

Y Pwyllgor
Cynllunio

Planning
Committee

17.11.2020

**RHANBARTH
Y GORLLEWIN**

**AREA
WEST**



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

**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



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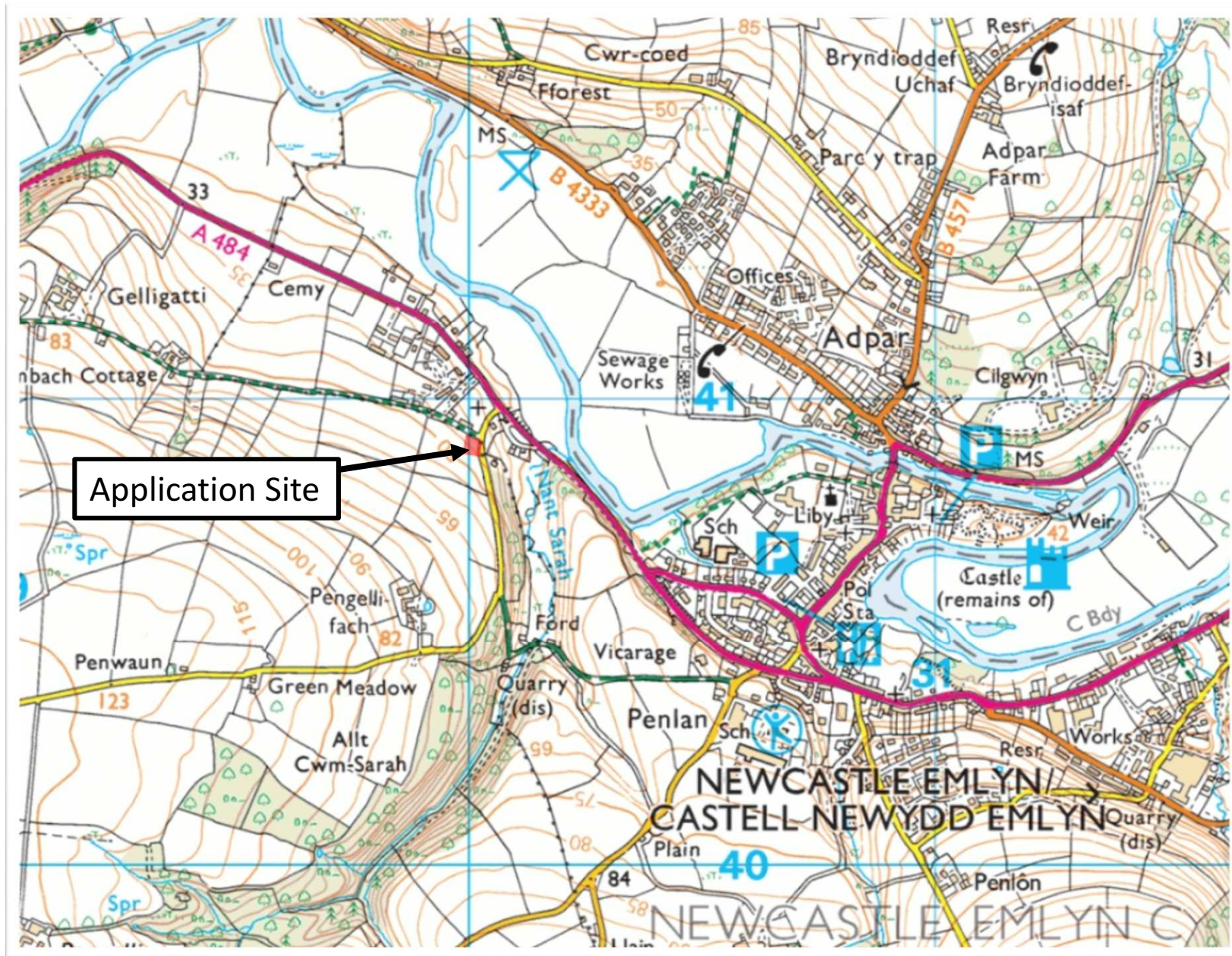
W/40807



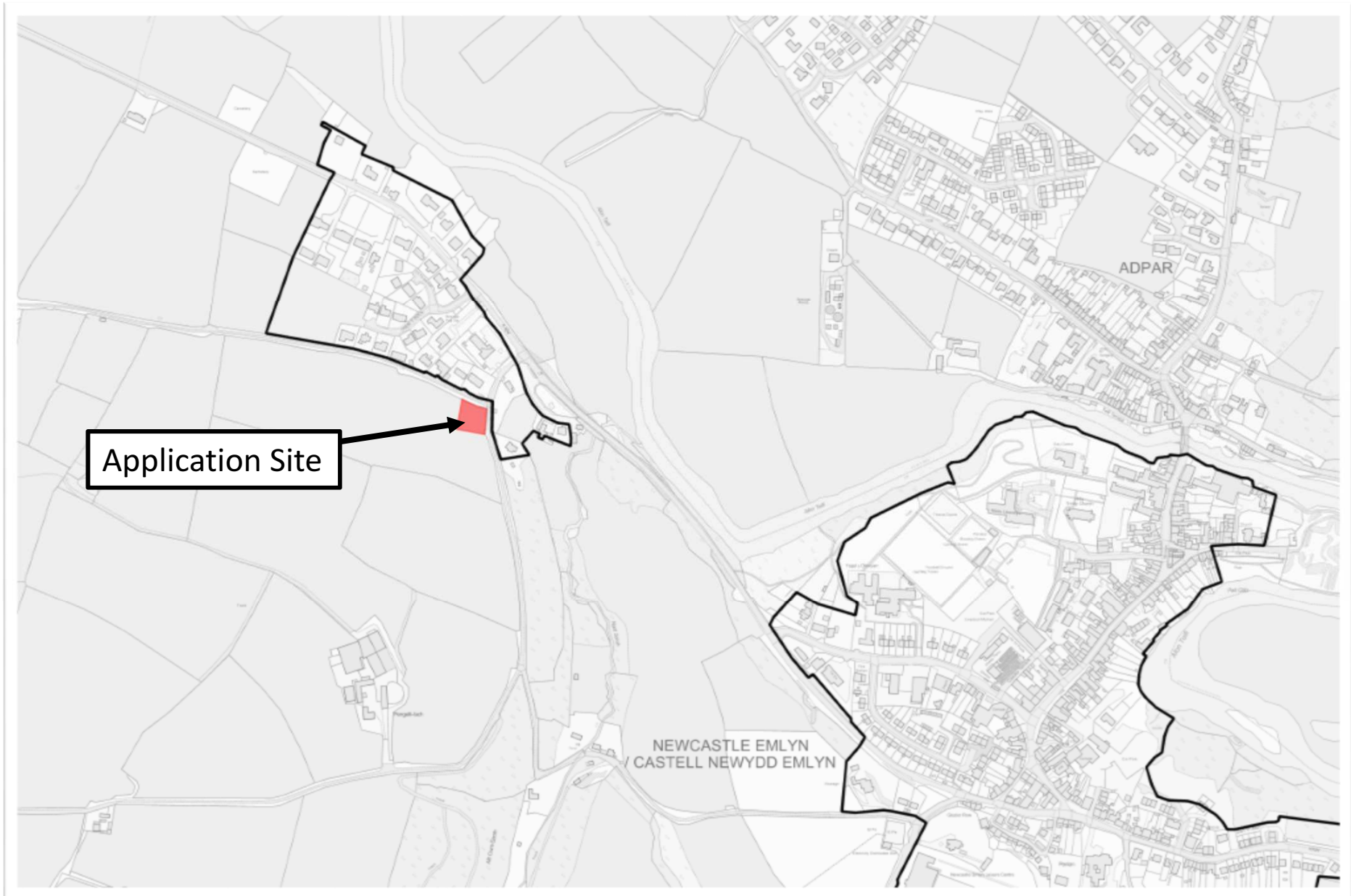
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W/40807 Site Location Plan



