

ARCHITECTURAL AND
BUILDING
SURVEYING

DRAWING SERVICES

(Design Award Winner)

5 Ebenezer Terrace
Blackmill
Bridgend
CF35 6EA

Ralph Shepherd MCABE, Dip HI

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Mr W. Hopkins

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

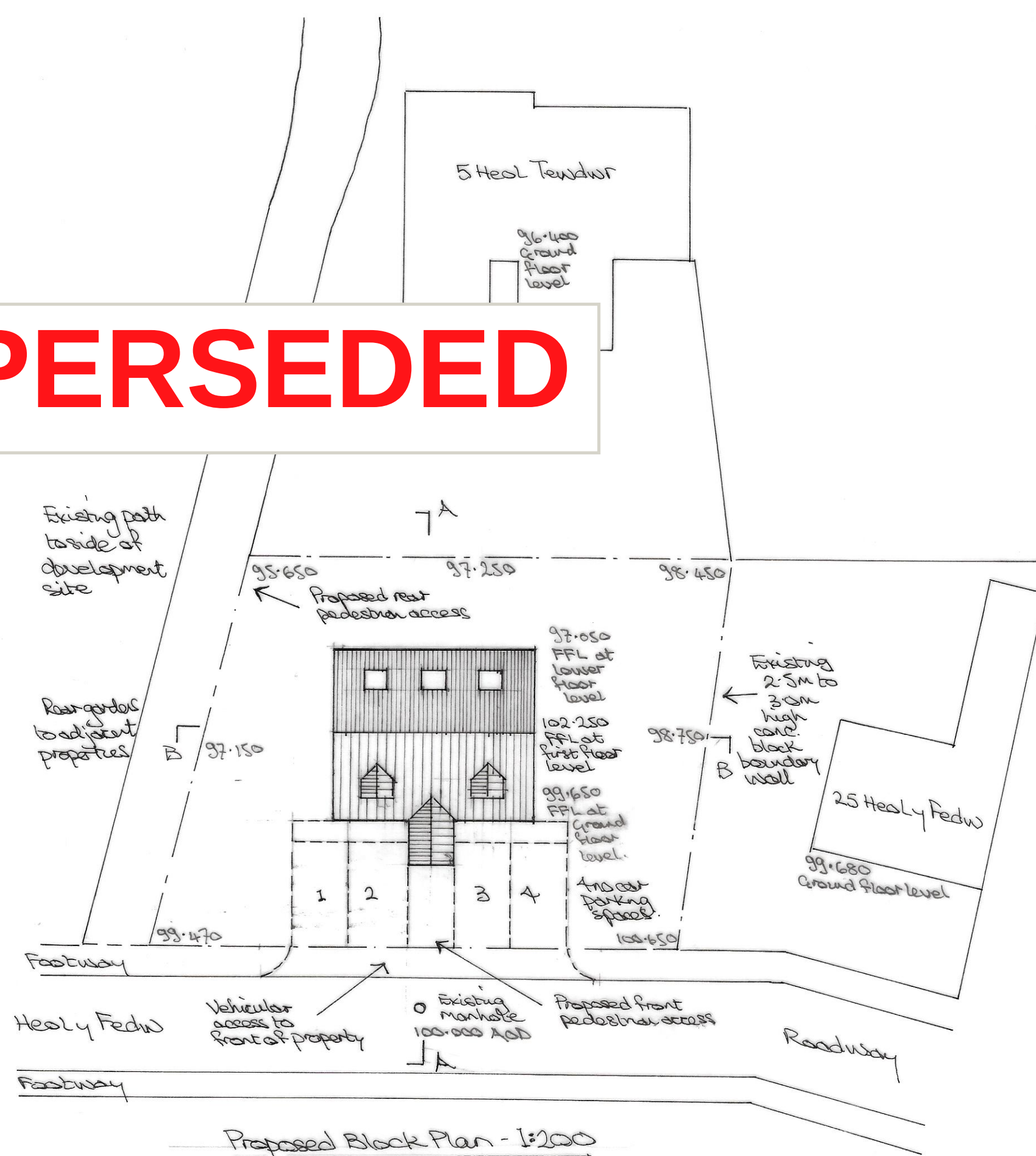
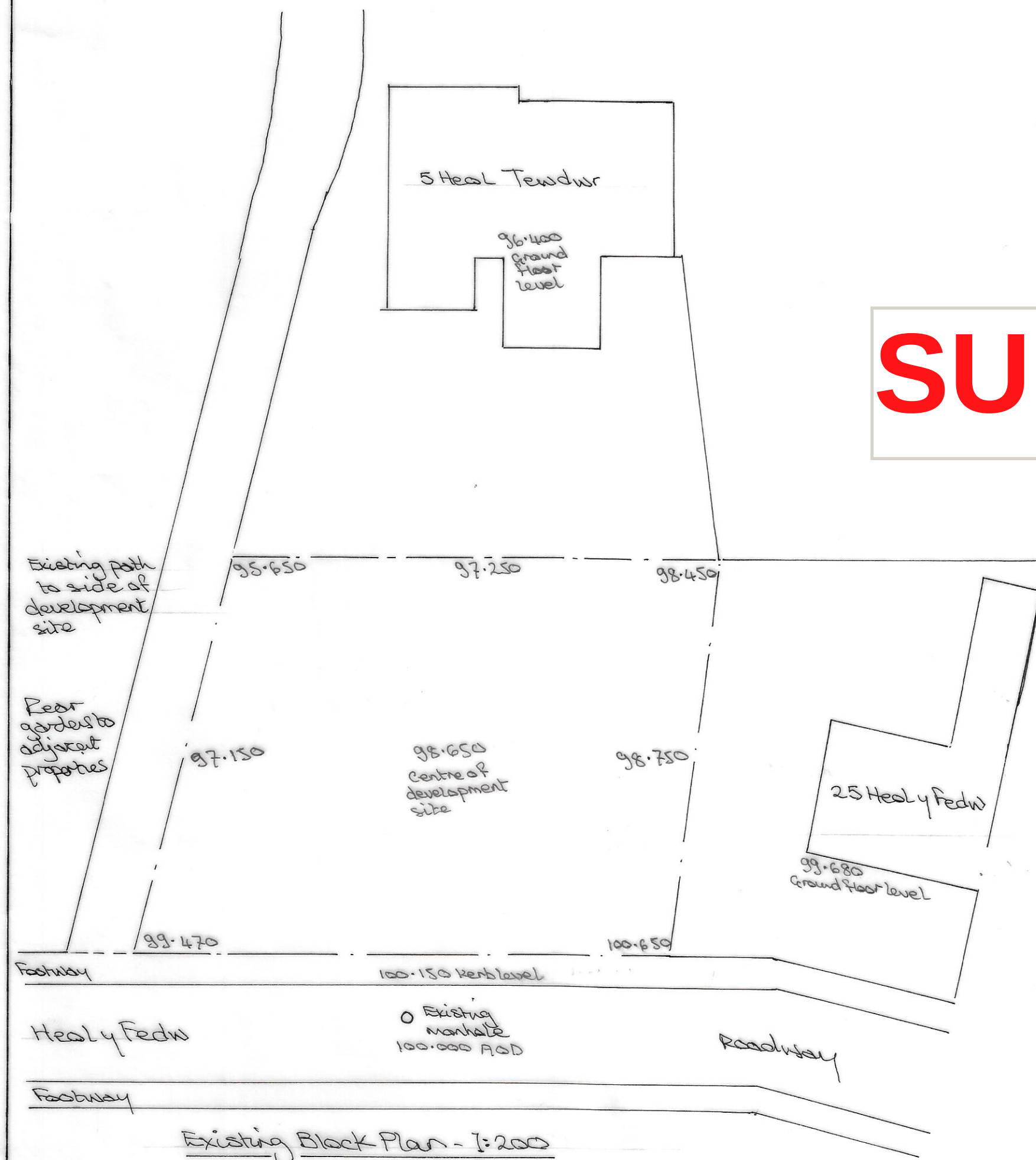
Outline planning
application for
a detached,
split level,
dormer bungalow
on an existing
building plot

