

Y Pwyllgor Cynllunio / Planning Committee

01/04/2021

Rhanbarth Y De / Area South

Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Cyngor **Sir Gâr**
Carmarthenshire
County Council



**Ceisiadau yr argymhellir
eu bod yn cael eu
cymeradwyo**

**Applications
recommended for
approval**

PL/01105

Zoe M James

Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

Cyngor **Sir Gâr**
Carmarthenshire
County Council



PL/01105

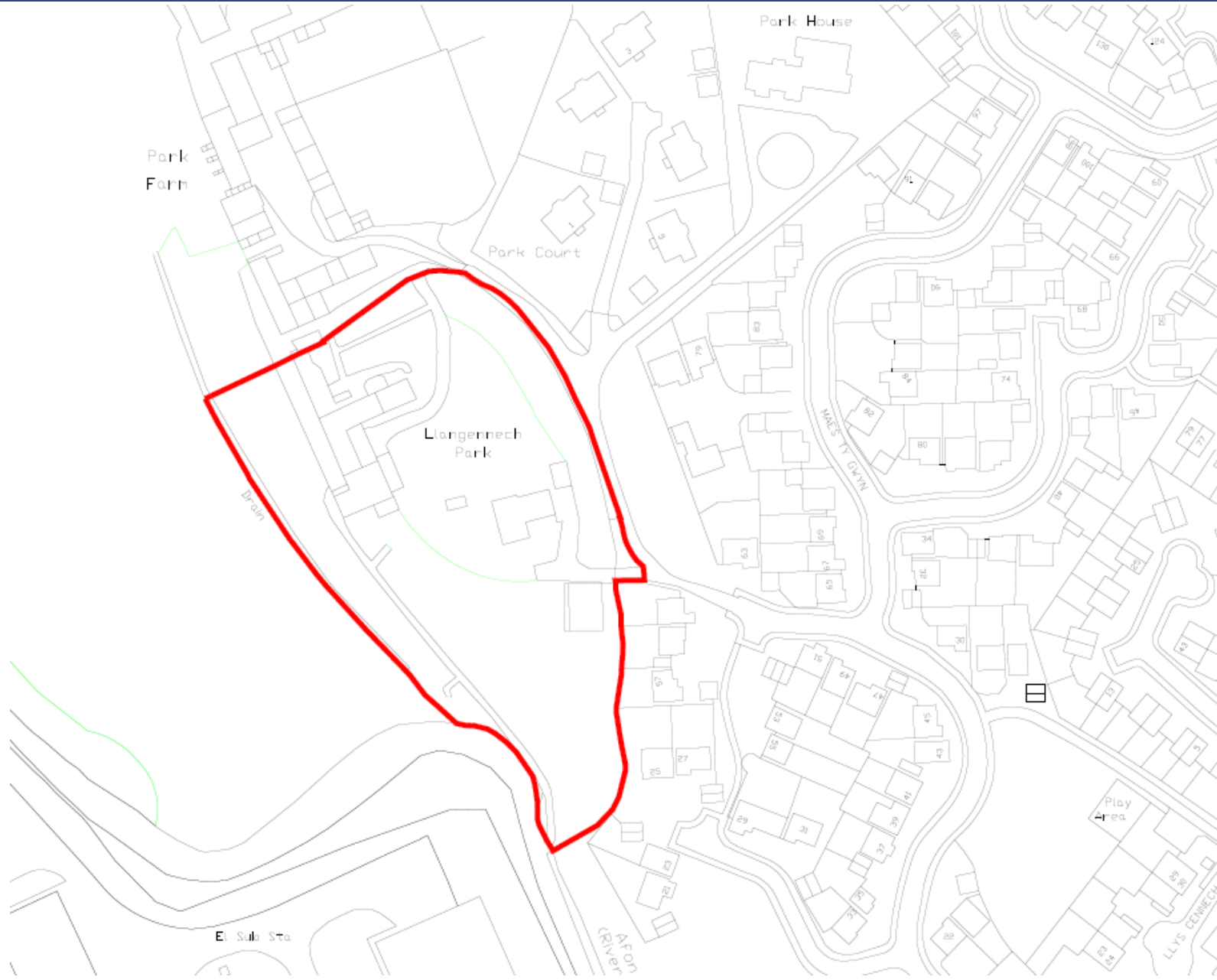


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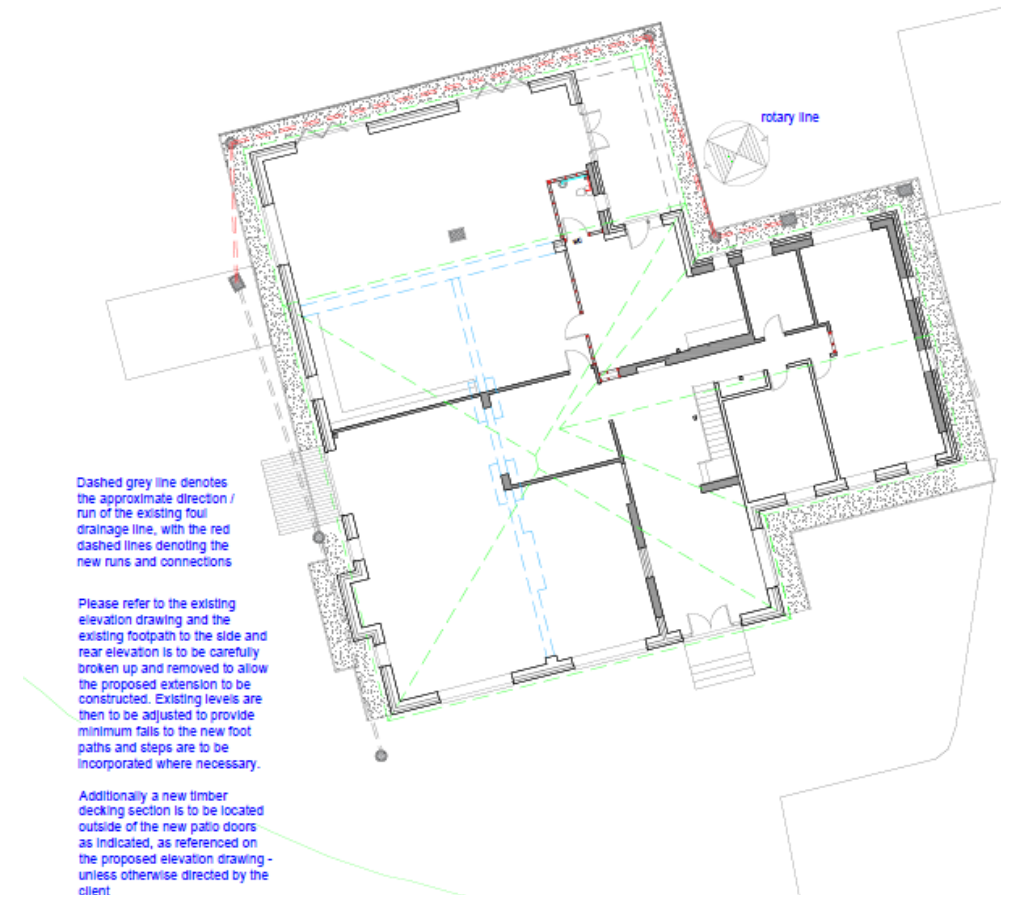




