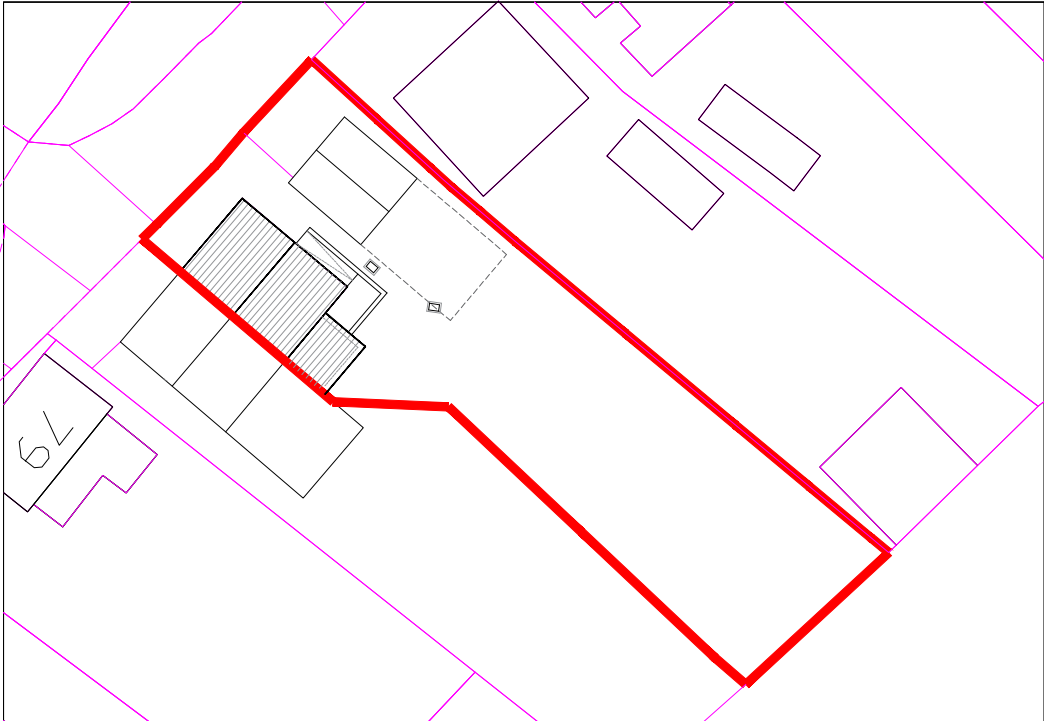
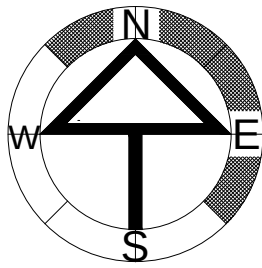




The site outlined in red is the relevant property for proposed development.

This is of a 2 storey private dwelling with a lower ground level floor that only houses a boiler. Located on Bryn Road, Cwmllymfell..

The existing "whole site area" outlined in red is of **562 m²** in area. (0.0562 Hectares).



