

Architectural and
Building
Surveying

DRAWING SERVICES

(Design Award Winner)

5 Ebenezer Terrace
Blackmill
Bridgend
CF35 6EA

Ralph Shepherd MCABE, Dip HI

Tel: 01656 842913
Mob: 07855 935680
Email: ralphshepherd@hotmail.com

Mr W. Hopkins

Land to the rear of
5 Heol Tawdwr
Cymmer
Port Talbot
CF33 3NY

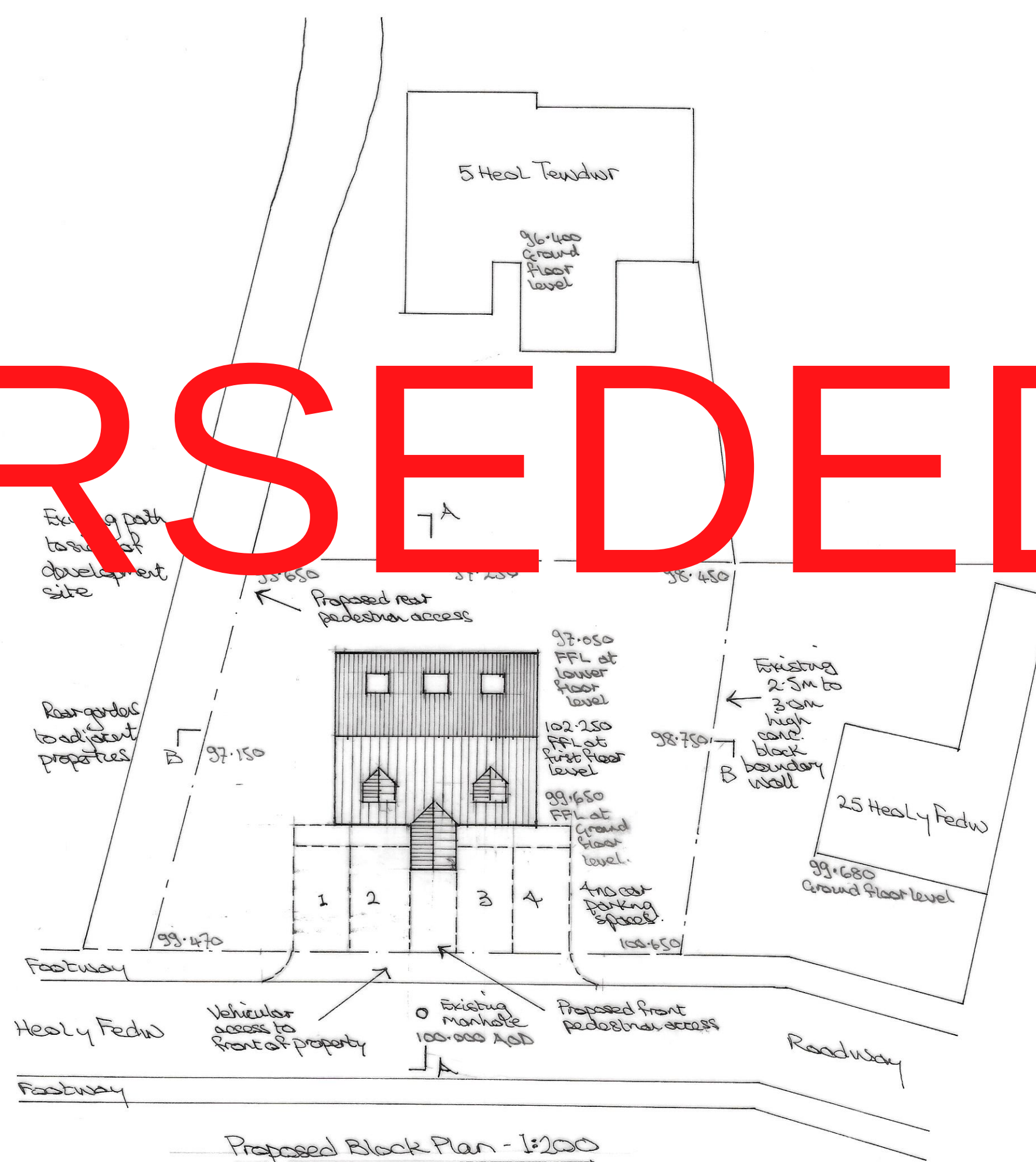
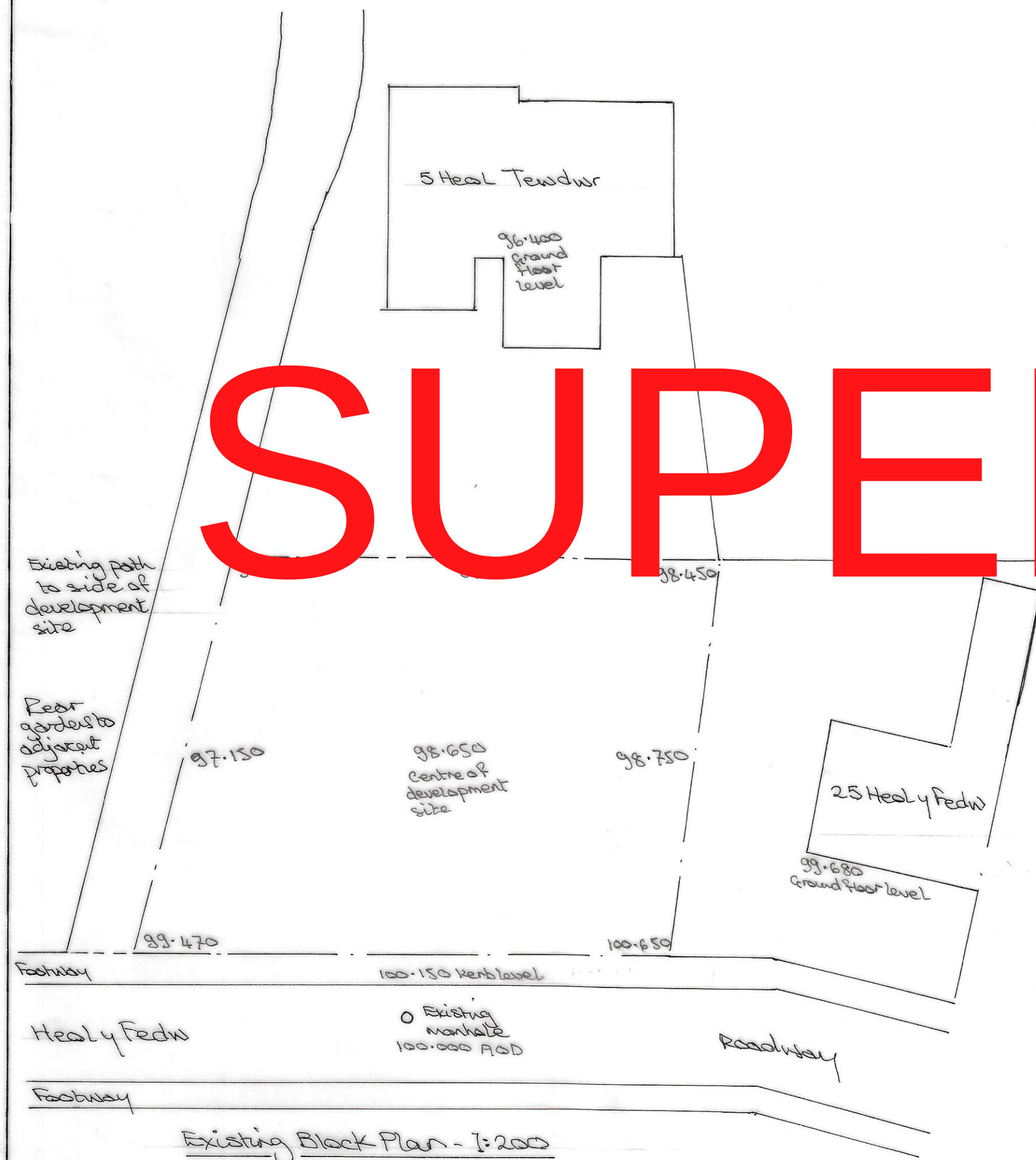
Outline planning
application for
a detached,
split level,
dormer bungalow
on an existing
building plot