W/40807 Settlement Limits



W/40807 Application Site



W/40807 Aerial Photo



Application Site

W/40807 Proposed Layout



W/40807 Proposed Elevations

Roof to be covered using either a natural or a synthetic slate

Walls to be finished predominantly using a painted rendered finish, with some vertical timber cladding where shown

5 course Staffordshire blue engineering brick plinth right around the perimeter



Front Elevation 1:100



Rear Elevation 1:100



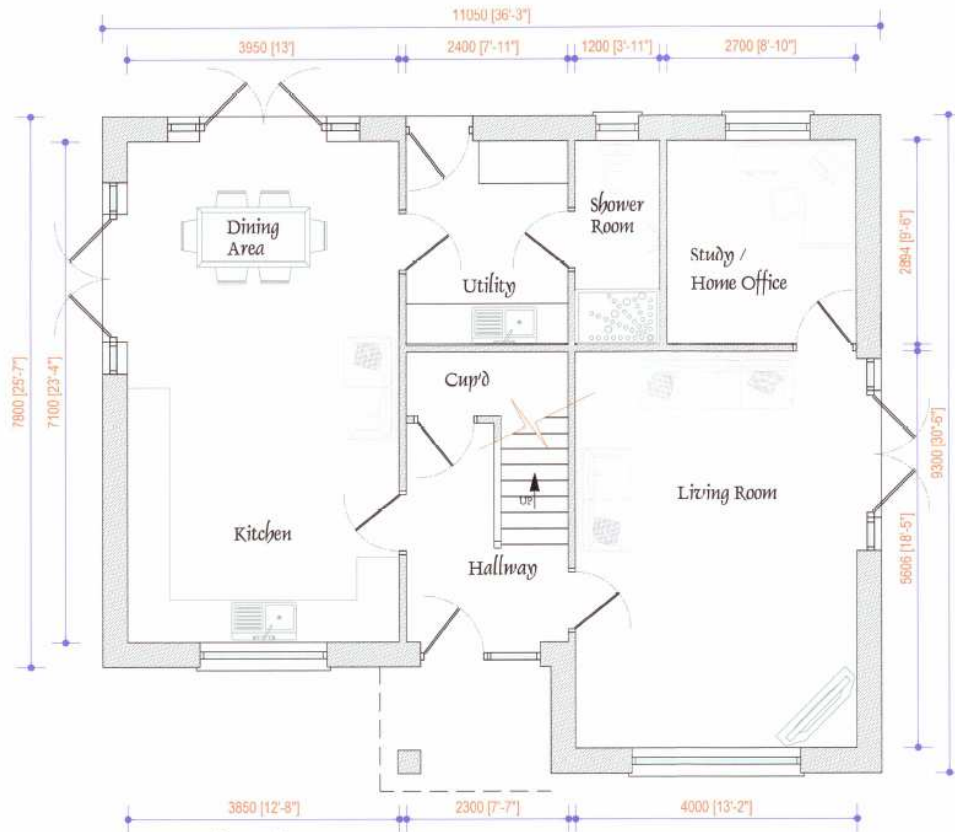
Windows and doors to be uPVC - colour of clients choice

