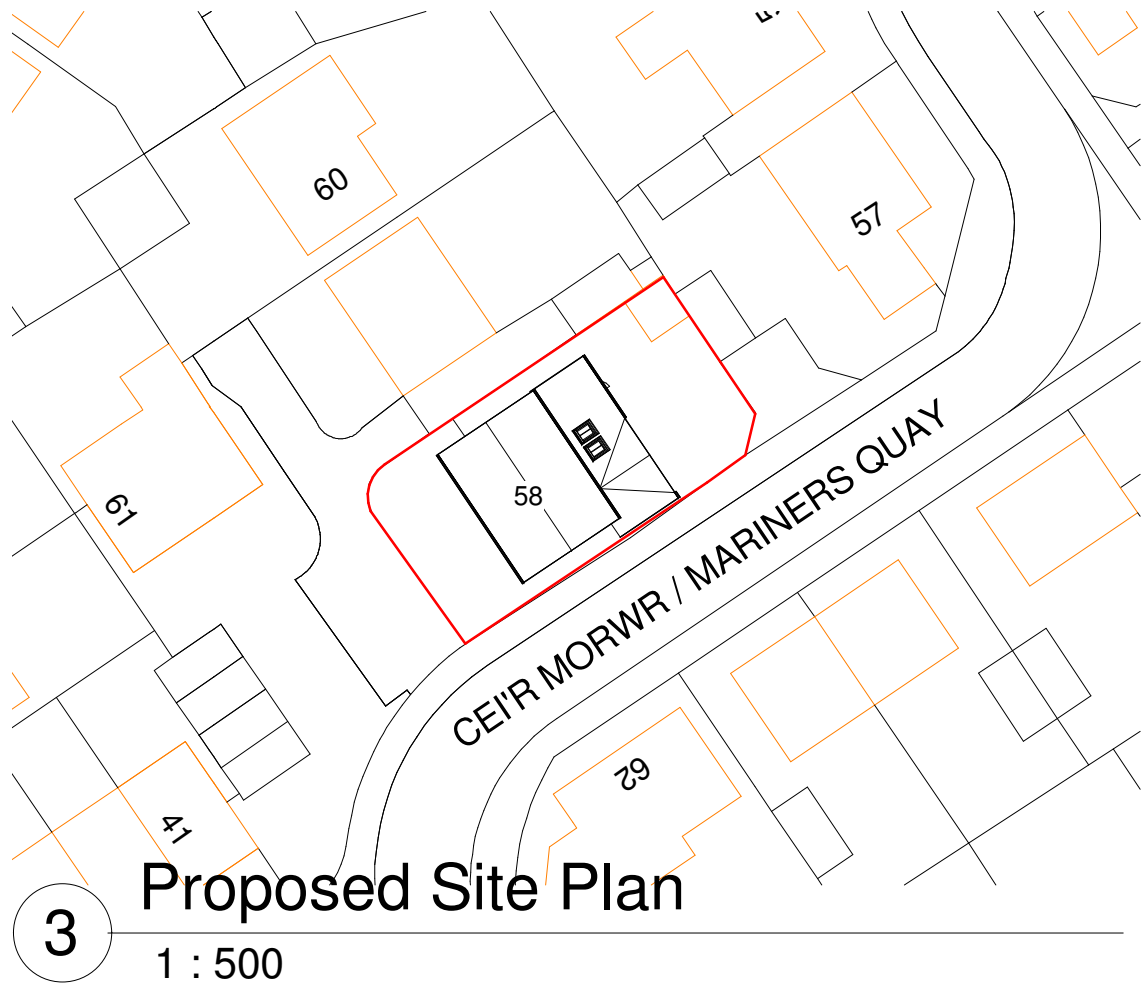


DRAWING STATUS

Planning

PROJECT

58 Mariners Quay - Rear Extension