Scale - 1:200

January 2023

Sheet 1 of 3

SUPERSEDED



ARCHITECTURAL AND BUILDING SURVEYING

DRAWING SERVICES

(Design Award Winner)

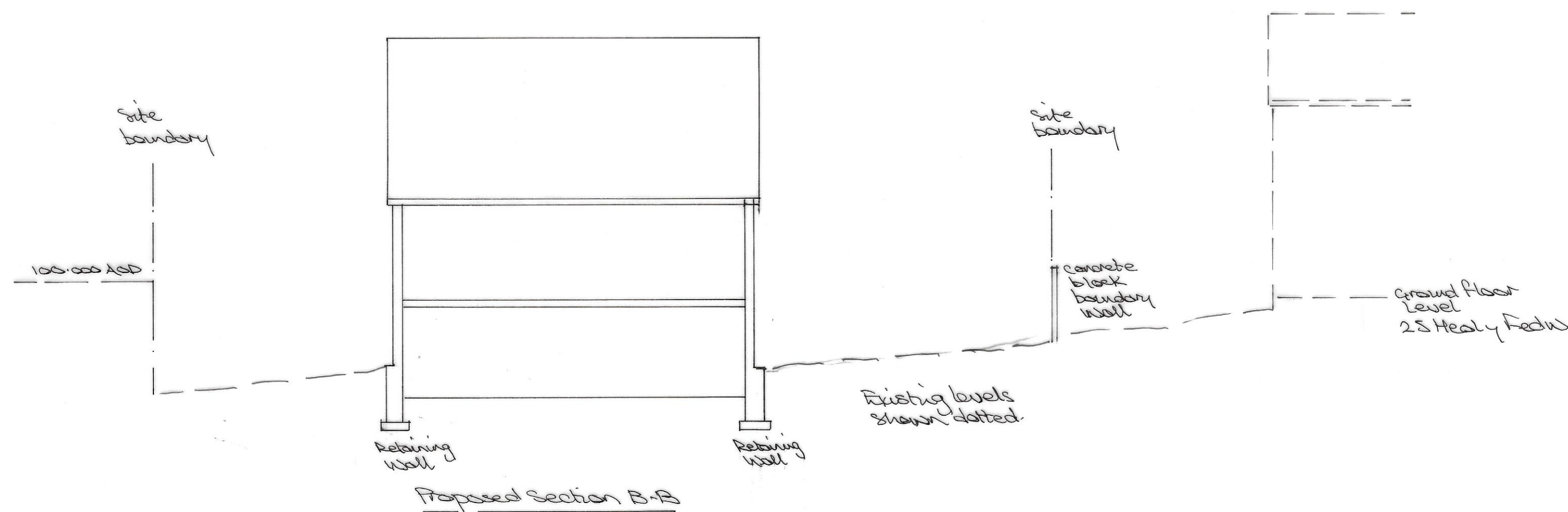
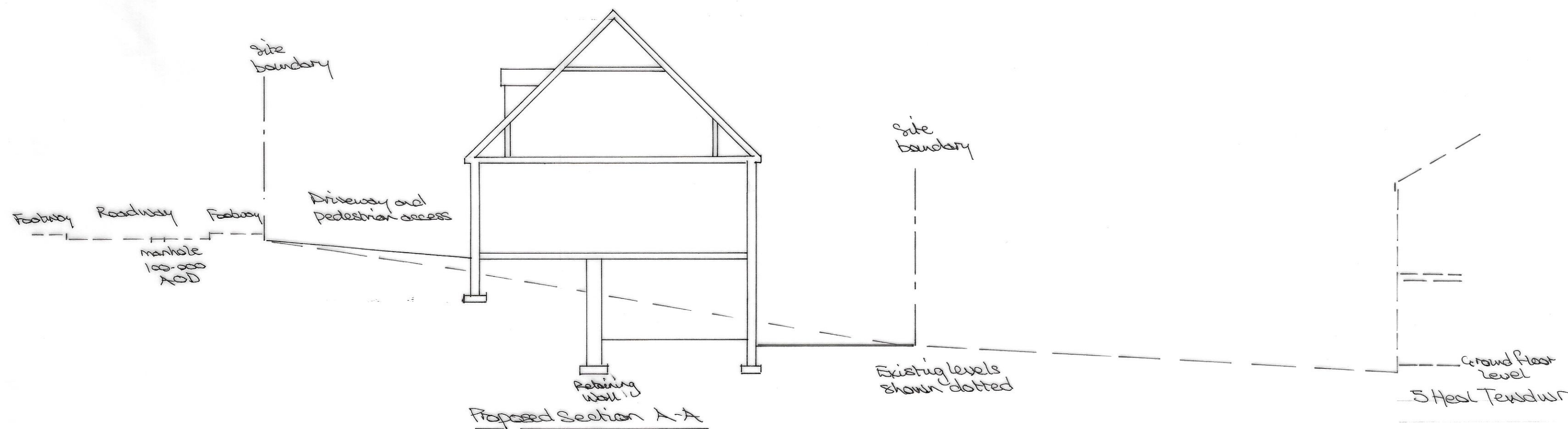
5 Ebenezer
Blackmill
Bridgend
CF35 6EA

