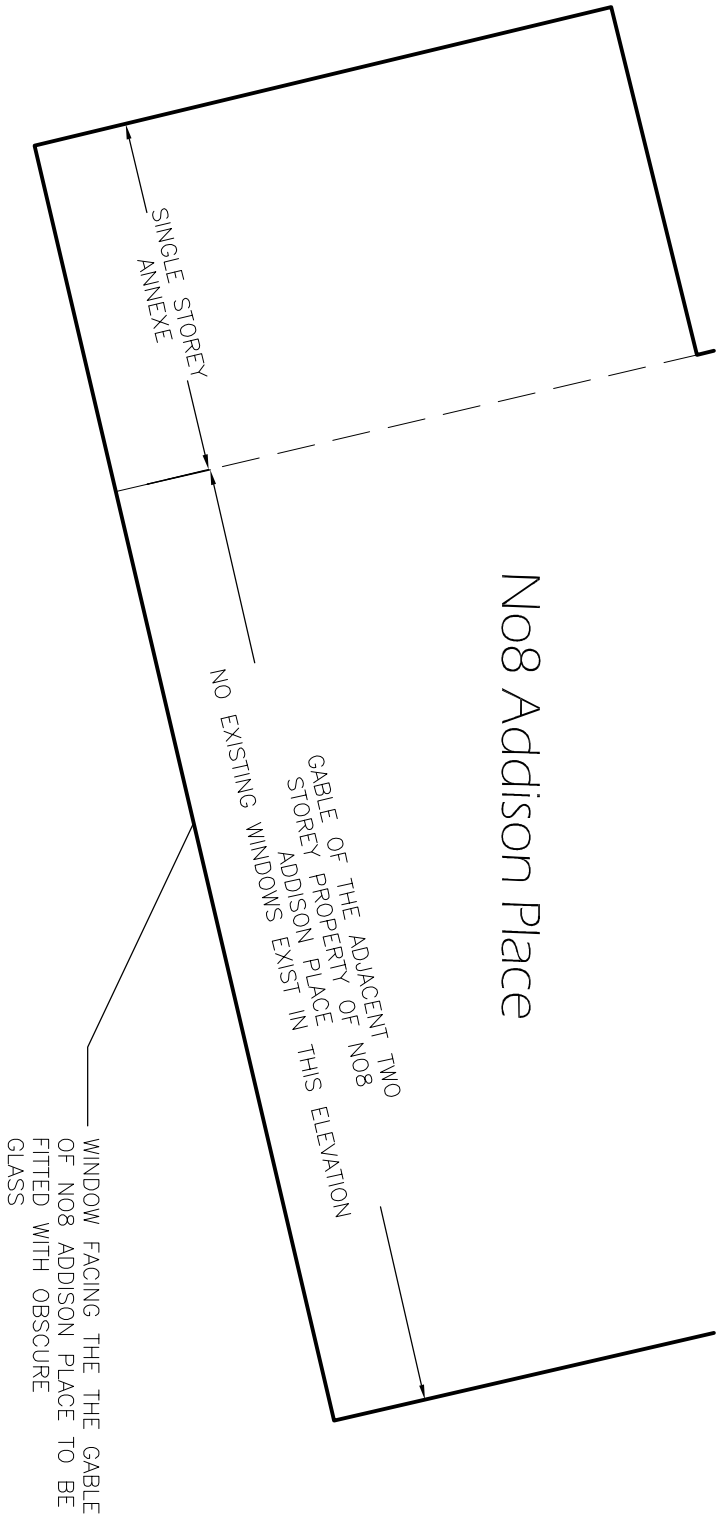
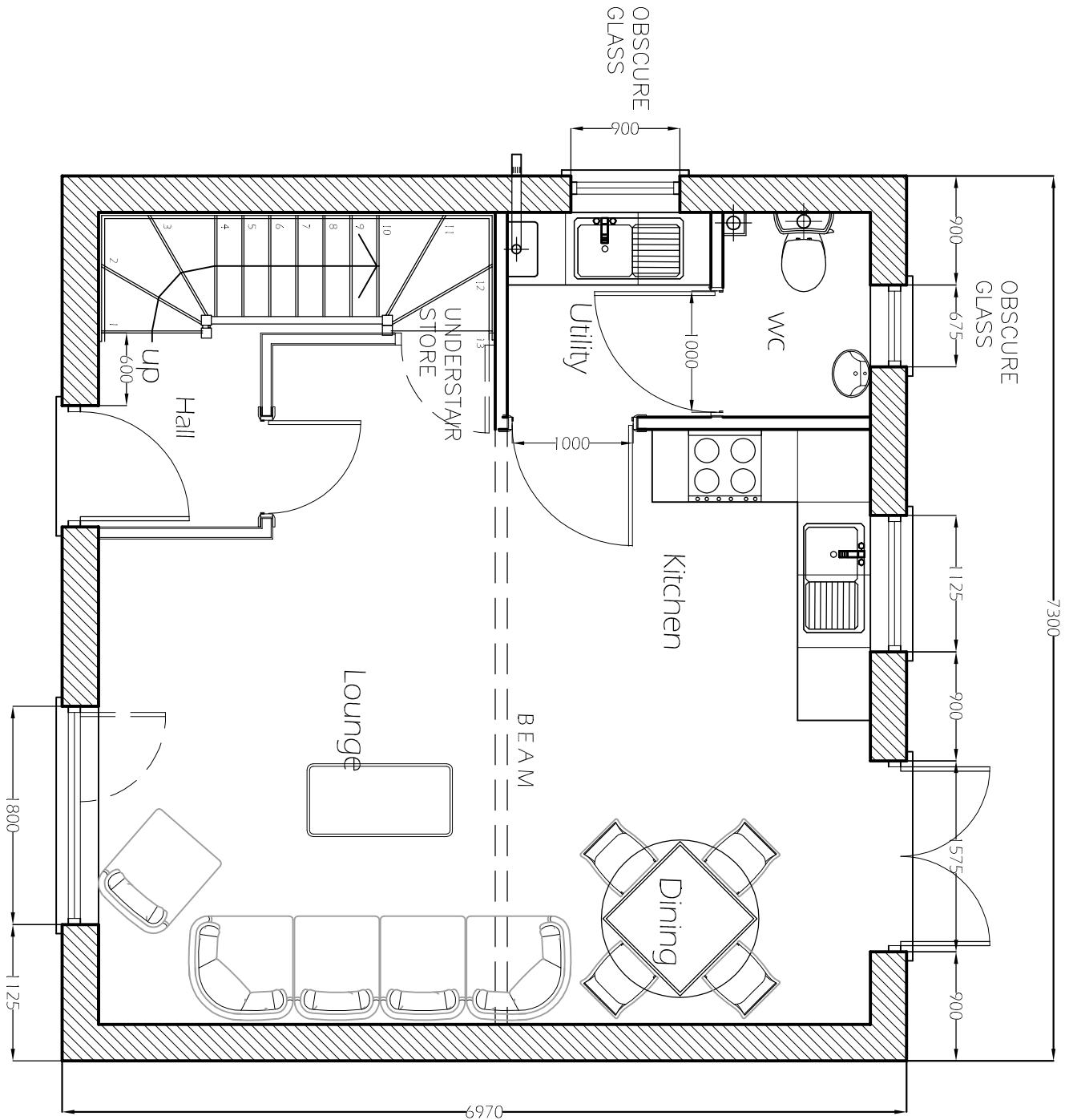