Scale - 1:200

January 2023

Sheet 1 of 3

SUPERSEDED



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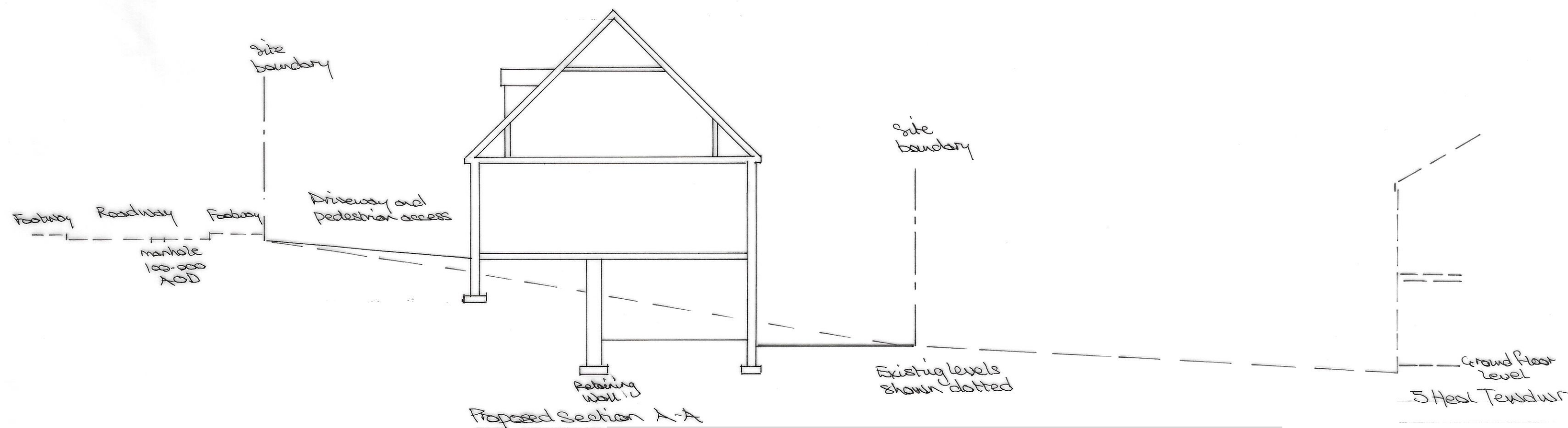
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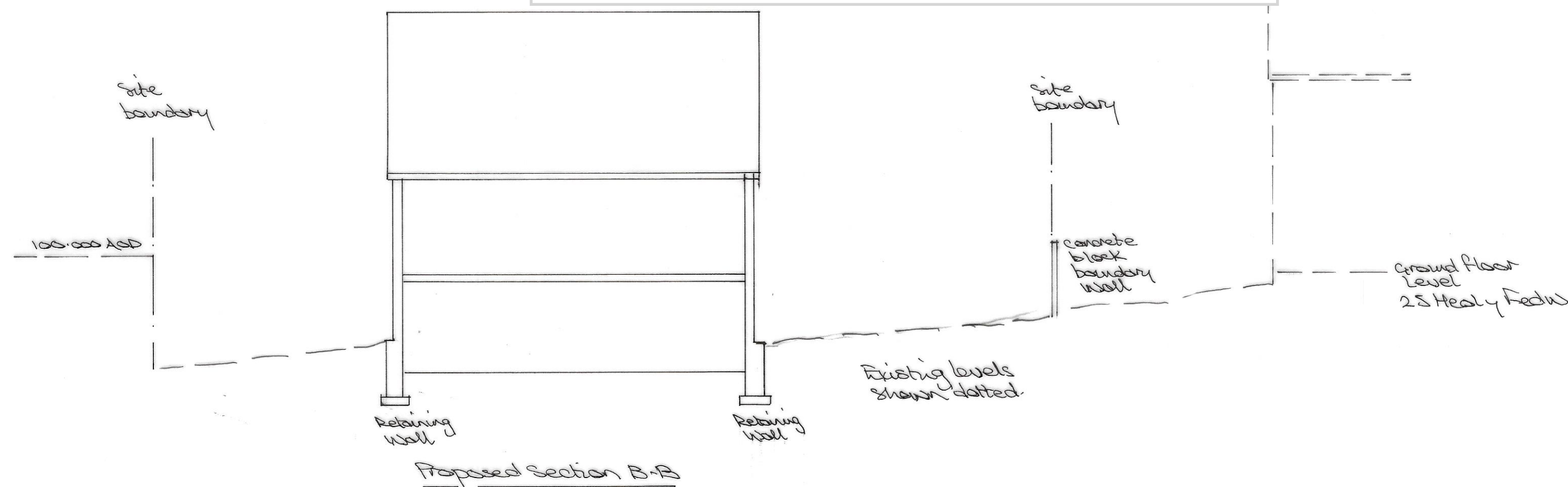
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January 2023

