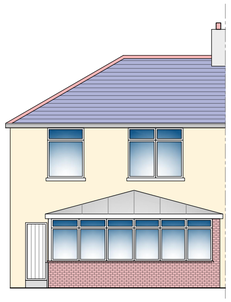
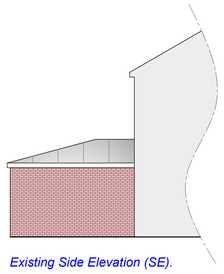
Existing Front Elevation (NE).

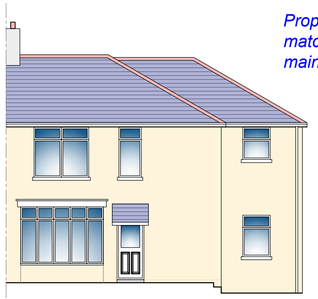
Existing Side Elevation (NW).



Existing Rear Elevation (SW).

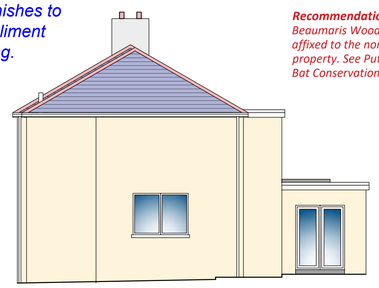


Existing Side Elevation (SE).



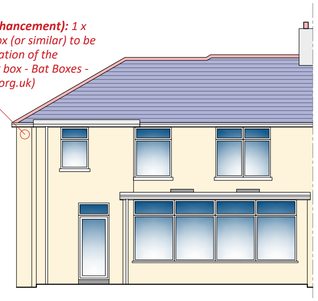
Proposed Front Elevation (NE).

Proposed finishes to match/compliment main dwelling.



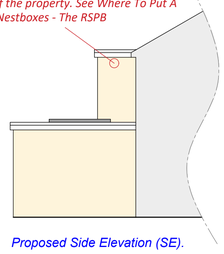
Proposed Side Elevation (NW).

Recommendation 1 (Bat Enhancement): *1 x Beaumaris Woodstone bat box (or similar) to be affixed to the north-east elevation of the property. See Putting up your box - Bat Boxes - Bat Conservation Trust (bats.org.uk)*

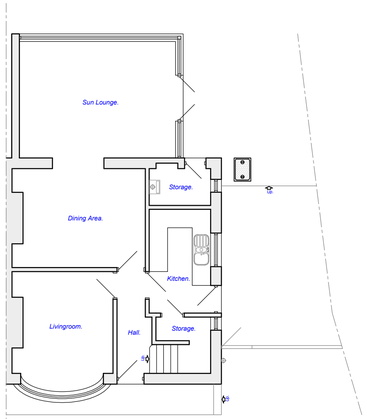


Proposed Rear Elevation (SW).

Recommendation 2 (Bird Enhancement): *1 x Sparrow terrace to be affixed to the north-west elevation of the property. See Where To Put A Bird Box | Nestboxes - The RSPB*



Proposed Side Elevation (SE).



Existing Ground Floor Plan.

Existing First Floor Plan.

Ecological enhancement suggestions;

Recommendation 1 (Bat Enhancement): *1 x Beaumaris Woodstone bat box (or similar) to be affixed to the north-east elevation of the property. See Putting up your box - Bat Boxes - Bat Conservation Trust (bats.org.uk)*

Recommendation 2 (Bird Enhancement): *1 x Sparrow terrace to be affixed to the north-west elevation of the property. See Where To Put A Bird Box | Nestboxes - The RSPB*

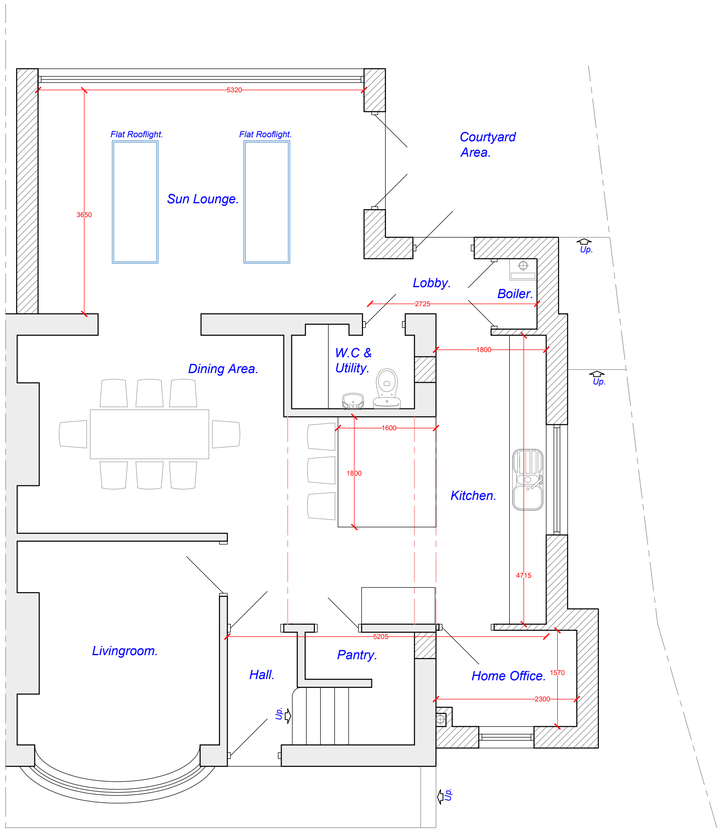
Recommendation 3 (Broadscale Enhancement): *Greater ecological benefit could be delivered by planting up any gardens with wildlife friendly flowers/plants and retaining any mature trees.*

Green Infrastructure Statement
Planning Policy Wales (PPW) requires that the statement to demonstrate how green infrastructure has been incorporated into the proposal should be proportionate to the scale and nature of the proposed development. Policy 9 of Future Wales requires development to provide some biodiversity enhancement.
To that end, the proposed development shall include the biodiversity enhancement measures noted in red on the plan/elevations.