Side Elevation 1:100

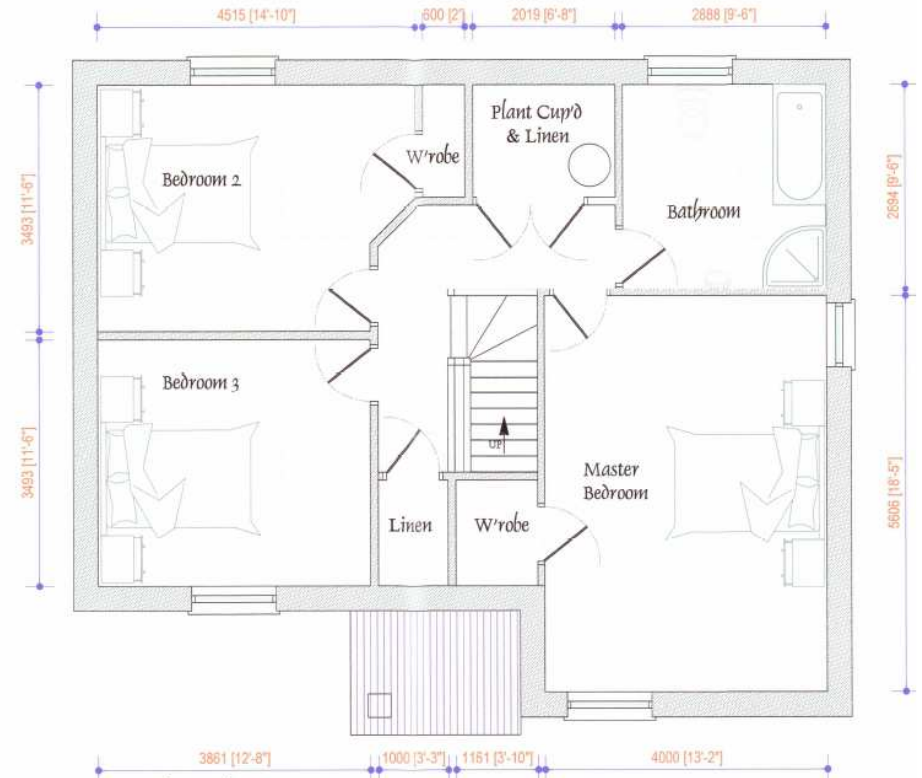


Side Elevation 1:100

W/40807 Proposed Floorplans



Ground Floor Plan 1:50

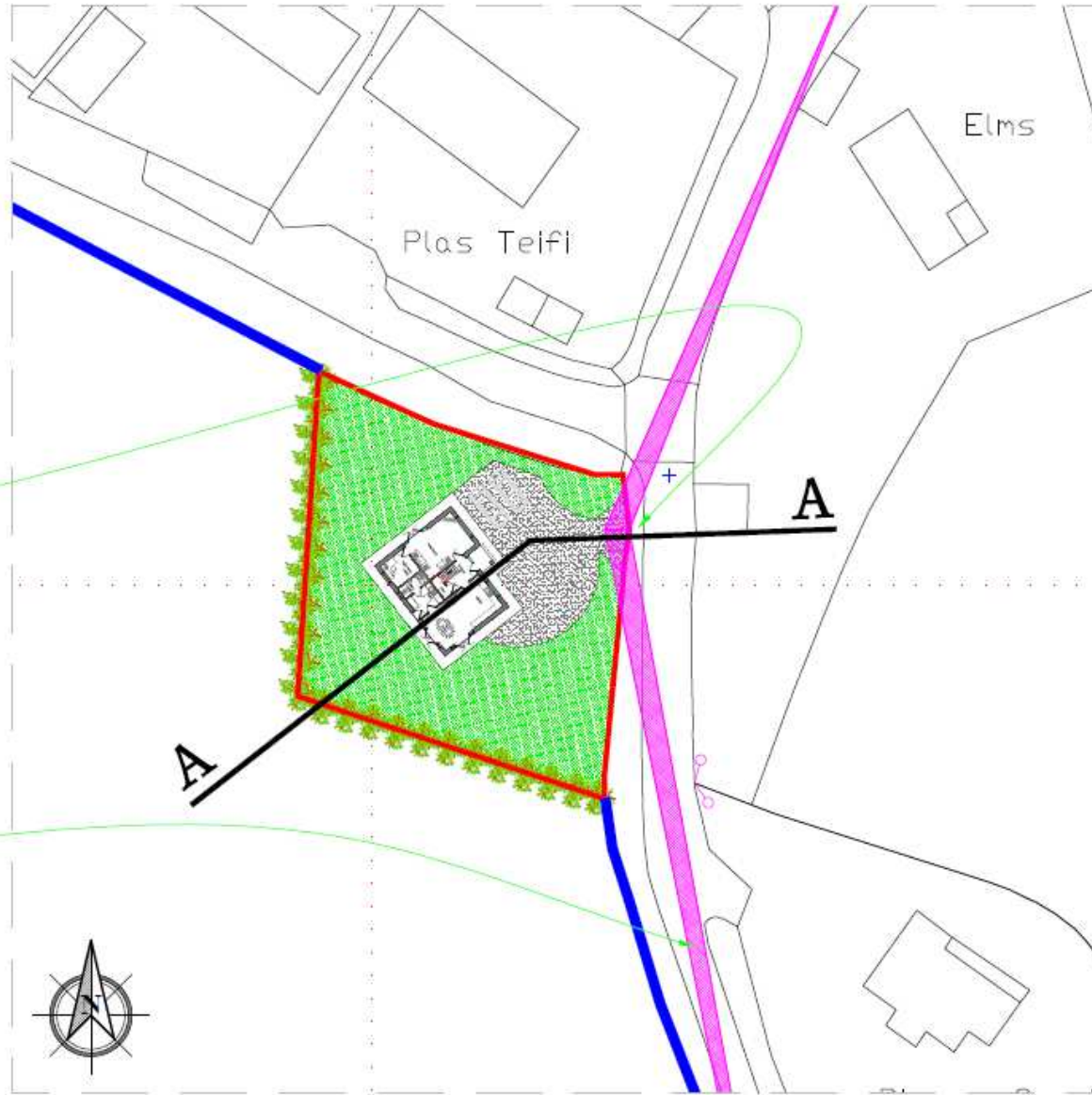


First Floor Plan 1:50

W/40807 Access Proposals

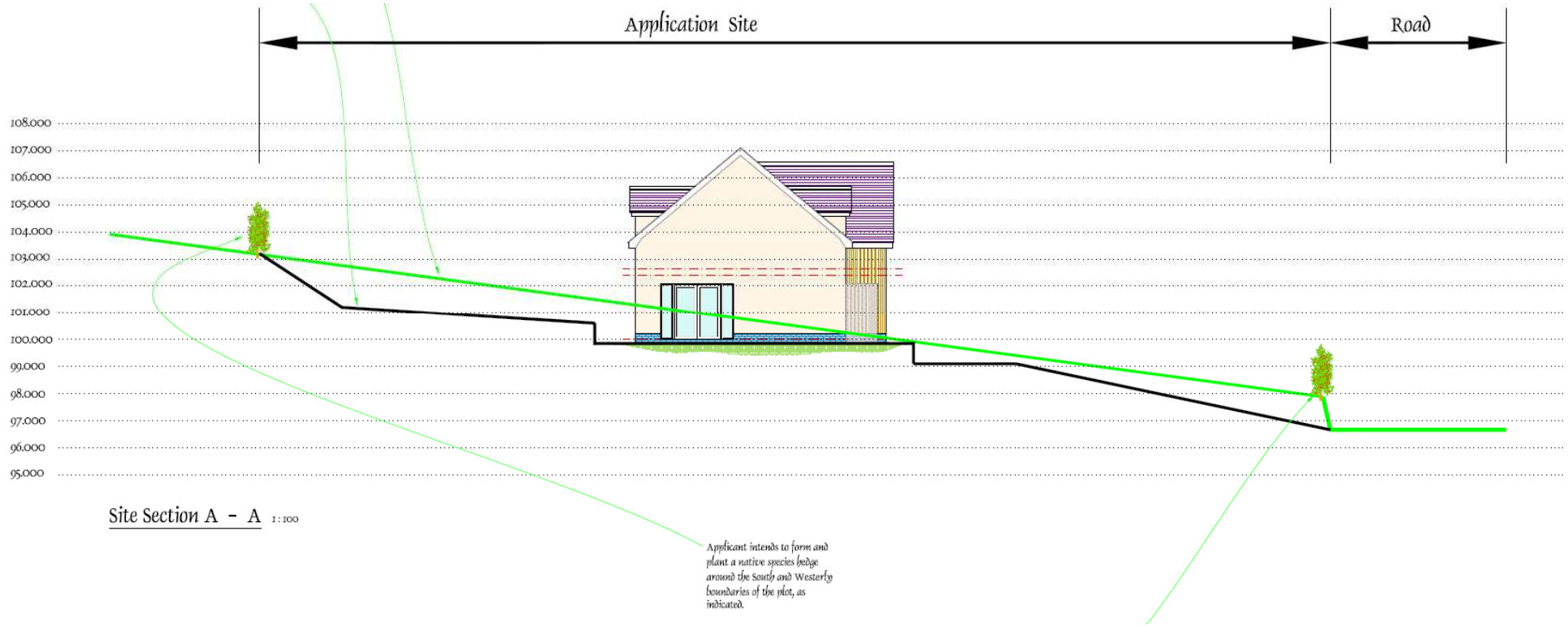
New vehicular and pedestrian access is to be formed and laid out as per a Typical Layout No. 1 Access, complete with visibility splays of 43m in each direction (Y Distance) when measured from a 2.4 metre setback (X Distance).

Actual visibility achievable is indicated with **PURPLE** splays as indicated. These measure 120m of visibility to the South, and some 60m to the North - both measured from a 2.4m setback.



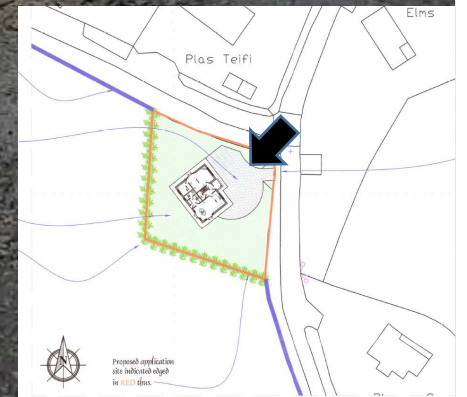
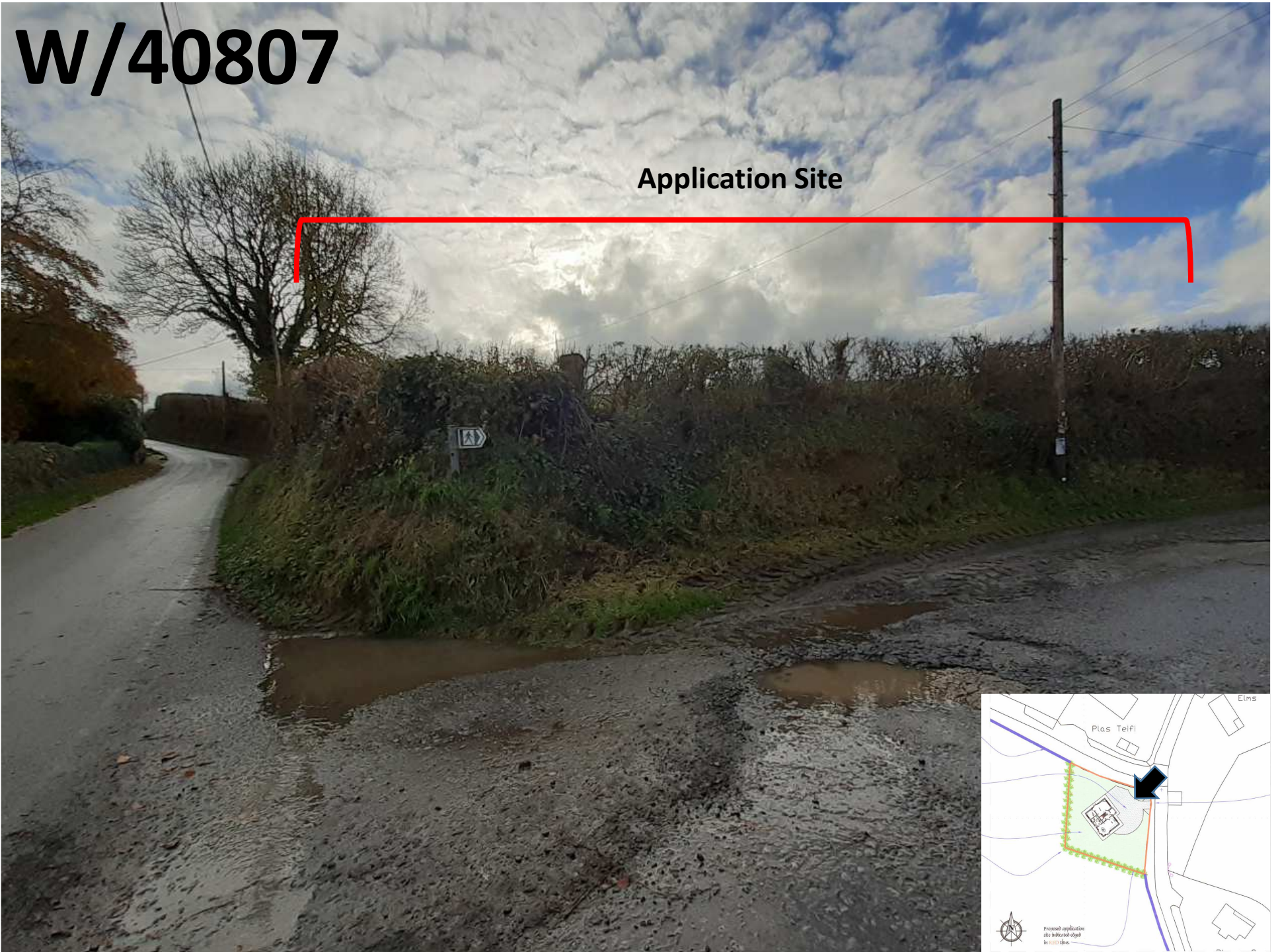
Site Plan Indicating Cross Section Line A - A 1:500