Existing Site Plan

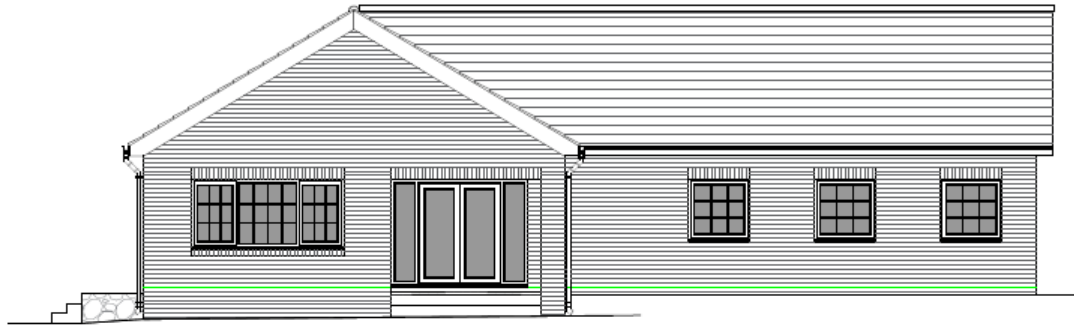


Proposed Site Plan





existing ground floor plan



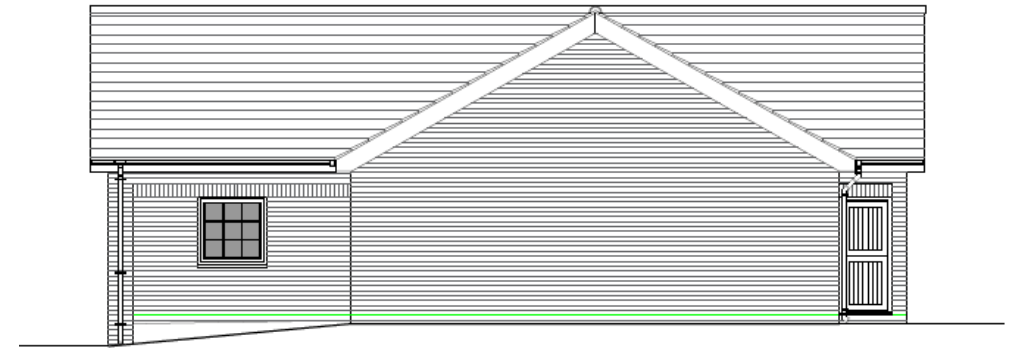
existing front elevation



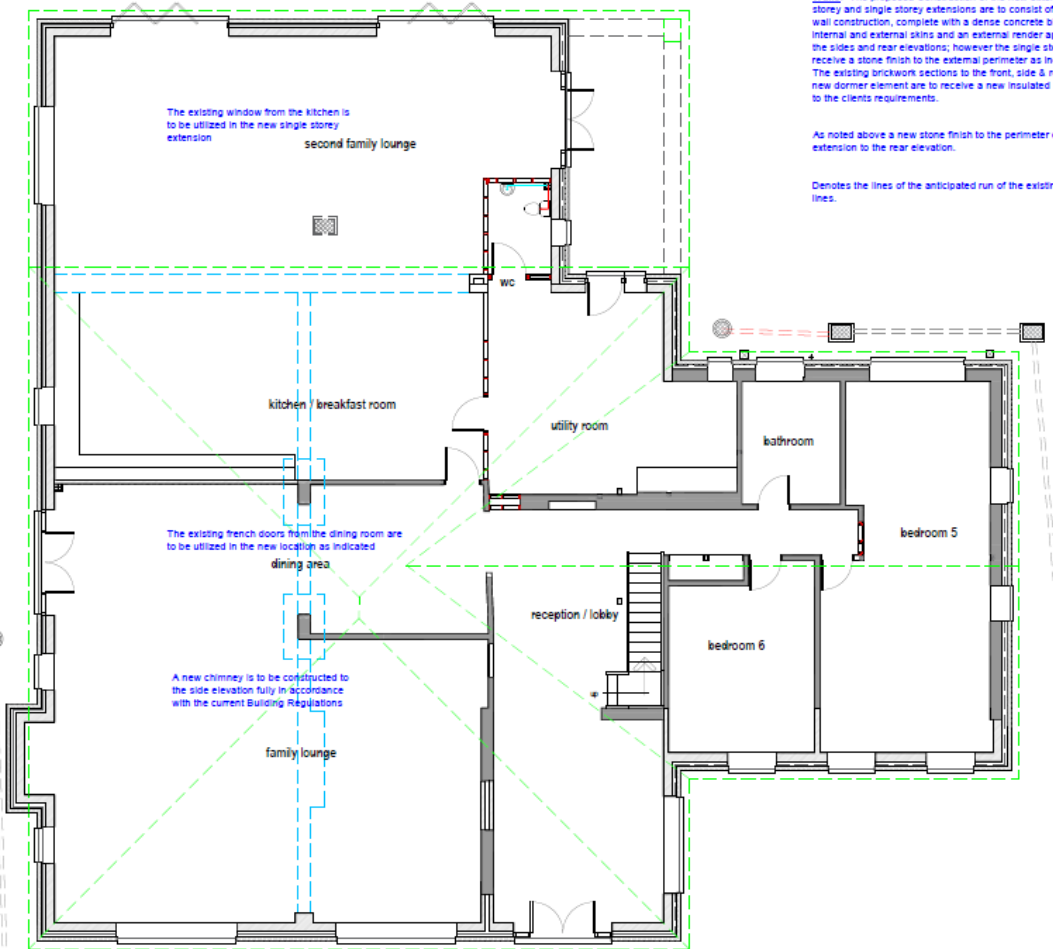
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existing side elevation