TITLE

Location & Site Plans

CLIENT

Mr R Doig

DRAWN BY
Gareth Owen

DATE
28.10.25

SCALE (@A3)
As indicated

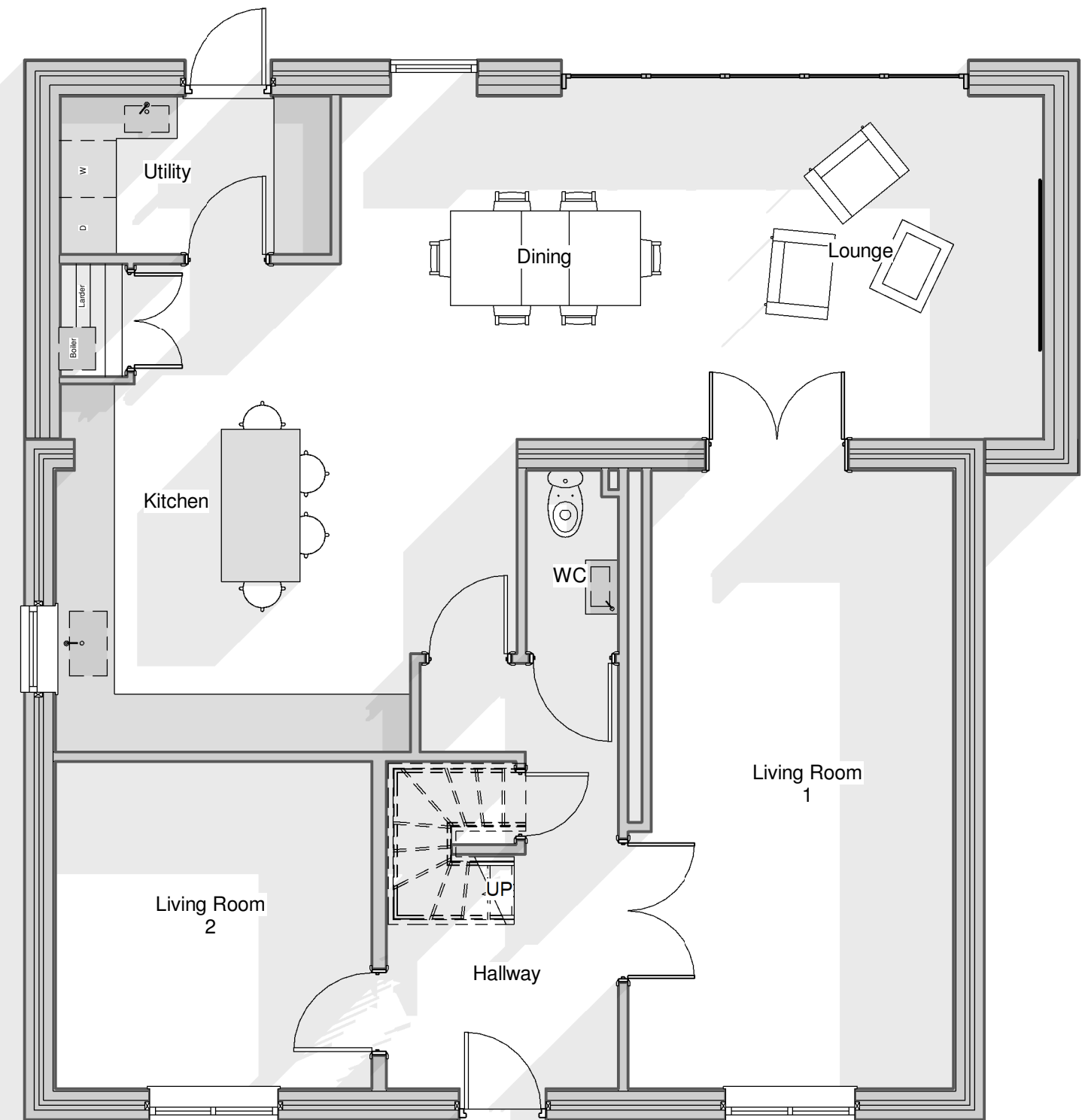
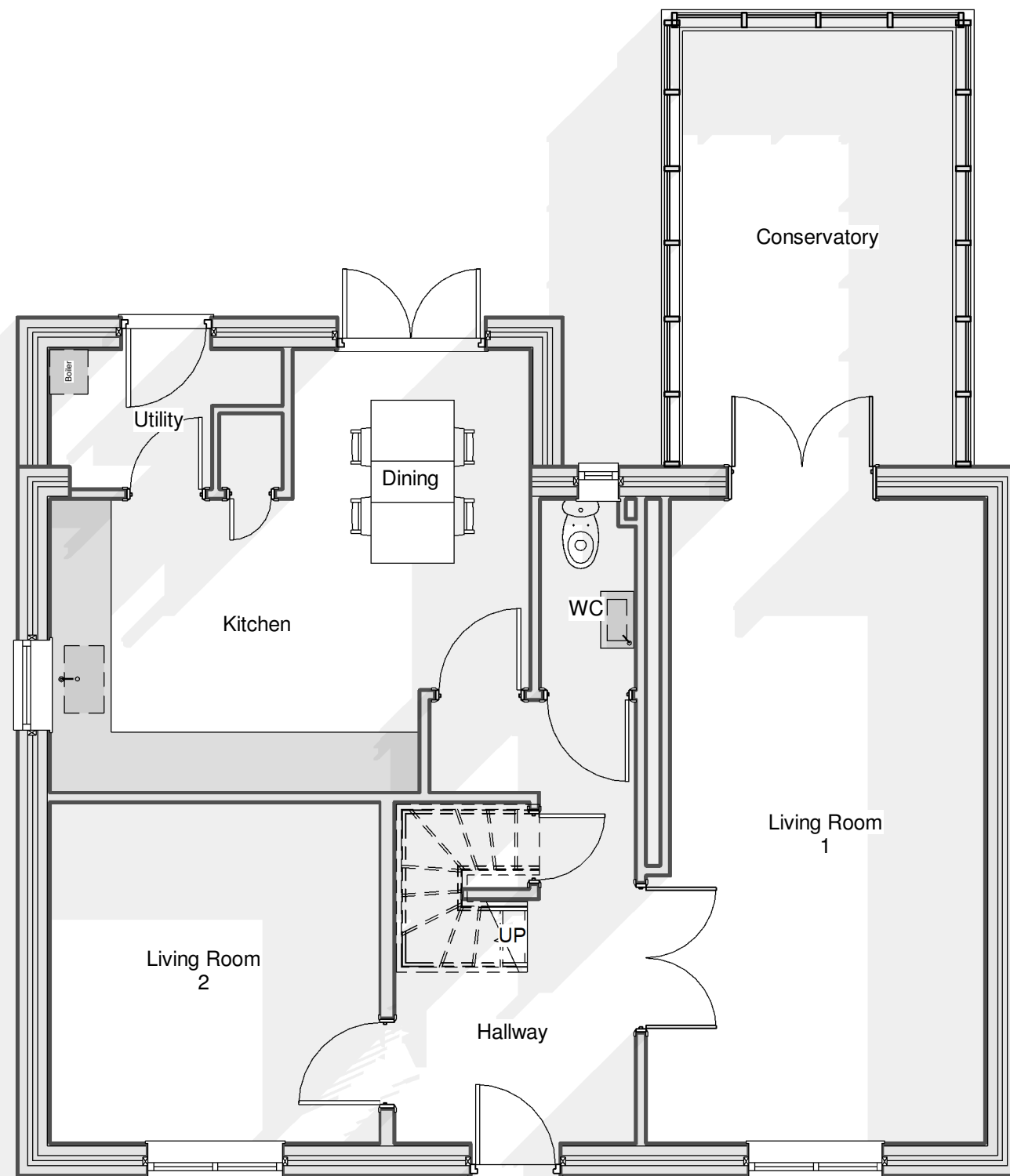
PROJECT NO.
GOCD RD01