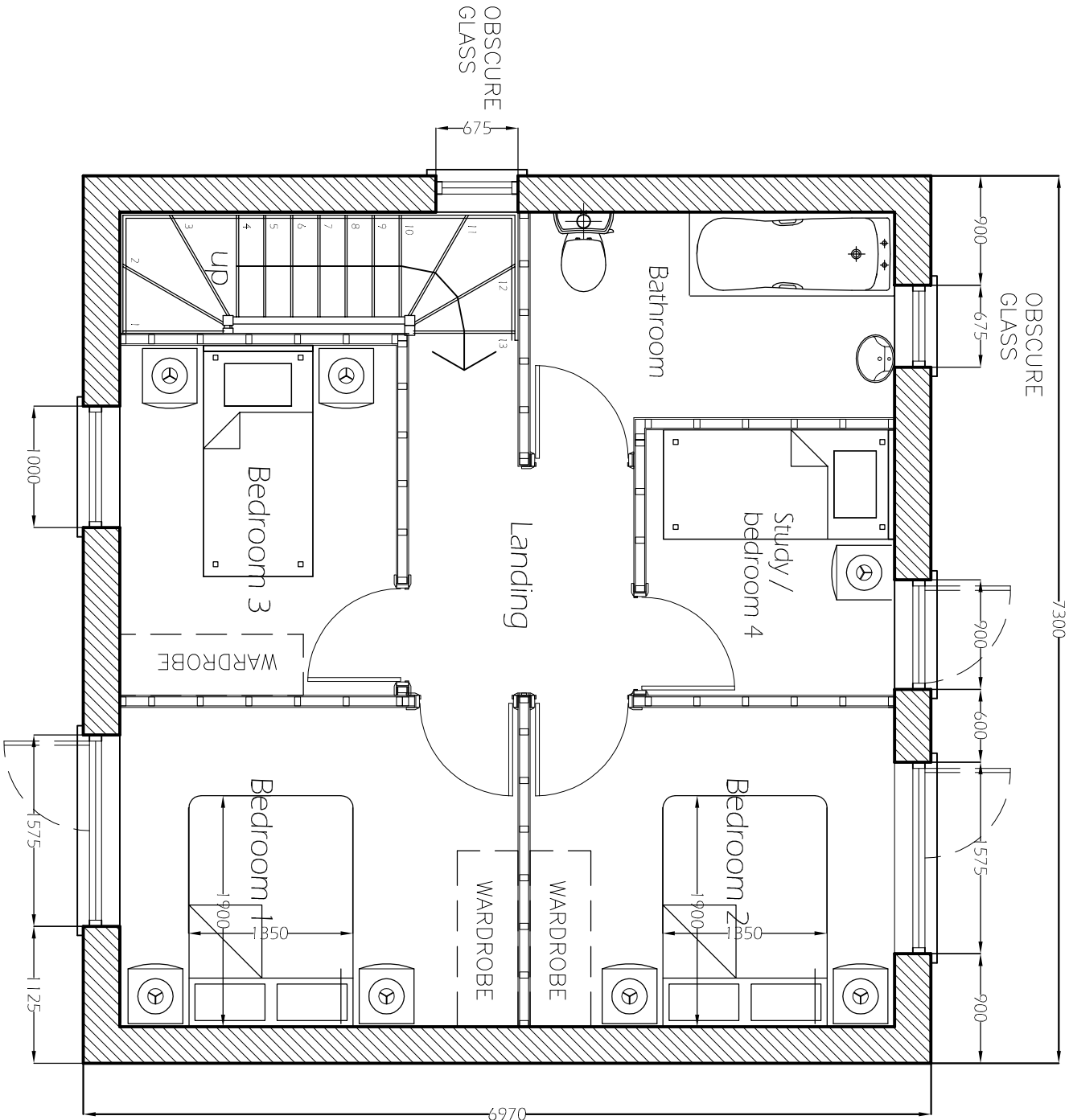