W/40807 Site Levels



W/40807

Application Site



W/40807



YLDI WCH
150 feet
GIVE WAY
150 yards

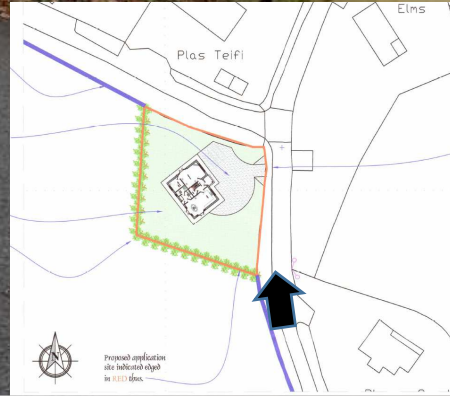


W/40807

Application site boundary

ILDIWCH
150 llath
GIVE WAY
150 yards

The Elms



W/40807

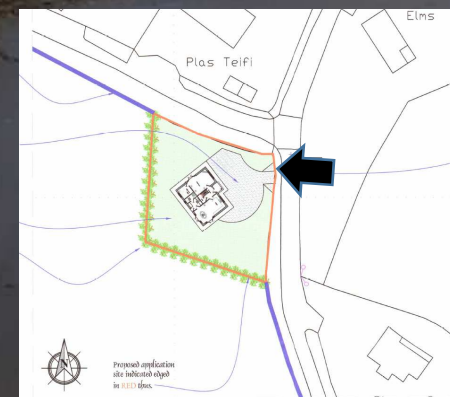


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W/40807

Application Site

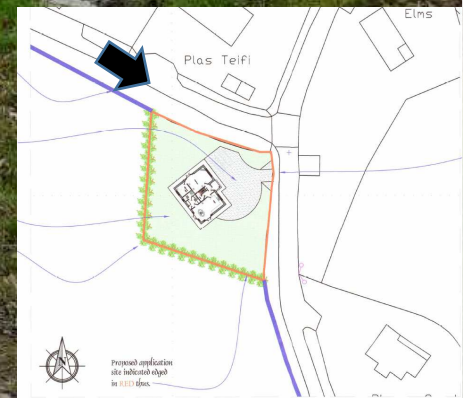


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Application Site



W/40807