Ralph Shepherd MCABE, Dip HI

Tel: 01656 842913

Mob: 07855 935680

Email: ralphshepherd@hotmail.com



Mr. W. Hopkins

Land to the rear of
5 Healy Fedw
Cymmer
Port Talbot
CF13 3NY

Outline planning
application for
a detached,
split level,
dormer bungalow
on an existing
building plot

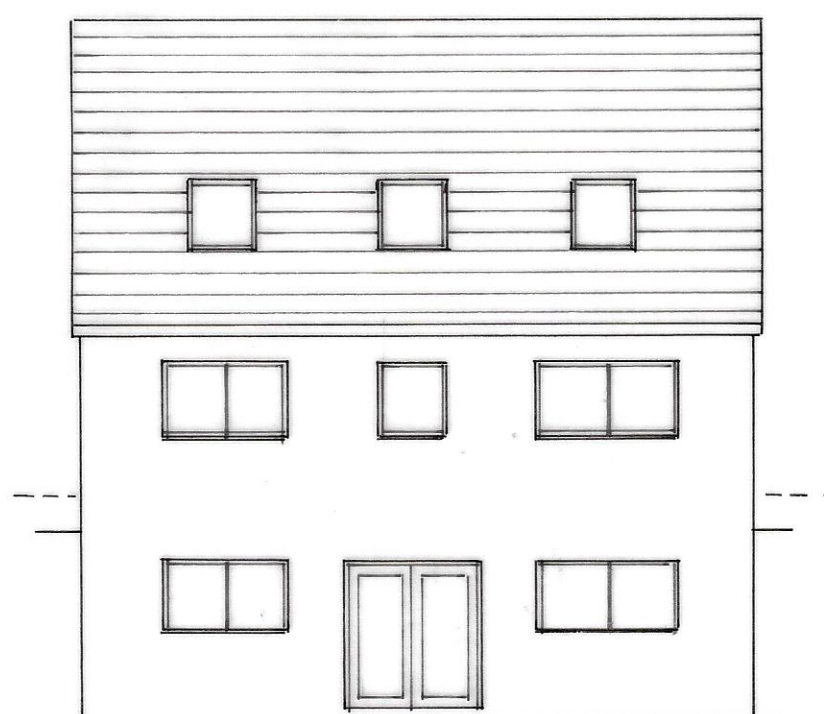
Scale: 1:100

January 2023

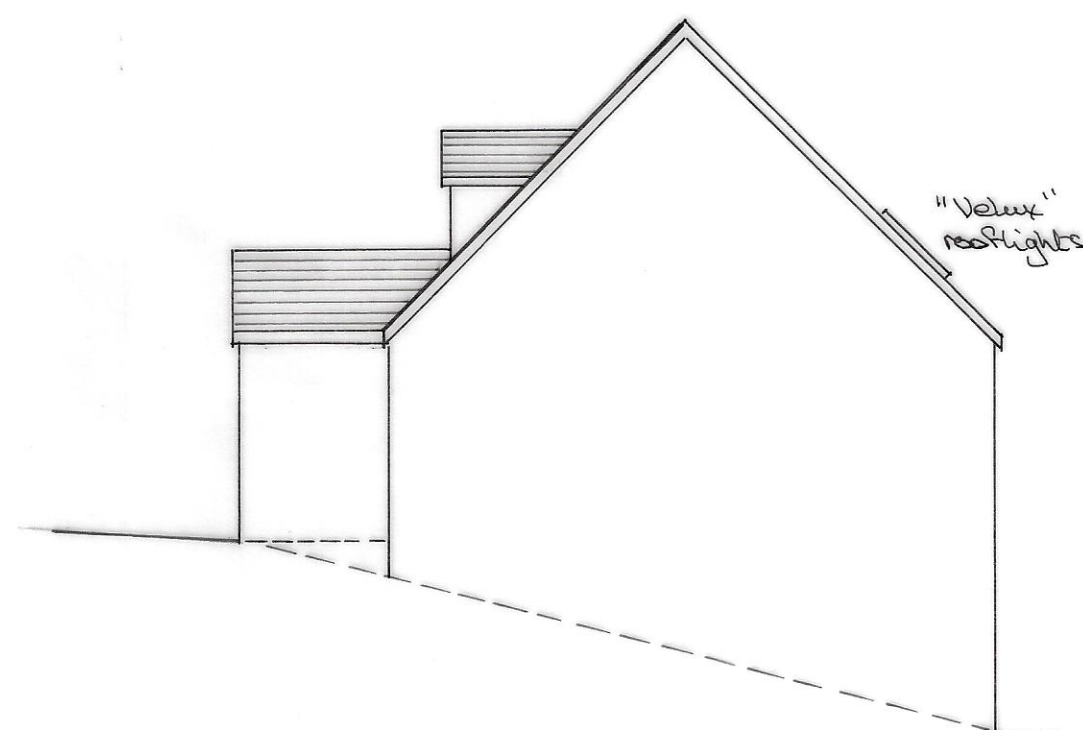
Sheet 2 of 3



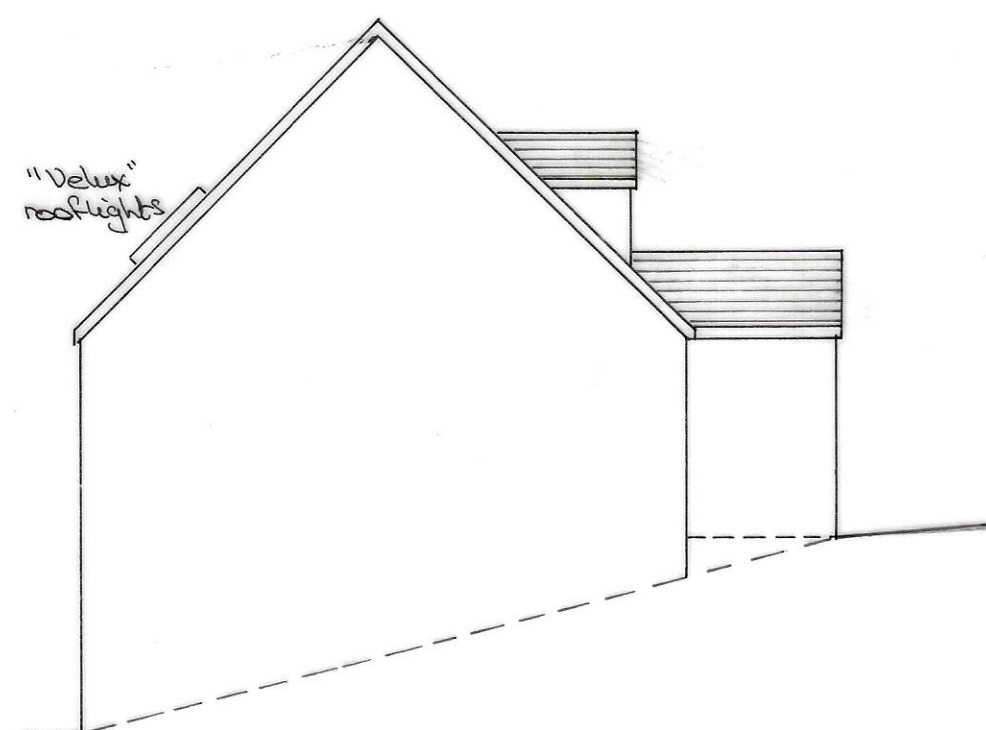
Indicative Front Elevation



Indicative Rear Elevation



Indicative Side Elevation



Indicative 2nd Side Elevation

Planning Issue Notes

1. Coal Mining Risk Assessment
(See CMRA enclosed with application documents)
2. Site Survey / Levels / Sections
(See Sheets 1 and 3 for all relevant information)