existing side elevation

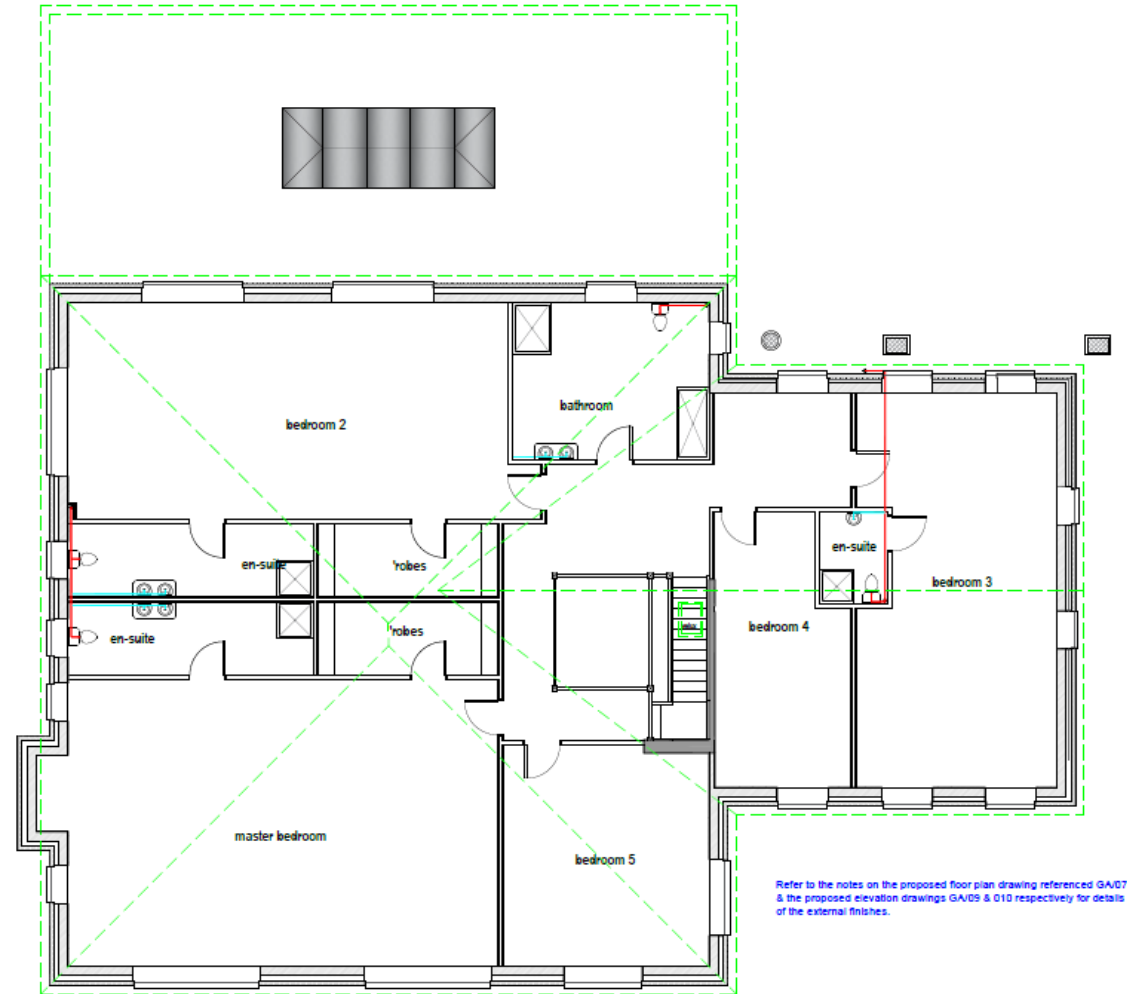


proposed ground floor plan

Walls: - The proposed construction of the new extensions, both the two storey and single storey extensions are to consist of a traditional cavity wall construction, complete with a dense concrete block to both the internal and external skins and an external render application finish to the sides and rear elevations; however the single storey extension is to receive a stone finish to the external perimeter as indicated. The existing brickwork sections to the front, side & rear elevations of the new dormer element are to receive a new insulated render application all to the clients requirements.

As noted above a new stone finish to the perimeter of the single storey extension to the rear elevation.