BOUNDARY FENCE



Proposed ground floor plan @ 1:50



Proposed first floor plan @ 1:50

Access Statement:

The main road link serving the site and the Sand fields estate is the A4241 which 200m away. This road has excellent links to the adjacent main arterial road that runs across South Wales - the M4

The nearest bus stop is 75m away on Victoria Road

Sandfields Primary School is 500m away to the north with Sandfields comprehensive school being 2.25km to the North West.

The nearest convenience store is just 15m away across Addison Place.

The nearest train station is Port Talbot is 1.75km away to the North east of the site, again this is main transport link connecting the site to Swansea to the north west and bridgend and Cardiff to the south east.

We have shown bicycle storage on the proposed site plan at the rear of the rear of the property.

The proposed footprint of the dwelling will either to sit along or behind the building lines of the adjacent streets of both Addison Road and Addison Place.

The 2no off street parking spaces identified on the site plan will both be wheelchair accessible in accordance with the NPTCBC's Parking Standards SPG.

The proposals identify a electric vehicle charging point on the side elevation.

Client Mr and Mrs P. Das Project Dwelling on land adjacent to 9 Addison Road, Sandfields, Port Talbot, SA12 6HJ	Date: September 2024. Scale: 1:50 - A2 Job No: 3235 Drawing No: 01B	Revised: A B C Date: 30/09/2024 08/11/2024 Comments: Based on planning comments from local planning authority dated 10th October 2024. Changes indicated by red lines to original scheme.	
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