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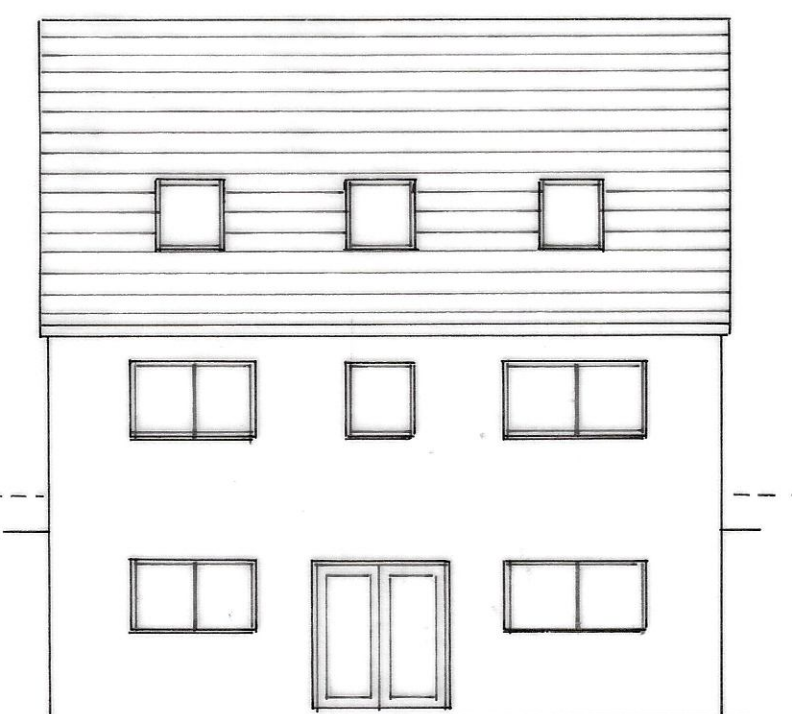


