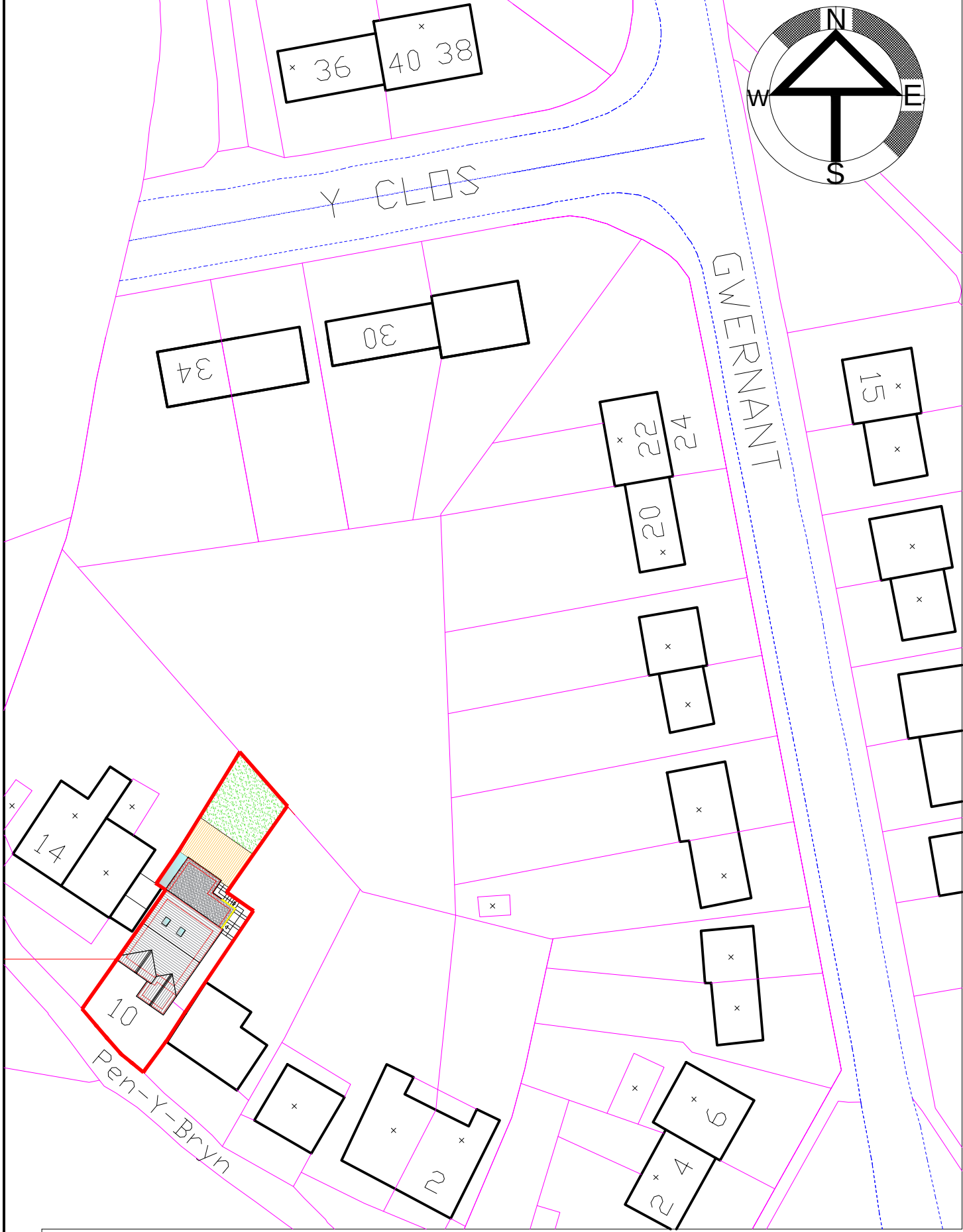
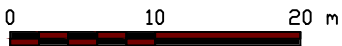
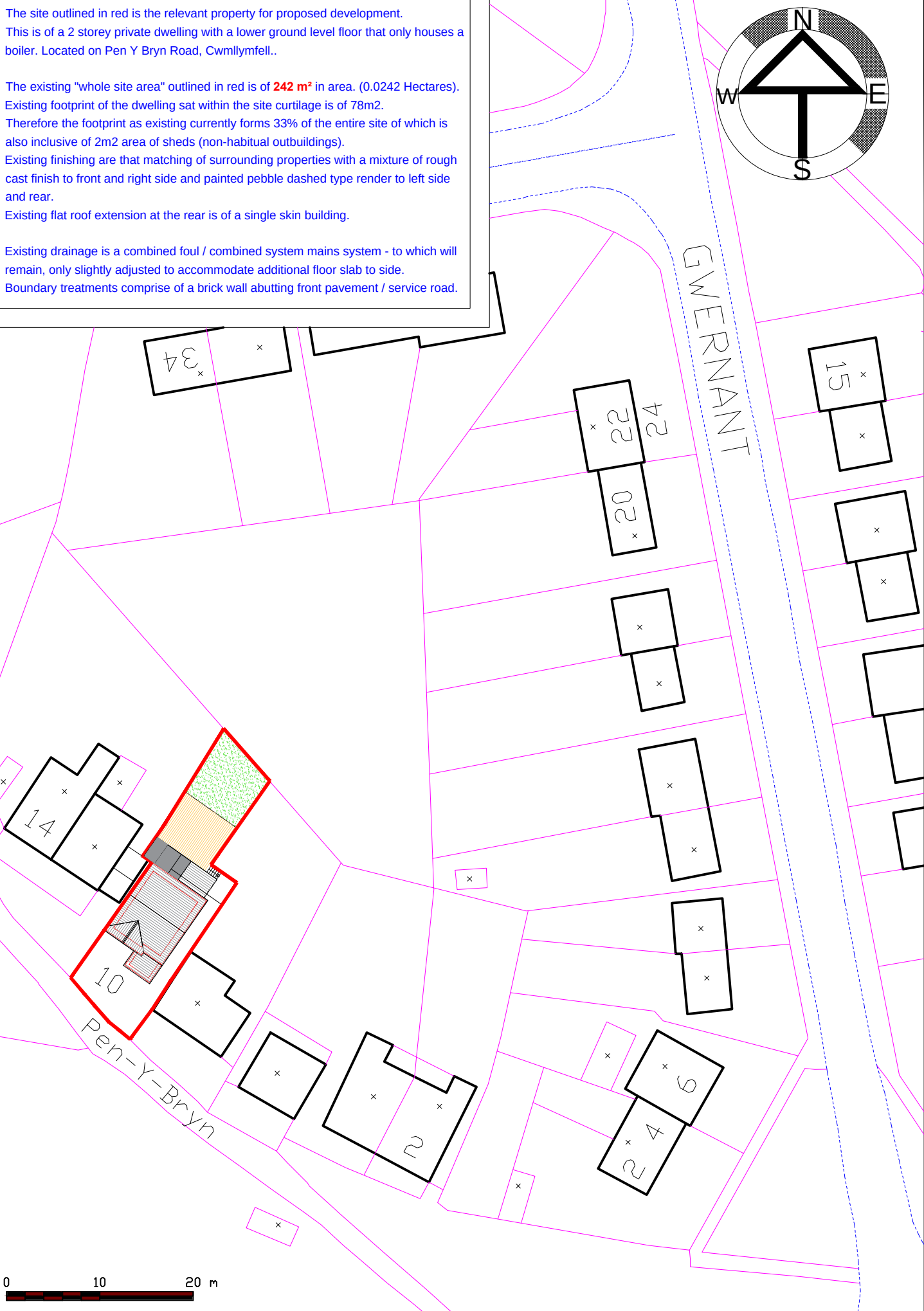


