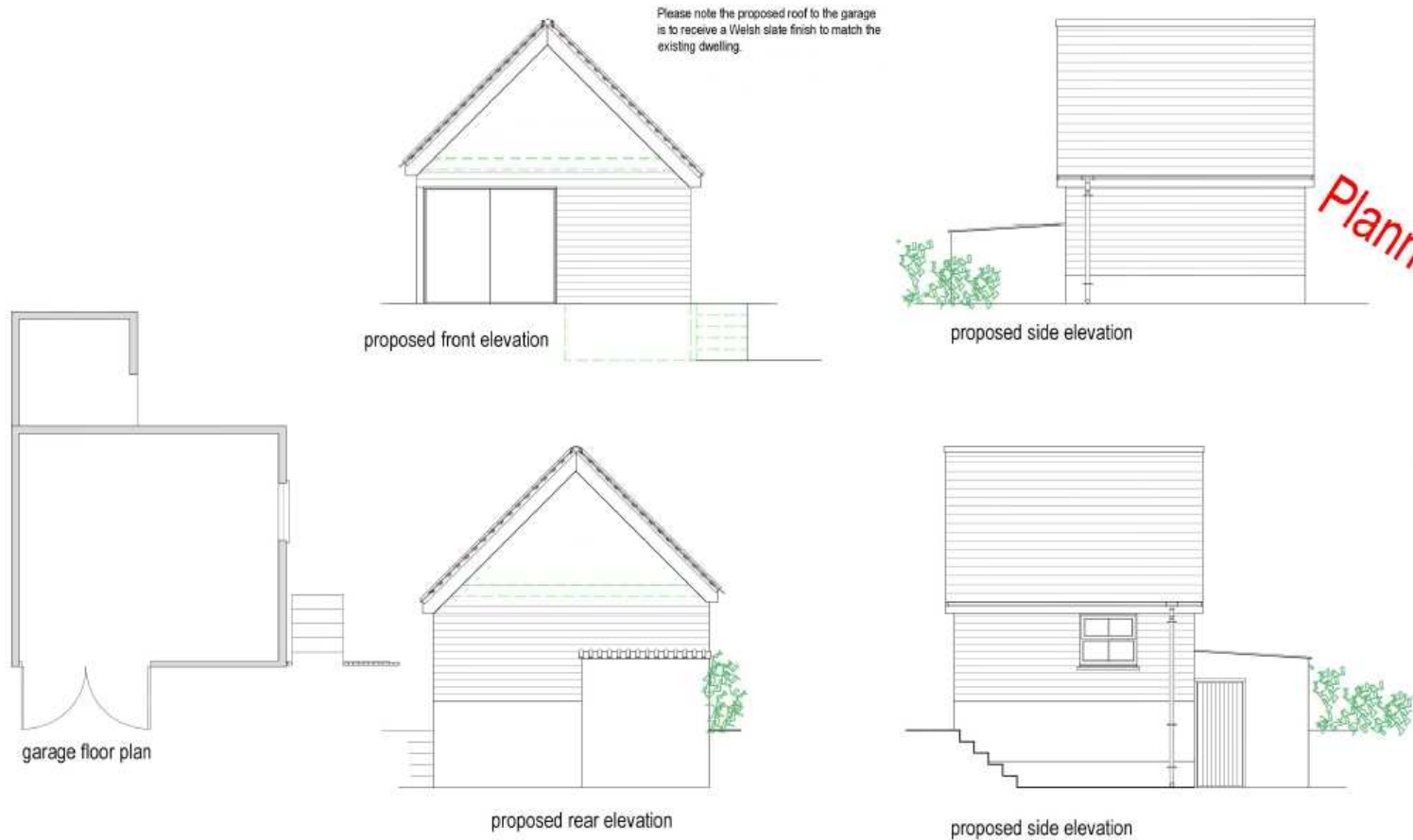


part existing rear elevation



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ORIGINAL GARAGE PLANS AND ELEVATIONS – PREVIOUSLY REFUSED



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VIEWS OF APPLICATION PROPERTY



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**VIEW ALONG THE LANE TO THE REAR OF
THE PROPERTY**



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VIEW TOWARDS THE APPLICATION PROPERTY ALONG 'THE GREEN'



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**VIEW TOWARDS THE REAR OF THE
GARAGE**



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**VIEW TOWARDS THE PROPERTY FROM THE
PUBLIC FOOTPATH LEADING UP TO THE CASTLE**



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**VIEW TOWARDS THE PROPERTY FROM THE PUBLIC
FOOTPATH LEADING UP TO THE CASTLE**