SUPERSEDED

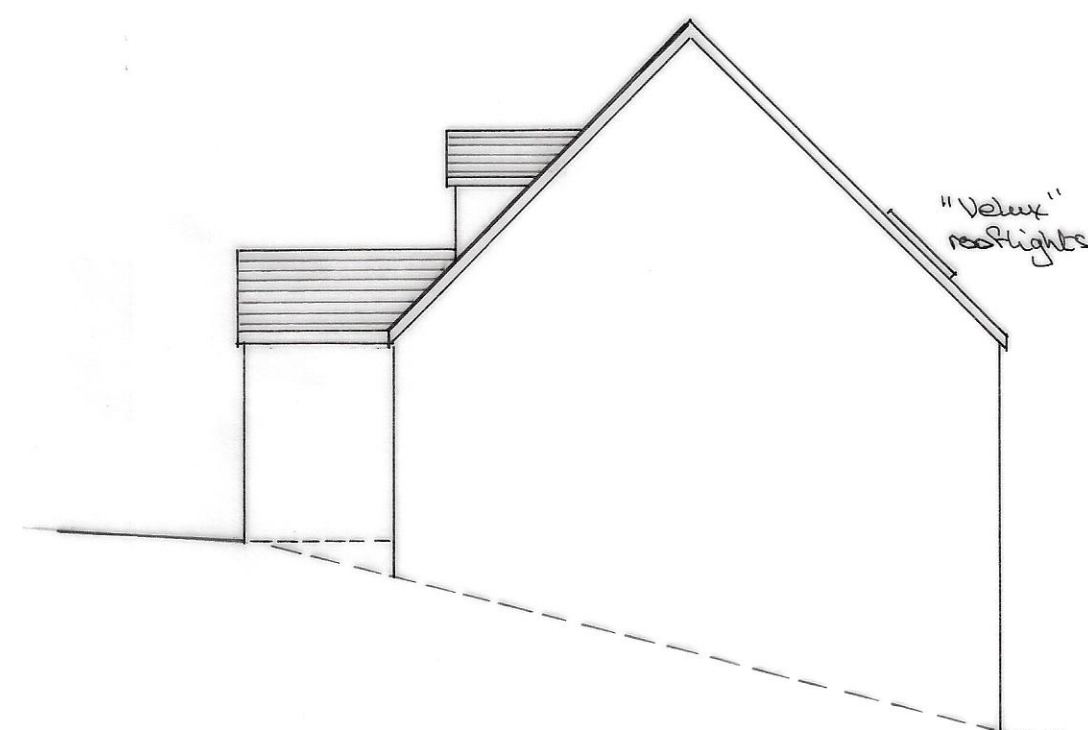




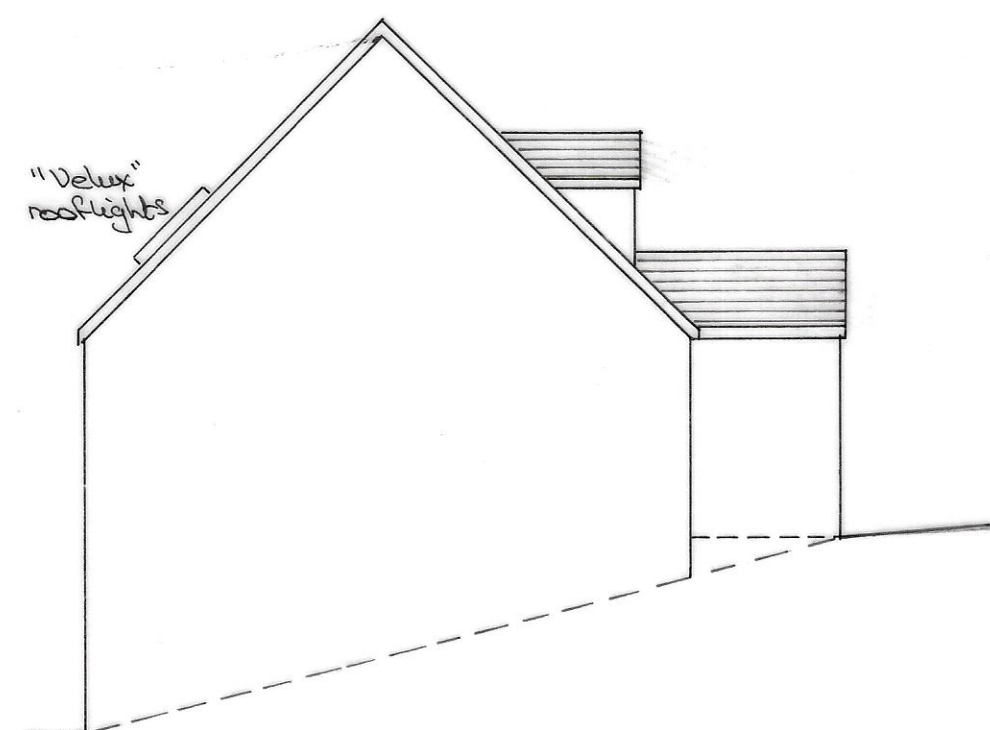
Indicative Front Elevation



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-bedroomed 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)

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