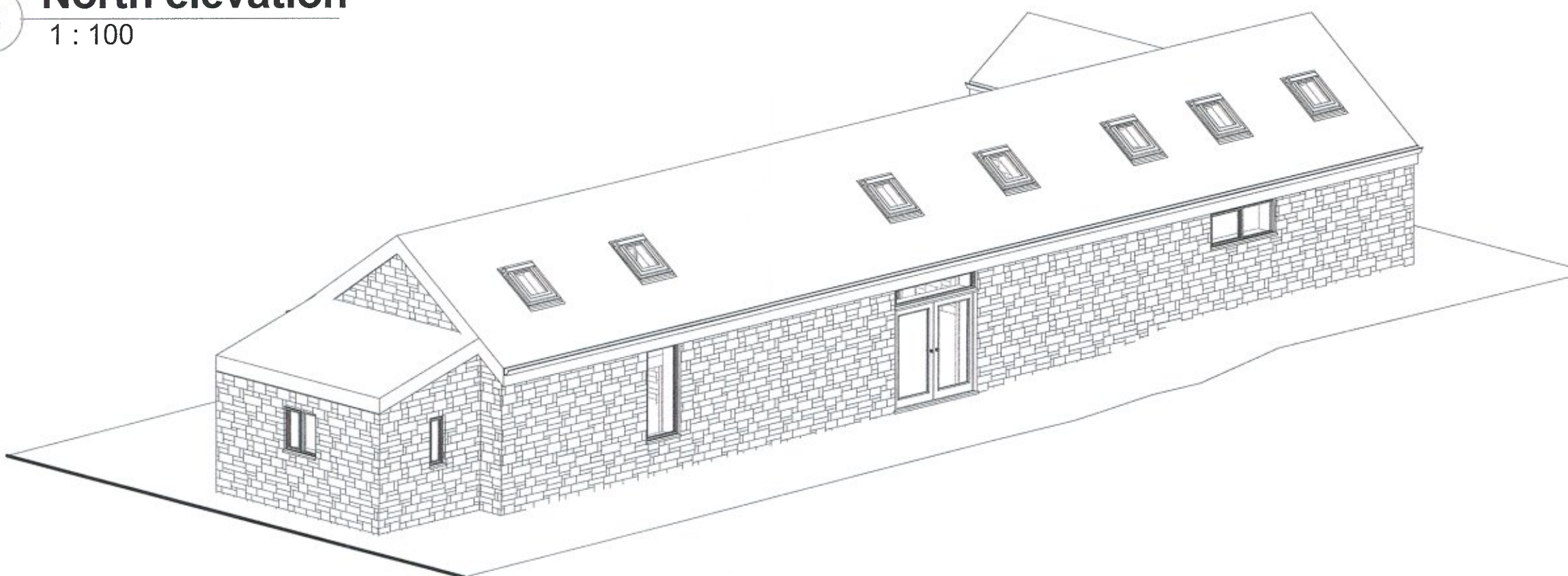
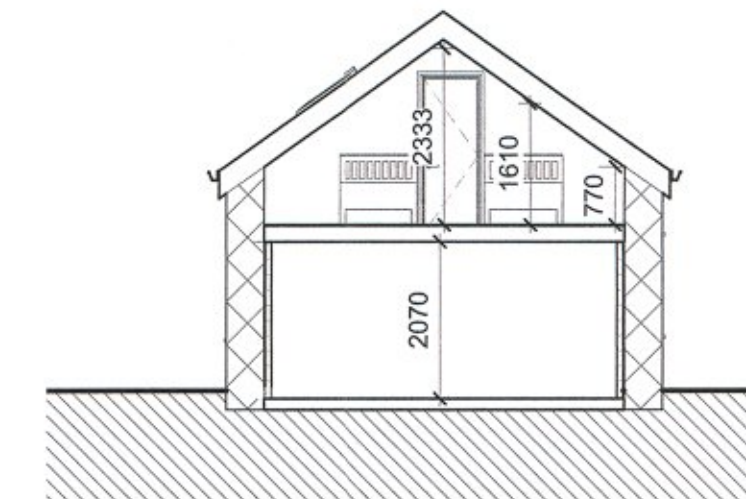
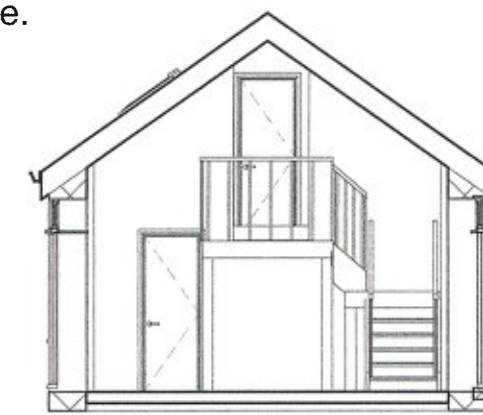
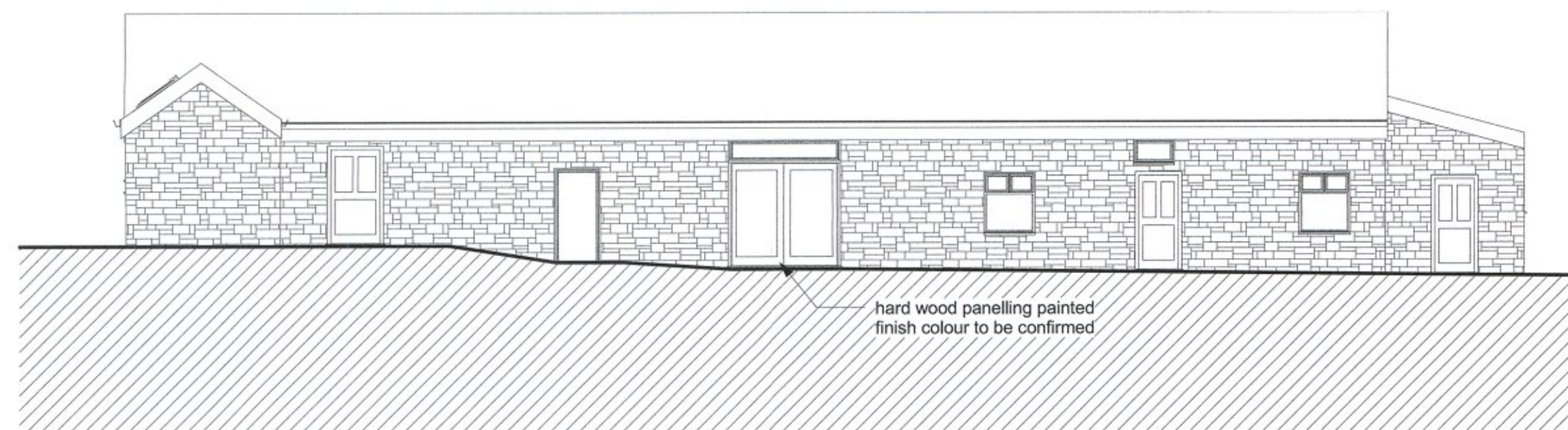
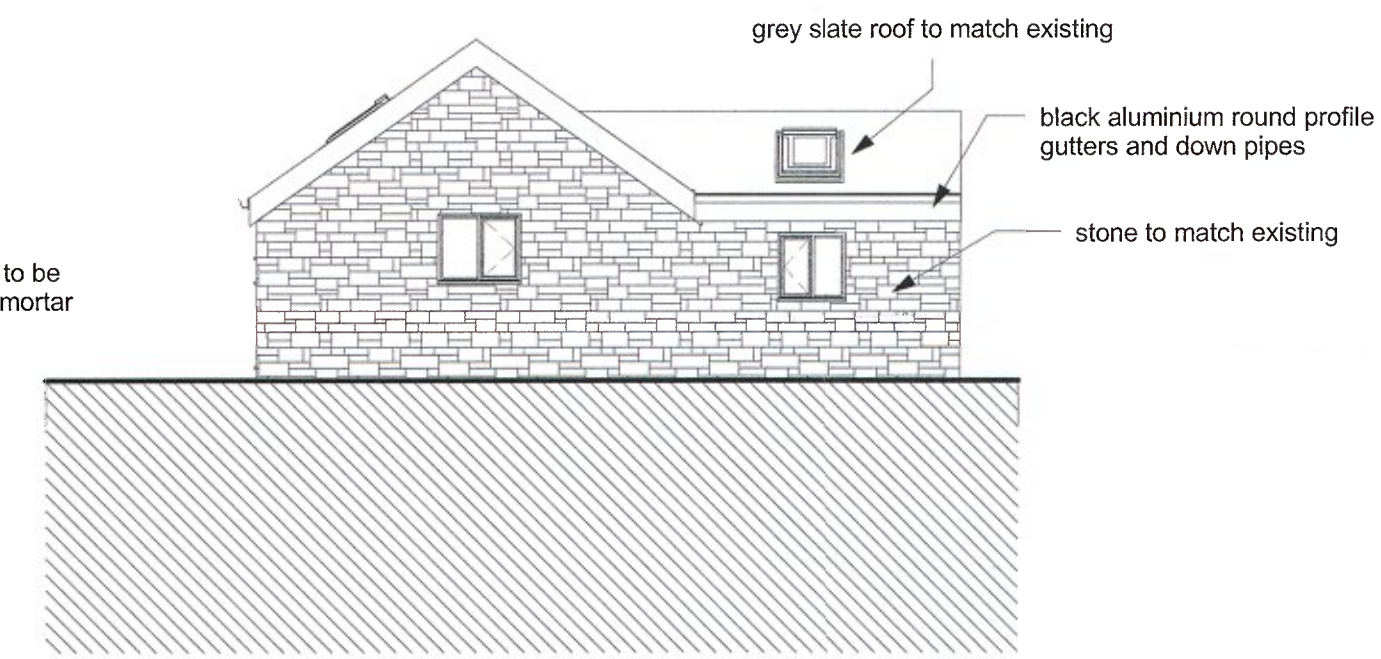
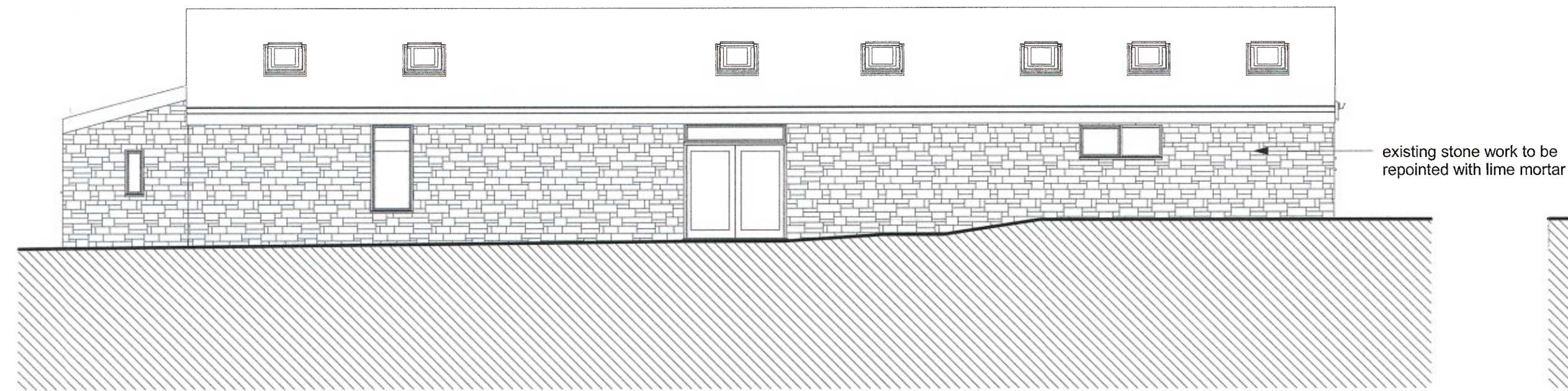
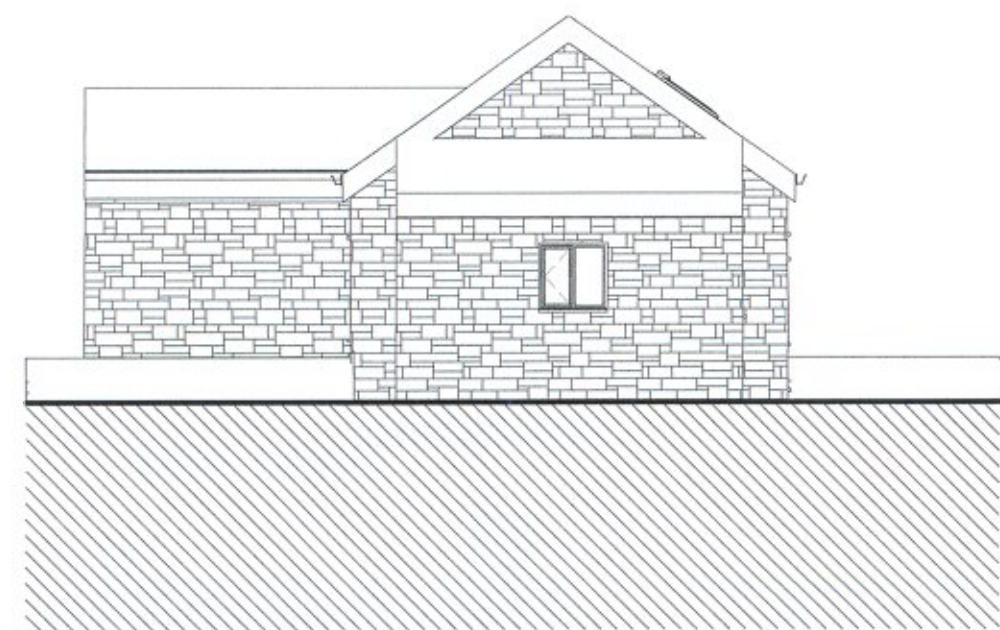
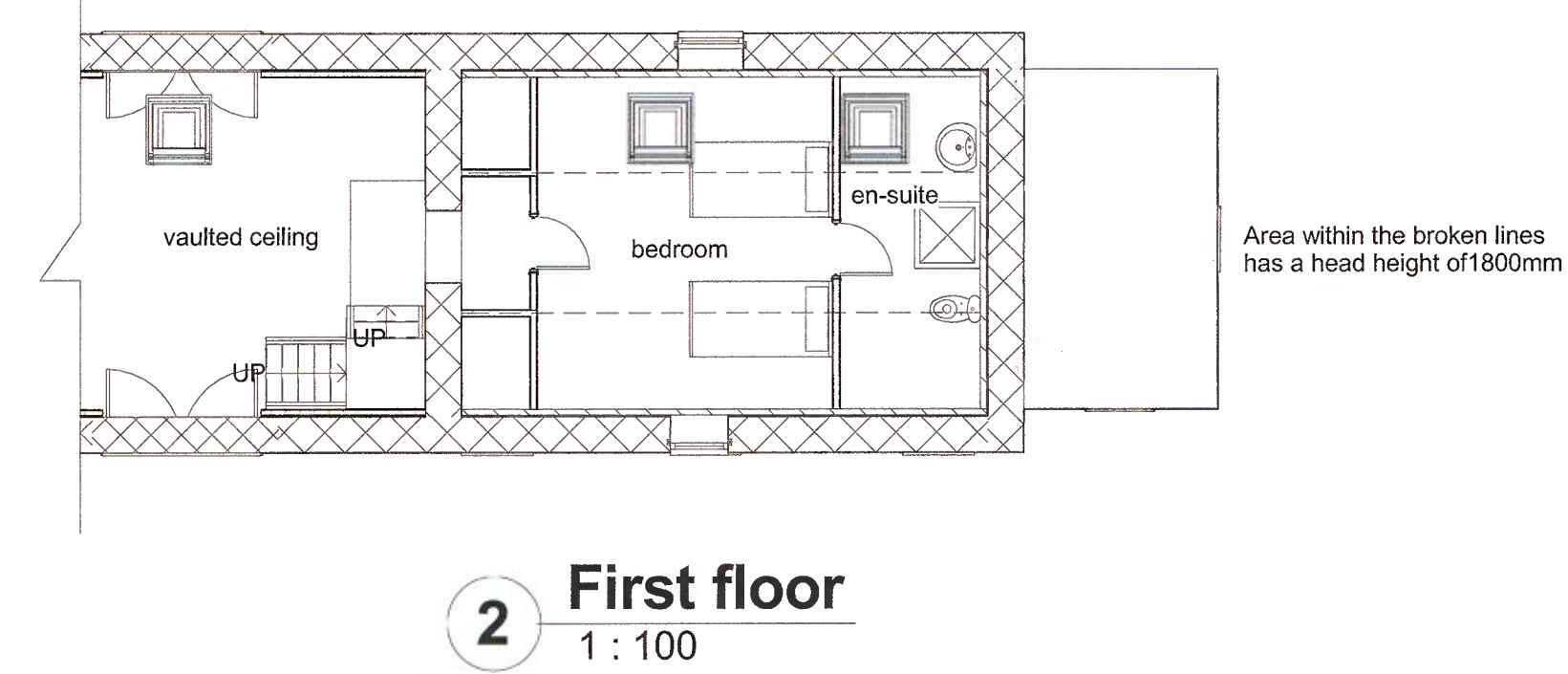