3. Minimum and maximum parameters
(See information below)
4. Access
(See information on enclosed plans for vehicular and pedestrian access)

Minimum and maximum parameters

Length of main bungalow - 9.0m - 10.0m
 Width of main bungalow - 7.0m - 8.0m
 Porch length and width - 2.0m x 2.0m to 2.5m x 2.5m
 Height to eaves (front) - 2.5m - 3.0m
 Height to eaves (rear) - 5.0m - 5.5m
 Height to ridge (front) - 6.5m - 7.0m
 Height to ridge (rear) - 9.0m - 9.5m

Indicative Finishes

Roof - artificial slate
 Walls - rendered smooth blackwork with brick or stone features
 Windows / Doors - white double-glazed UPVC
 Fascias / soffits / barge boards - white UPVC
 Rainwater goods - white UPVC

Car Parking Provision

Proposed 4 no car parking spaces of size 2.5m x 4.8m to front of development to satisfy provision for a 3-bed roomed dwelling including 1 no visitor / delivery space

Sewer / Surface Water Connection

Foul sewer and surface water connections to discharge into existing main sewer and main surface water drains a pathway to side of site (Subject to Welsh Water agreement)

ARCHITECTURAL AND BUILDING SURVEYING

DRAWING SERVICES

(Design Award Winner)

5 Ebenezer
Blackmill
Bridgend
CF35 6EA

Ralph Shepherd MCABE, Dip HI

Tel: 01656 842913
 Mob: 07855 935680
 Email: ralphshepherd@hotmail.com

Mr. W. Hopkins

Land to the rear of
5 Heol Tensdwr
Cymmer
Port Talbot
CF13 3NY

outline planning
application for
a detached,
split level,
dormer bungalow
on an existing
building plot

Scale - 1:100

January 2023

Sheet 3 of 3