The existing boundaries of the application site are defined by a mixture of residential fences/walls with mixed shrub/hedge species to the rear garden area. Any shrubs/trees and hedgerows within the ownership are away from the development proposal area & shall be retained and maintained in accordance with good working practice. The use of appropriate tree and root protection shall where necessary ensure that the well being and longevity of the on-site trees and hedgerows is safeguarded.

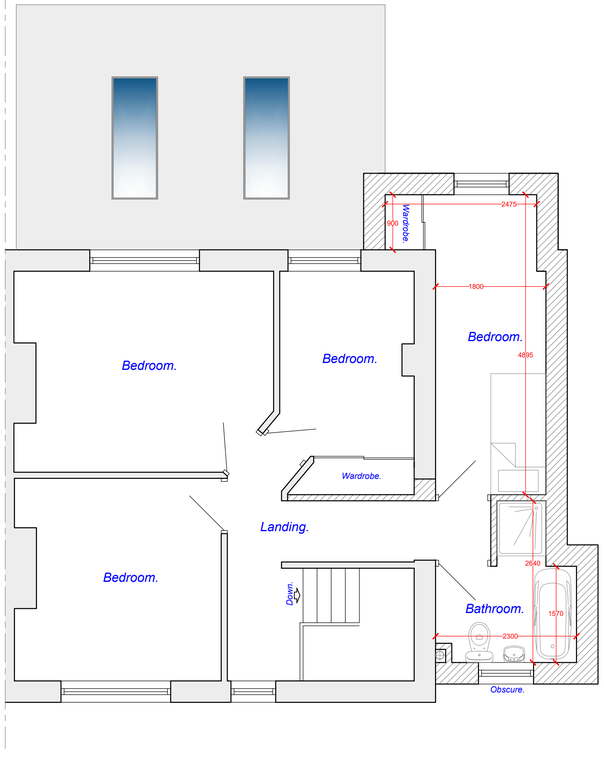
The retention of any boundary shrubs/trees and hedgerows shall ensure that network connectivity and a valuable resource and resting/breeding/foraging habitat for hedgehogs, small mammals and possibly reptiles is maintained. No lighting shall be provided in the vicinity of the site boundaries to avoid disturbance to nocturnal animals.

The property is not within or adjacent to any sites which are designated for their ecological significance.
The application fully recognises the principle that development must result in a net biodiversity benefit.



Proposed Ground Floor Plan.

0 1 2 3 4 5

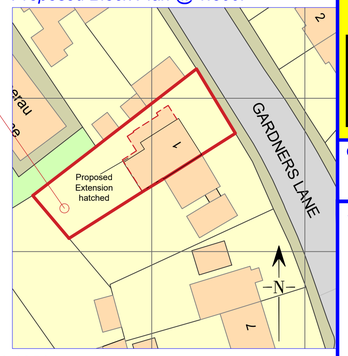


Proposed First Floor Plan.

0 1 2 3 4 5

Recommendation 3 (Broadscale Enhancement): *Greater ecological benefit could be delivered by planting up any gardens with wildlife friendly flowers/plants and retaining any mature trees.*

Proposed Block Plan @ 1:500.



Existing & Proposed Location Plans @ 1:1250.

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY SAB APPLICATION PROCESS & PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE TO DEVELOPMENT AREAS (OVER 100M2). THESE PLANS HAVE NOT RECEIVED SAB APPROVAL.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE CDM REGULATIONS 2015. PLEASE CHECK YOUR DUTIES ON THE HSE WEBSITE OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES POSE AN ADDITIONAL FIRE RISK UNTIL THE PANELS ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT PLASTERBOARD & EXTERNAL CLADDING. CONTRACTORS / PRINCIPAL CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO THEIR WORKERS & TO OTHERS, INCLUDING NEIGHBOURING PROPERTIES, DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE FROM DEED PLANS/LAND REGISTRY DATA & NOT SCALED FROM THESE PLANS. THIS IS NOT A CONVEYANCING DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010 - Transfer of private sewer and lateral drainage to Welsh Water - Scheme proposals may be subject to Welsh Water agreements / legislation, It is the responsibility of the client/contractor to ensure Welsh Water are consulted prior to commencement of works.
Further information is available at www.dwrcymru.com or mbsfaq@dwrcymru.com

Plans have not received Building Regulations consent & should not be used for construction purposes.

REV	DESCRIPTION	DATE
D		
C		
B		
A	Planning.	25.3.26

DR Design

Architectural Services

Davies Richards Design Ltd.

[redacted]

CLIENT :
Mr. & Mrs. Thomas.

JOB TITLE :
Proposed extension at;
1 Gardners Lane,
Neath,
SA11 2AA.

DRAWING TITLE :
Existing & Proposed Plans & Elevations.

DRAWING STATUS :
Planning.

Original paper size - A1

SCALE : *1:50, 1:100 & as shown.*

DRAWN BY : *G.R.R.* DATE : *March '26.*

PLAN No *2085-01* REVISION *A*

DO NOT USE FOR CONVEYANCING PURPOSES