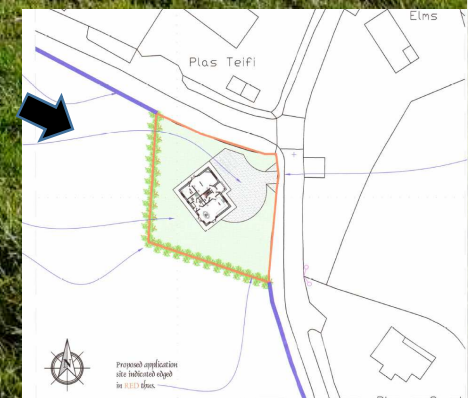


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Application Site



W/40807



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W/40807
Video
Footage



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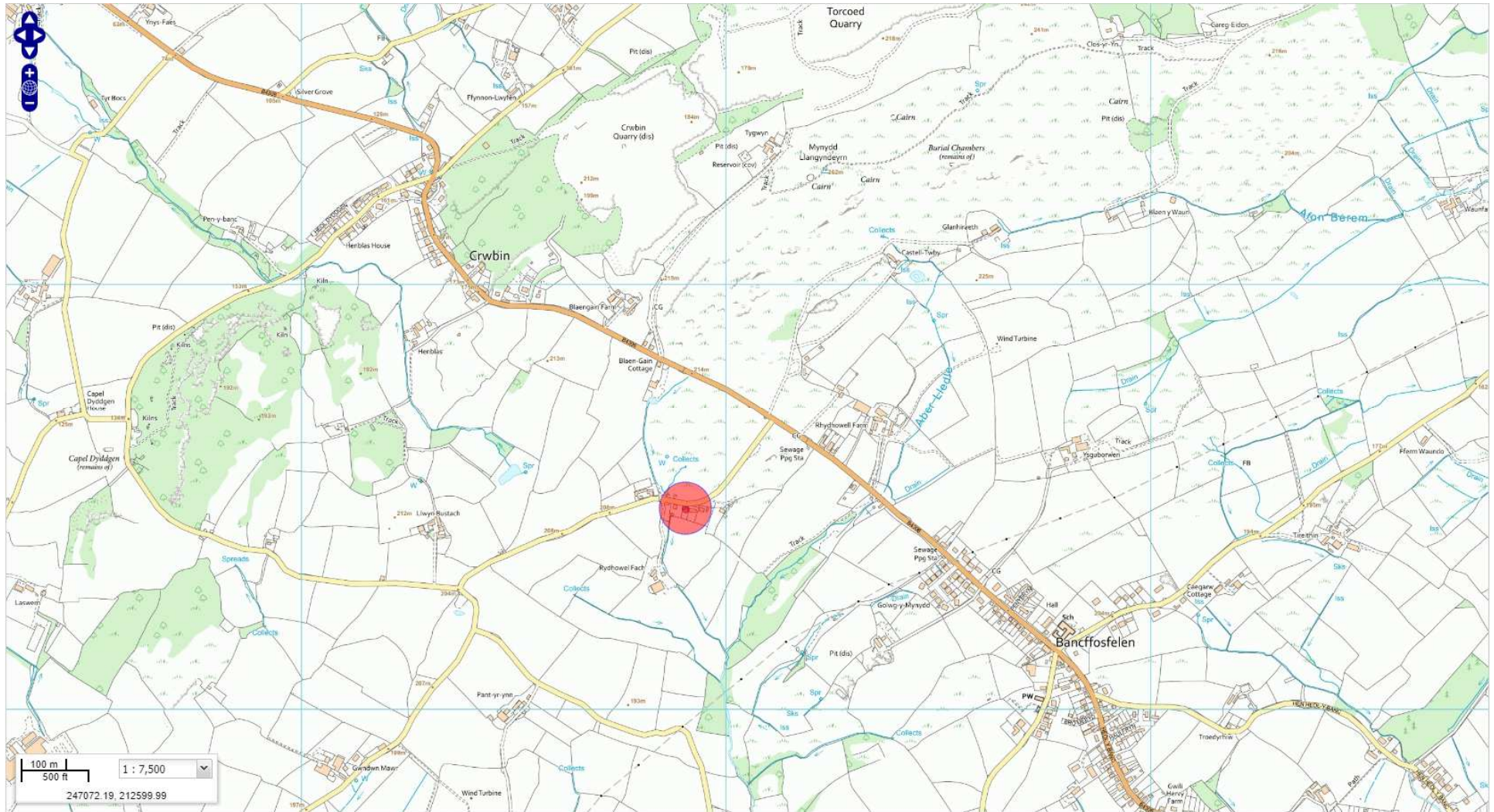
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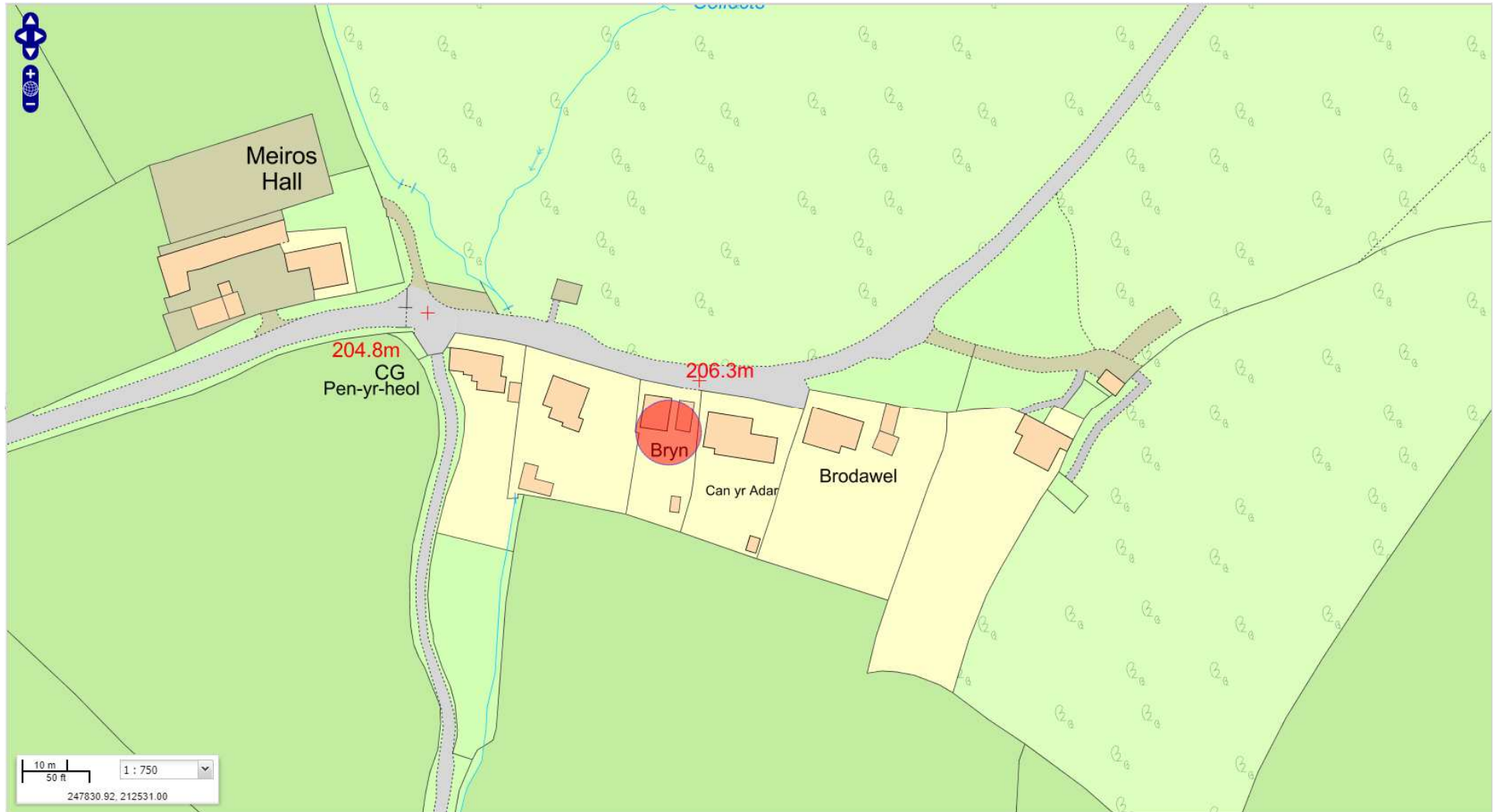
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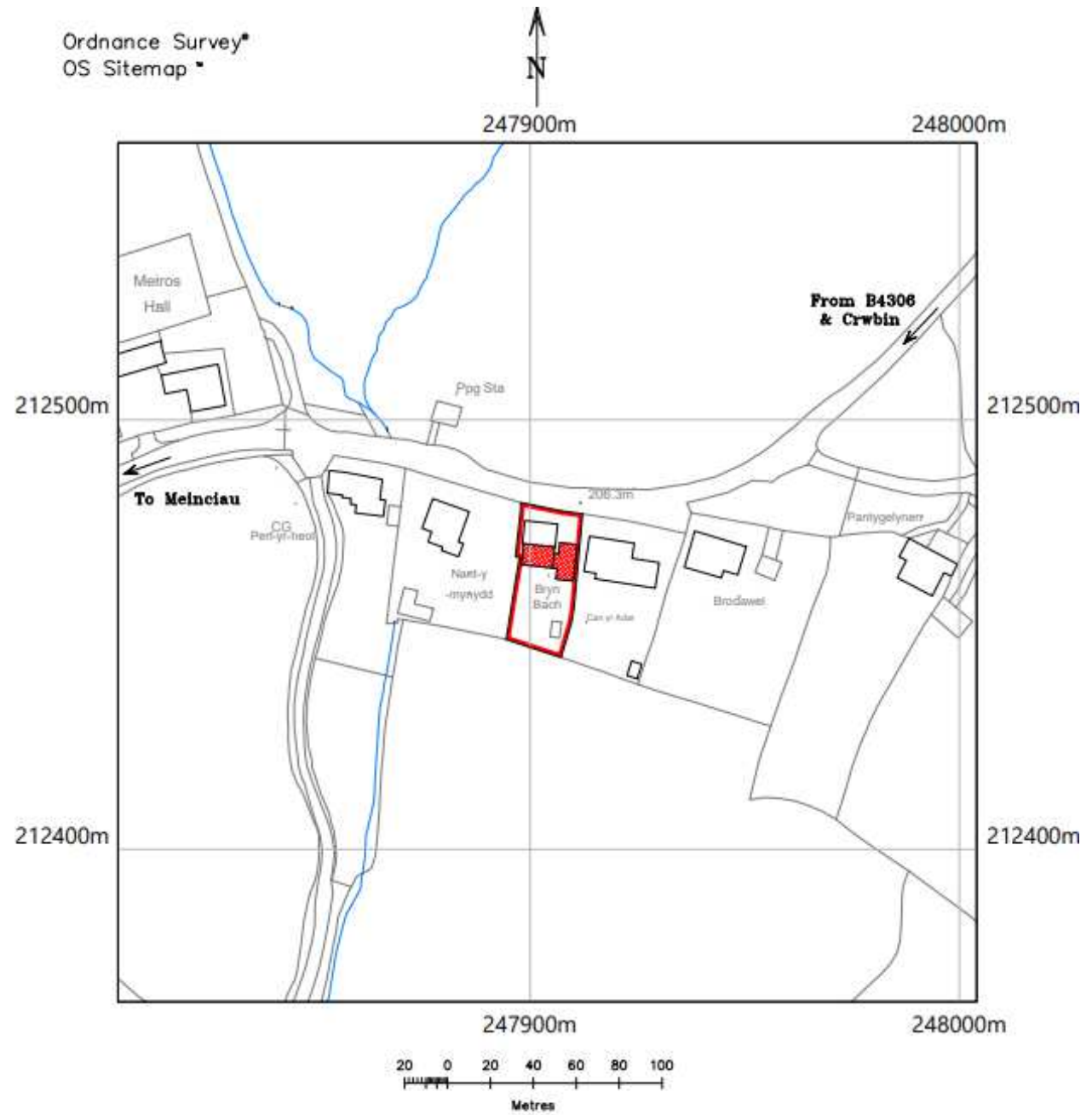