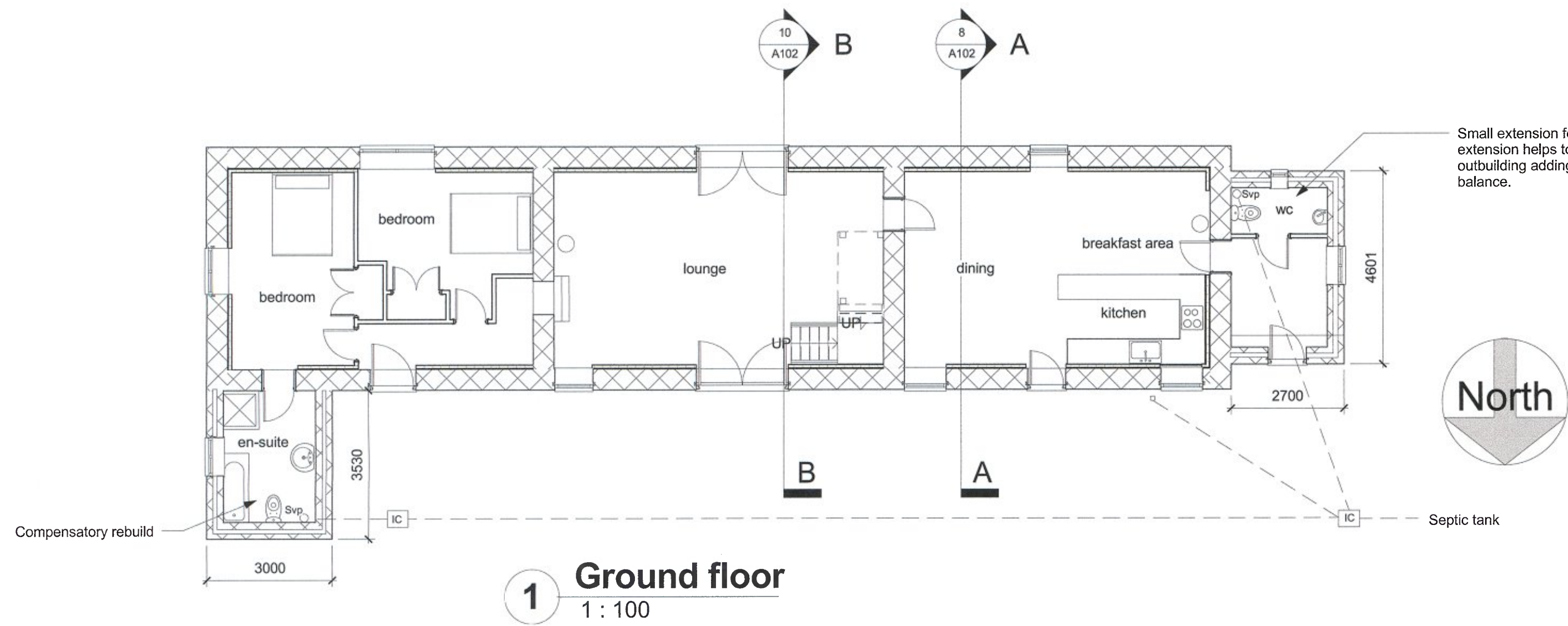




External materials

All new external doors to be native hardwood with glazing panels
All new windows to be double glazed units with native hardwood frames
Fascia and soffits to be native hard wood stained to clients specifications
Gutters and down pipes aluminium round section finished in black
Full water to be drained into a septic tank with a hard standing for emptying and a drainage field.
Surface water to be drained to soak aways constructed in suitable soil conditions five metres from any building
Full utilisation of all existing openings, no increase in the number of roof lights, former door openings to be re opened and utilised

Comparative foot prints

existing foot print including lean too = 155.39 m2
proposed foot print including compensatory
rebuild and small extension =169.06 m2
Percentage increase = 13.67 m2 or 8.79%

[illegible]

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE Planning

Grid reference
SN 70628 08564

PROJECT	
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Nant Y Gaseg Uchaf
farm, Rhyd Y Fro,
Pontardawe, SA8 4SY

Proposed change of use of agricultural out building to self-contained holiday accommodation unit

Proposed plans and elevations

DRAWN BY Author	CHECKED BY Checker	DATE 11/11/2016
SCALE (@ A1) 1 : 100		PROJECT NUMBER Project Number
DRAWING NUMBER A102		REV C