DRAWING NO.
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GO CONCEPT DESIGNS, 73 MARINERS QUAY,
PORT TALBOT, SA12 6AN

gareth@goconceptdesigns.co.uk



DRAWING STATUS								
Planning								
PROJECT								
58 Mariners Quay - Rear Extension								
TITLE								
Floor Plans								
CLIENT		DRAWN BY	DATE	SCALE (@A3)	PROJECT NO.	DRAWING NO.	REV	GO CONCEPT DESIGNS, 73 MARINERS QUAY PORT TALBOT, SA12 6AN gareth@goconceptdesigns.co.uk
Mr R Doig		Gareth Owen	28.10.25	1 : 60	GOCOD RD01	B001	A	



01 Existing Rear
1 : 100



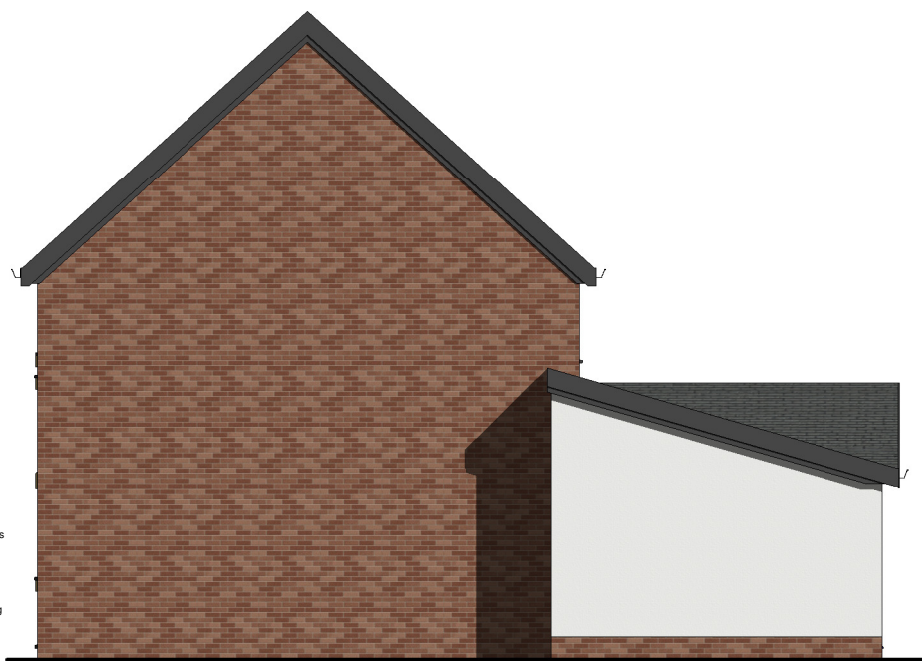
02 Existing Left
1 : 100



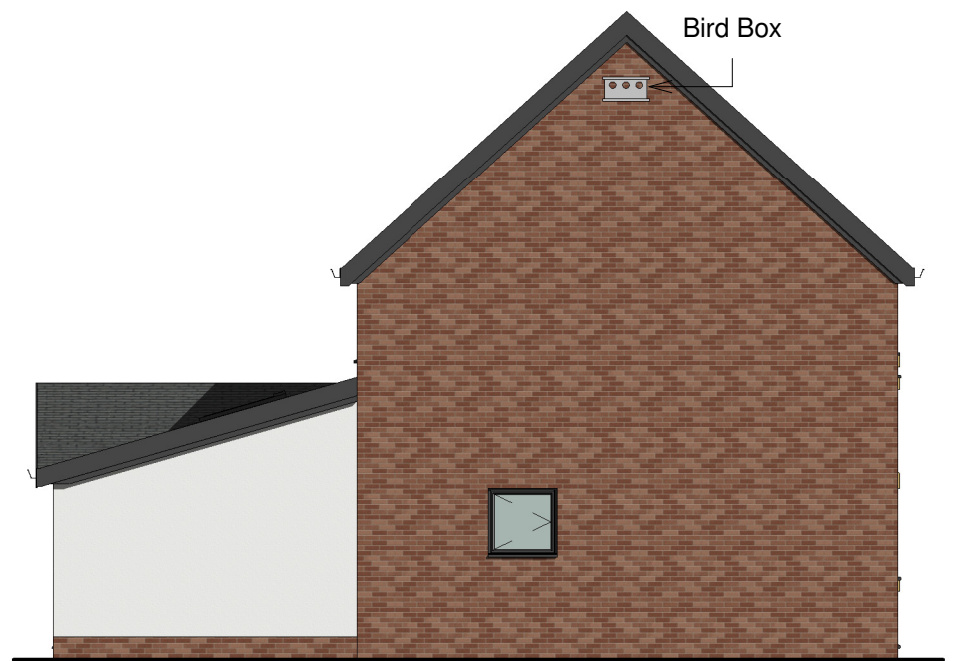
03 Existing Right
1 : 100



04 Proposed Rear
1 : 100



05 Proposed Left
1 : 100



06 Proposed Right
1 : 100



DRAWING STATUS								
Planning								
PROJECT								
58 Mariners Quay - Rear Extension								
TITLE								
Elevations								
CLIENT	DRAWN BY	DATE	SCALE (@A3)	PROJECT NO.	DRAWING NO.	REV	GO CONCEPT DESIGNS, 73 MARINERS QUAY, PORT TALBOT, SA12 6AN gareth@goconceptdesigns.co.uk	
Mr R Doig	Gareth Owen	28.10.25	1 : 100	GOCD RD01	B002	C		