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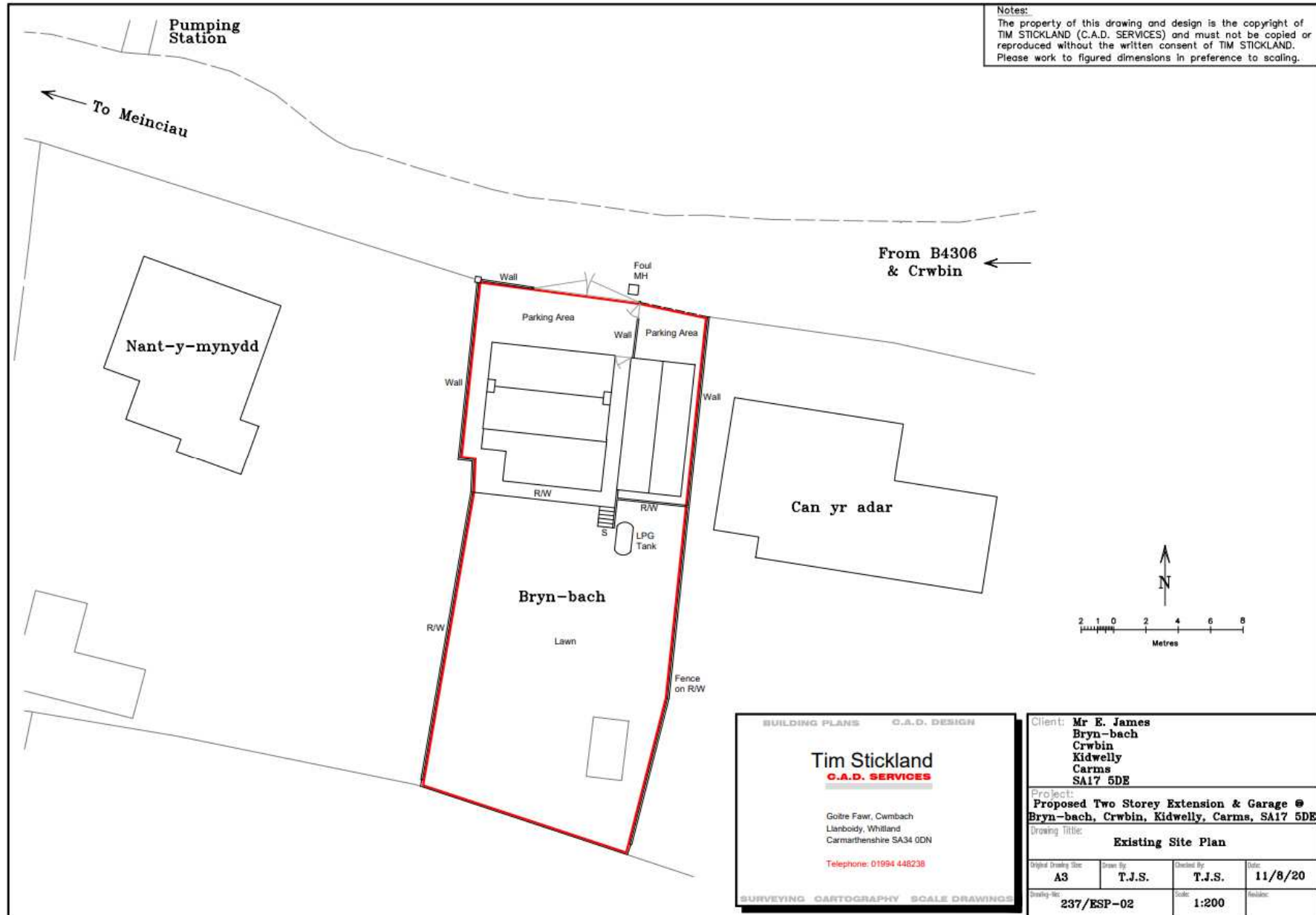


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BUILDING PLANS C.A.D. DESIGN

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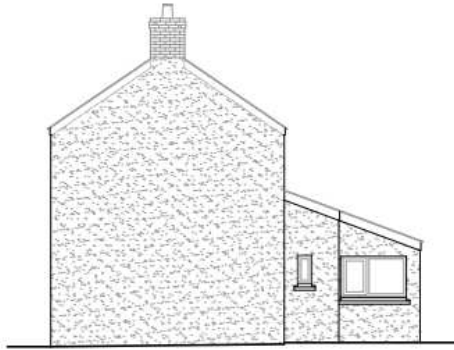
SURVEYING CARTOGRAPHY SCALE DRAWINGS

Client: Mr E. James Bryn-bach Crwbin Kidwelly Carms SA17 5DE			
Project: Proposed Two Storey Extension & Garage @ Bryn-bach, Crwbin, Kidwelly, Carmar, SA17 5DE			
Drawing Title: Existing Site Plan			
Digital Drawing Size: A3	Drawn By: T.J.S.	Checked By: T.J.S.	Date: 11/8/20
Drawing No: 237/ESP-02	Scale: 1:200	Revised:	

PL/00456



Front Elevation



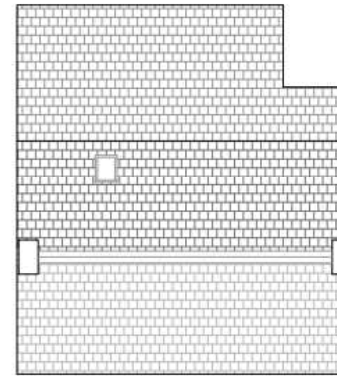
R/H Side Elevation



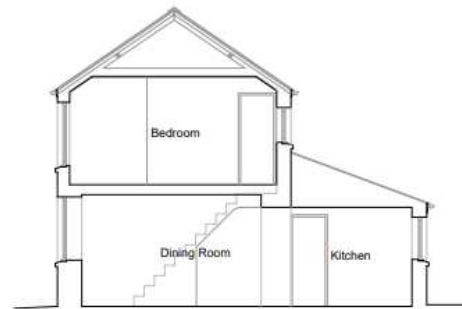
L/H Side Elevation



Rear Elevation



Roof Plan



Section A-A

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Schedule of Exterior Finishes

- Roof - Natural slate
- Walls - Cream/Magnolia rough cement render
- Front door - Green composite with white uPVC frame
- Side door - White uPVC and frame
- Windows - White uPVC
- Facia/Soffits - White uPVC
- Rainwater goods - White uPVC box profile gutters & square downpipes

