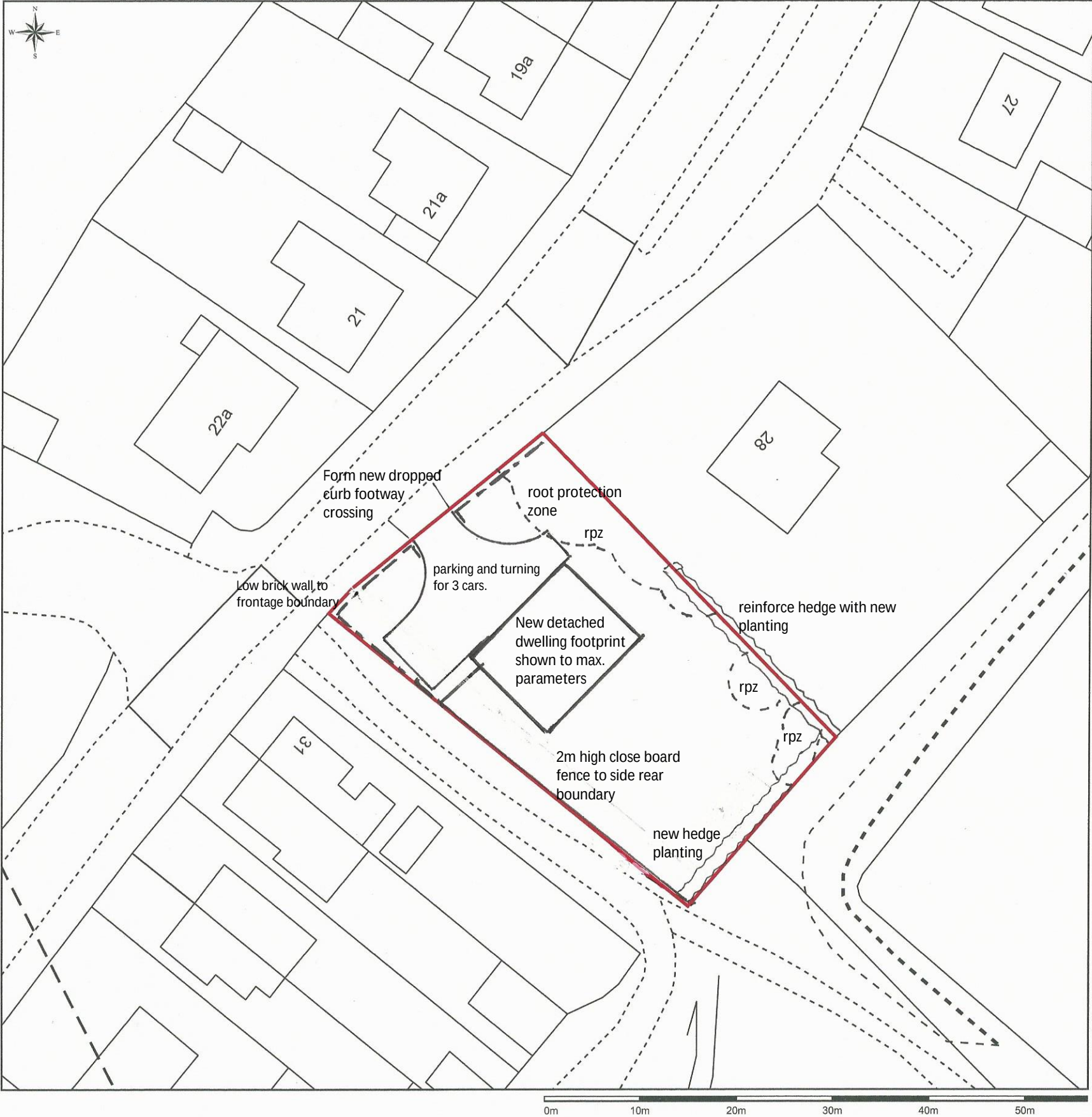


Land Adjacent 28, Dulais Road, Seven Sisters.



Scale: 1:500, paper size: A3



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Proposed detached two storey dwelling house of traditional design appearance.

Dwelling positioned on site slightly forward of 28, Dulais Road.

Within size/scale parameters;
MINIMUM 12.4m frontage width x 9.3m depth x 8.4m height to ridge.
MAXIMUM 14m frontage width x 11m depth x 9m height to ridge.
Dwelling orientated North West/South East with gable ends to North East and South West - Any window in the gable side elevations will be obscure glazed or serve non-habitable rooms.

Proposed dwelling materials; Brick and render walls beneath reconstituted slate roof.
High performance timber composite doors and UPVC windows.

4.5m wide drop curb footway crossing formed to give access to a porous laid block paved driveway and hard standing parking area sufficient for the parking of 3 cars and ability to turn on site - room to expand this parking area further if required.

rpz + Root Protection Zone (see accompanying tree survey report)

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