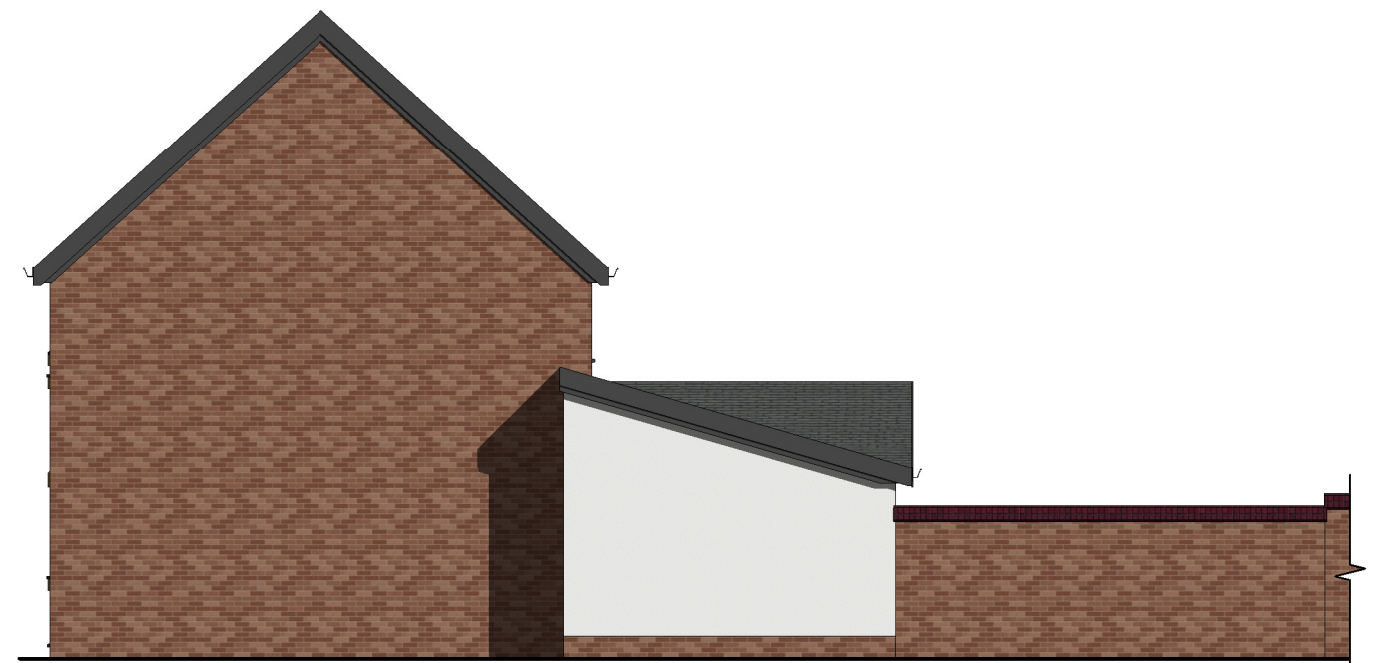
01 Existing Front
1 : 100



03 Existing Street Scene Left
1 : 100



02 Proposed Front
1 : 100



04 Proposed Street Scene Left
1 : 100



DRAWING STATUS								
Planning								
PROJECT								
58 Mariners Quay - Rear Extension								
TITLE								
Front Elevation & Street Scenes								
CLIENT	Mr R Doig	DRAWN BY	DATE	SCALE (@A3)	PROJECT NO.	DRAWING NO.	REV	GO CONCEPT DESIGNS, 73 MARINERS QUAY PORT TALBOT, SA12 6AN
		Gareth Owen	28.10.25	1 : 100	GOCD RD01	B003	C	gareth@goconceptdesigns.co.uk