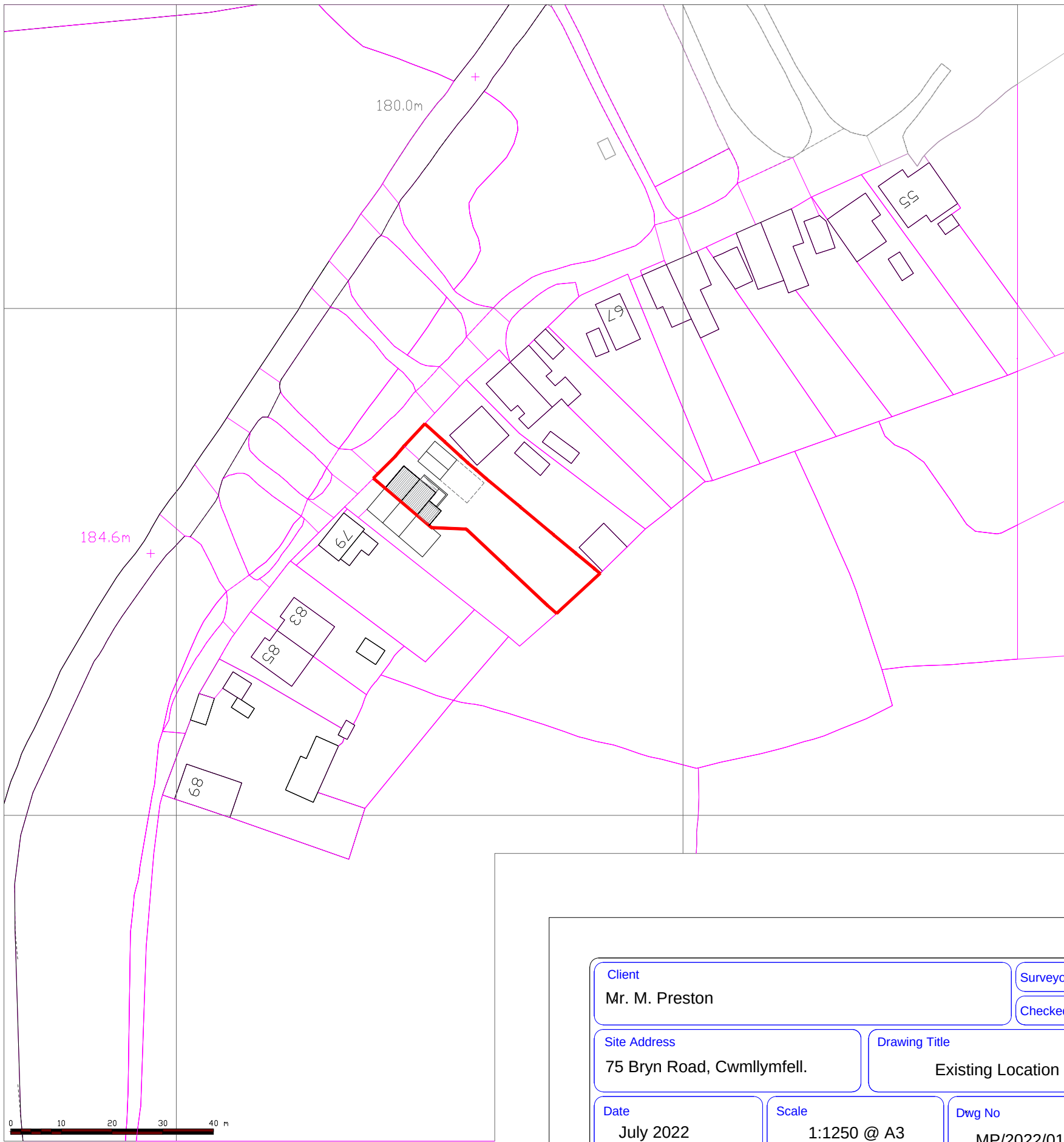
Existing footprint of the dwelling sat within the site curtilage is of 54m².

In addition there is an existing garage which comprises of 24m²

Therefore the total area of development within this site is 87m² which forms **16%** of the entire site.

Existing finishing are that matching of surrounding properties with a mixture of pebble dash finish to front and right side and painted pebble dashed type render to left side and rear.

Existing lean-to extension at the rear is of a cavity construction.



Client Mr. M. Preston		Surveyor SLF	
Site Address 75 Bryn Road, Cwmllymfell.		Drawing Title Existing Location Plan.	
Date July 2022	Scale 1:1250 @ A3 AutoCAD	Dwg No MP/2022/01	Rev.
Project Title. Proposed 3 Storey Extension at Side & Single Storey at Rear of Dwelling.		PF&C Architectural Services	