The site outlined in red is the relevant property for proposed development.
This is of a 2 storey private dwelling with a lower ground level floor that only houses a boiler. Located on Pen Y Bryn Road, Cwmllymfell..

The existing "whole site area" outlined in red is of **242 m²** in area. (0.0242 Hectares).
Existing footprint of the dwelling sat within the site curtilage is of 78m2.
Therefore the footprint as existing currently forms 33% of the entire site of which is also inclusive of 2m2 area of sheds (non-habital outbuildings).
Existing finishing are that matching of surrounding properties with a mixture of rough cast finish to front and right side and painted pebble dashed type render to left side and rear.
Existing flat roof extension at the rear is of a single skin building.

Existing drainage is a combined foul / combined system mains system - to which will remain, only slightly adjusted to accommodate additional floor slab to side.
Boundary treatments comprise of a brick wall abutting front pavement / service road.



Client Mr. A Lewis	Surveyor SLF Checked	Date January 2021	Scale 1:500 @ A3 AutoCAD	Dwg No AL/2021/02	Rev.
Site Address 10, Pen-Y-Bryn, Cwmllymfell.	Drawing Title Existing / Proposed Block Plan	Project Title Proposed 2 Storey Extension at Rear of Dwelling & First Floor Extension over Existing Porch to Front.			