BUILDING PLANS C.A.D. DESIGN

Tim Stickland
C.A.D. SERVICES

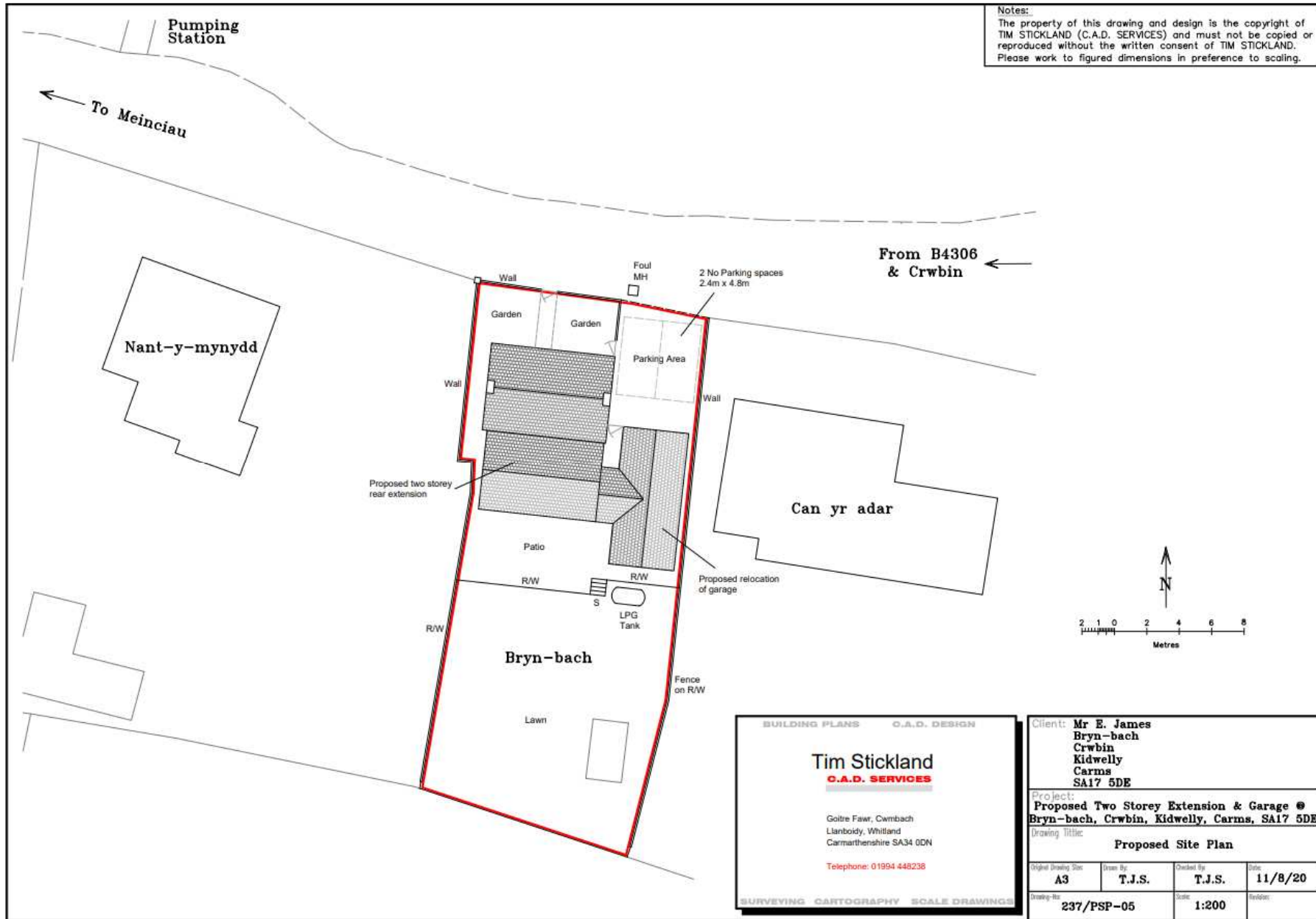
Goltre Fawr, Cwmbach
Llanboidy, Whilland
Carmarthenshire SA34 0DN

Telephone: 01994 448238

SURVEYING CARTOGRAPHY SCALE DRAWINGS

Client: Mr E. James Bryn-bach Crwbin Kidwelly Carms SA17 5DE			
Project: Proposed Two Storey Extension & Garage @ Bryn-bach, Crwbin, Kidwelly, Carmar, SA17 5DE			
Drawing Title: Existing Elevations, Section & Roof Plan			
Original Drawing Size: A3	Drawn By: T.J.S.	Checked By: T.J.S.	Date: 11/8/20
Drawing No: 237/EESRP-04		Scale: 1:100	Revision:

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Front Elevation



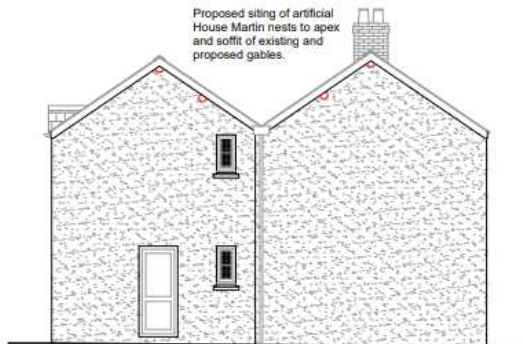
R/H Side Elevation

Proposed siting of Swift nest brick or box.

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Schedule of Exterior Finishes

- Roof - Natural slate/Slate substitute
- Walls - Cream/Magnolia smooth cement render
- Front door - Green composite with white uPVC frame
- Side door - White uPVC and frame
- Windows - White uPVC
- Facia/Soffits - White uPVC
- Rainwater goods - Black uPVC half round gutters & round downpipes

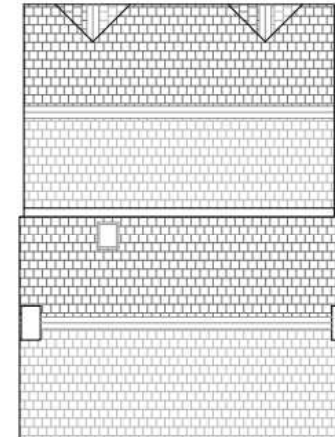


L/H Side Elevation

Proposed siting of artificial House Martin nests to apex and soffit of existing and proposed gables.



Rear Elevation



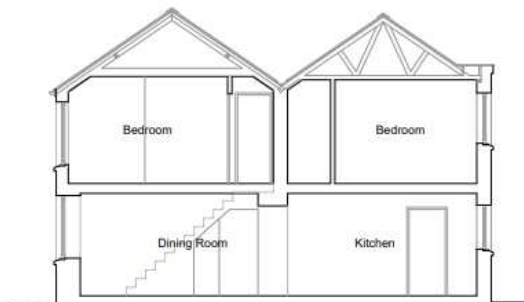
Roof Plan

Proposal to provide biodiversity enhancement by incorporating the following recommendations as outlined in the Bat & Owl survey produced by Pryce Consultant Ecologists.

Provision of artificial crevice bat-roost features (such as bat-bricks).

Provision of nest boxes for bird species such as Swift, House Martin and House Sparrow.

See plans 237/PESRP-07A (house) and 237/PGPSE-09A (garage) for proposed positions.



