

PROPOSED

Note: For illustrative purposes only.
Scale: 1:100

General Notes

Scheme for Outline Planning Permission with all matters reserved.

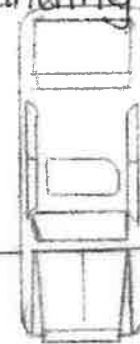
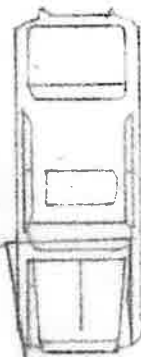
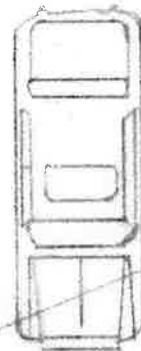
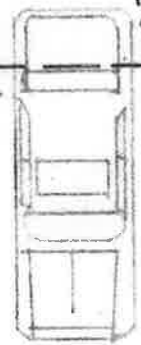
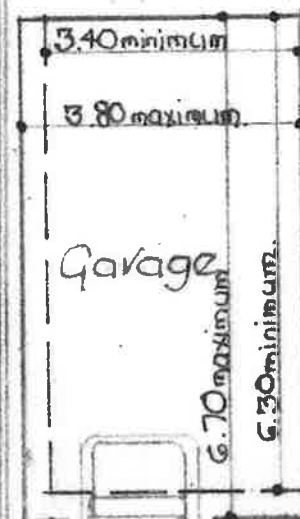
Classover to be formed in accordance with Highway Authority's requirements.

Approval of the details of the scale, layout, appearance, the means of access thereto and the landscaping if any to be agreed with Planning Officer before submission of detailed Planning Application.

Note

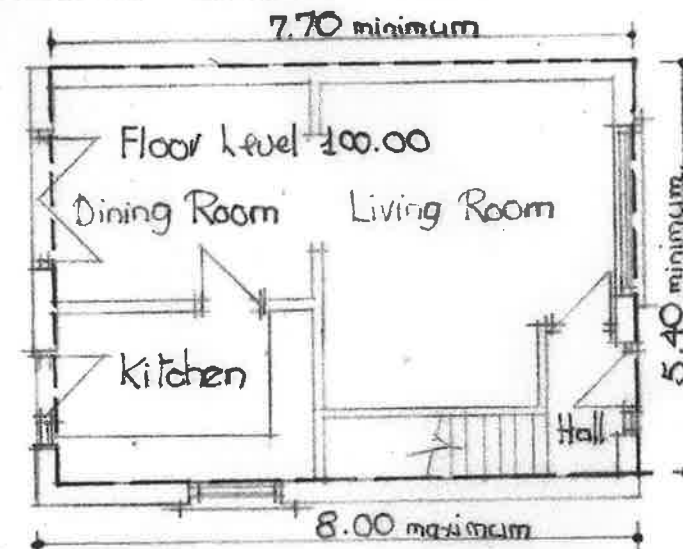
Area of whole plot belonging to No 37 is 481.00 sq.m, Area of plot to build proposed detached dwelling to be 225.00 sq.m.

Garden levels/gradient to remain as existing.



Hardstanding.

Vision splay?



Lampost to be repositioned/refixed in strict accordance with the requirements of the Highways Department of Neath Port Talbot CBC.

In the interest of Biodiversity prior to the occupation of the dwelling an artificial nesting site for birds shall be erected on the main building to one of the specifications below and retained thereafter;
House Sparrow: Wooden nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings. Entrance holes 32mm diameter. Dimensions: H310xW370xD185mm.
Swift Nest Box: Wide box with small slit shaped entrance hole. Must be placed under or close to roof, at least 5m from the ground. Dimensions: H150xW430xD150mm.

House:

Maximum Height: 6.70m
Minimum Height: 6.50m
Maximum Width: 5.80m
Minimum Width: 5.40m
Maximum Depth: 8.00m
Minimum Depth: 7.70m

Garage:

Maximum Height: 3.50m
Minimum Height: 3.00m
Maximum Width: 3.80m
Minimum Width: 3.40m
Maximum Depth: 6.70m
Minimum Depth: 6.30m

Vision splays of 2.4m x 4.3m onto existing public highway shall be provided and maintained each side of each access within which nothing over 600mm in height shall be erected or allowed to grow.

The parking scheme/driveway shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1:12.