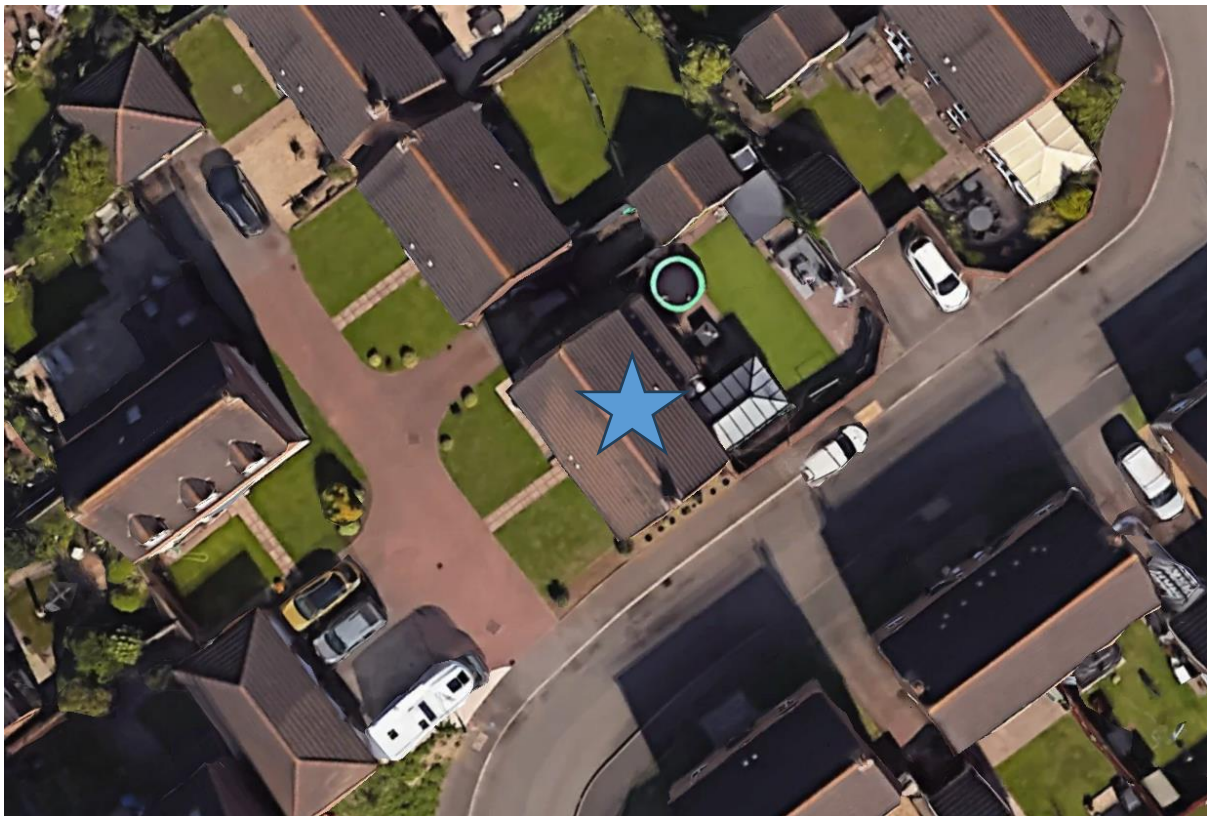
Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 58 Mariners Quay, Port Talbot, SA12 6AN

Proposed Development: Rear Single Storey Extension

Site description: Detached 2 storey property. Front and rear garden areas. Front garden contains a small hard landscaped path area with artificial grass. The rear garden consists of an artificial grassed area and patio area.



Surrounding Area description: Application site is located in a frontage of similar properties, with similar properties in the surroundings rear.

Development Impacts:

The proposed extension is to be constructed at the rear of the existing property. No trees or are impacted and no soft landscaping is proposed to be changed. No external lighting is proposed, and therefore no impacts beyond the limited localised issues within the garden which are already hard landscaped.

Biodiversity Enhancements Proposed

Bird box to be installed on the right elevation of the existing dwelling near ridge level.

Conclusion.

It is considered that subject to the above, that the proposed development would maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by the addition of a bird box near ridge level. Thus ensuring that any adverse environmental effects are compensated for.

A handwritten signature in black ink, consisting of a large capital 'G' followed by a cursive 'Owen' and a small dot at the end.

Gareth Owen

GO Concept Designs Ltd

August 2025