Section A-A

BUILDING PLANS C.A.D. DESIGN

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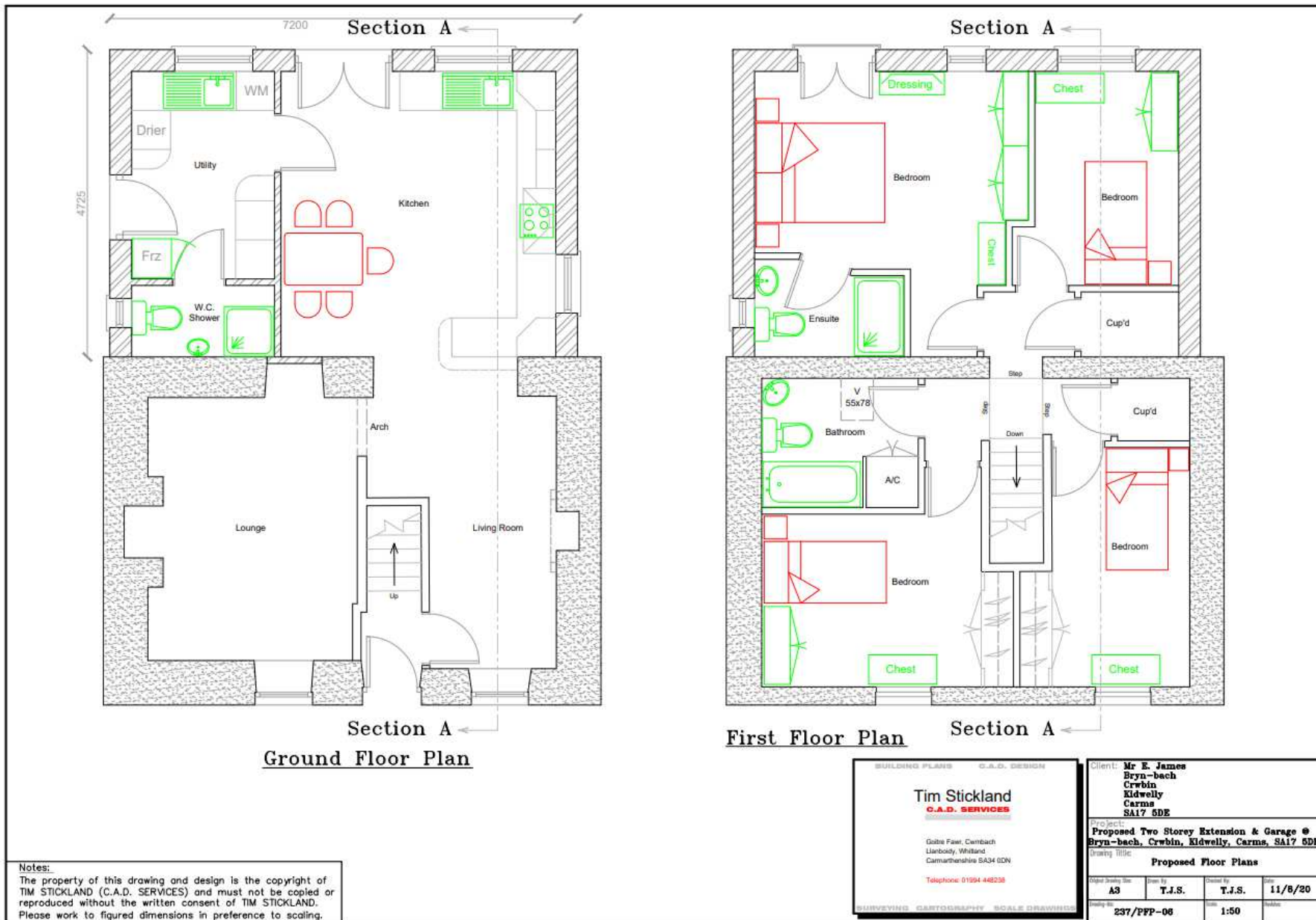
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Carmarthenshire SA34 0DN

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SURVEYING CARTOGRAPHY SCALE DRAWINGS

Client: Mr E. James Bryn-bach Crwbin Kidwelly Carms SA17 5DE			
Project: Proposed Two Storey Extension & Garage @ Bryn-bach, Crwbin, Kidwelly, Carms, SA17 5DE			
Drawing Title: Proposed Elevations, Section & Roof Plan			
Original Drawing Size: A3	Drawn By: T.J.S.	Checked By: T.J.S.	Date: 11/11/20
Drawing No: 237/PESRP-07A	Scale: 1:100	Revised:	

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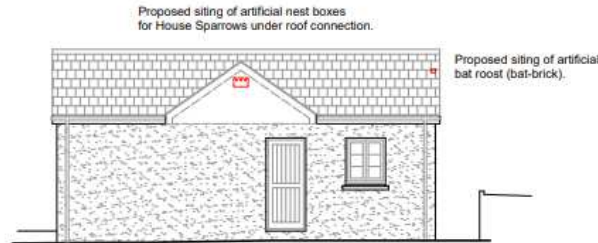


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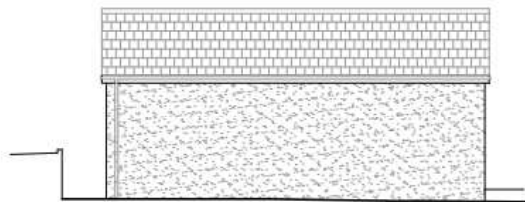
Front Elevation



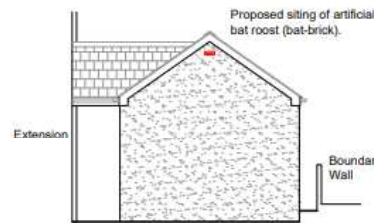
R/H Side Elevation

Schedule of Exterior Finishes

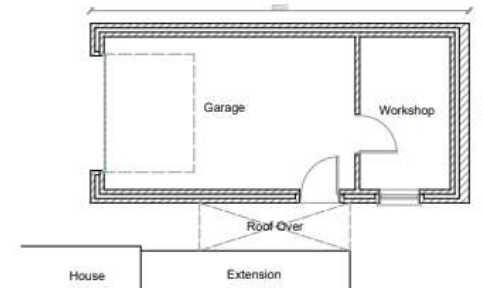
- Roof - Natural slate/Slate substitute
- Walls - Cream/Magnolia smooth cement render
- Garage door - White composite
- Side door - White uPVC and frame
- Windows - White uPVC
- Facia/Soffits - White uPVC
- Rainwater goods - Black uPVC half round gutters & round downpipes



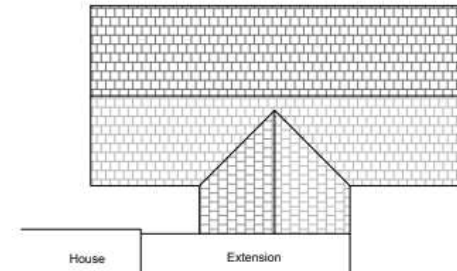
L/H Side Elevation



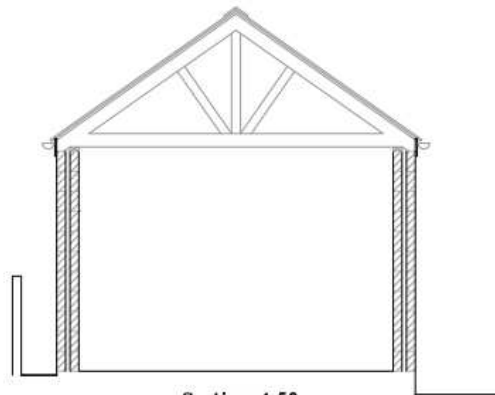
Rear Elevation



Plan



Roof Plan



Section 1:50

Proposal to provide biodiversity enhancement by incorporating the following recommendations as outlined in the Bat & Owl survey produced by Pryce Consultant Ecologists.

Provision of artificial crevice bat-roost features (such as bat-bricks).

Provision of nest boxes for bird species such as Swift, House Martin and House Sparrow.

See plans 237/PESRP-07 (house) and 237/PGPSE-09 (garage) for proposed positions.

BUILDING PLANS C.A.D. DESIGN

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SURVEYING CARTOGRAPHY SCALE DRAWINGS

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Project: Proposed Two Storey Extension & Garage @ Bryn-bach, Crwbin, Kidwelly, Carms, SA17 5DE			
Drawing Title: Proposed Garage Plan, Section & Elevations			
Original Drawing Size	Drawn By	Checked By	Date
A3	T.J.S.	T.J.S.	11/11/20
Drawing No.	Scale	Revised:	
237/PGPSE-09A	1:100		

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