Denotes the lines of the anticipated run of the existing foul drainage lines.



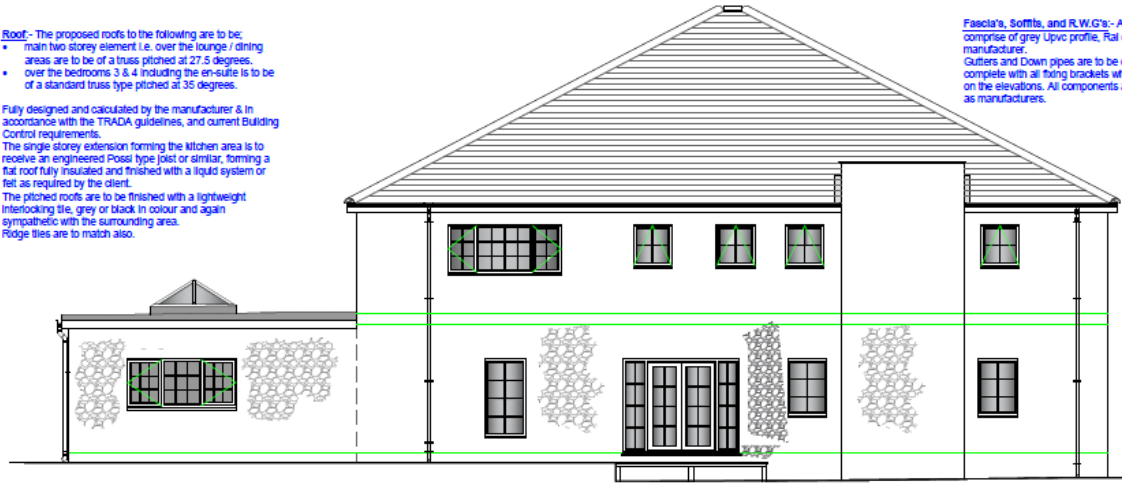
proposed first floor plan

PL/01105

- Roof** - The proposed roofs to the following are to be:
- main two storey element i.e. over the lounge / dining areas are to be of a truss pitched at 27.5 degrees,
 - over the bedrooms 3 & 4 including the en-suite is to be of a standard truss type pitched at 35 degrees.

Fully designed and calculated by the manufacturer & in accordance with the TRADA guidelines, and current Building Control requirements.
The single storey extension forming the kitchen area is to receive an engineered Posi type joist or similar, forming a flat roof fully insulated and finished with a liquid system or felt as required by the client.
The pitched roofs are to be finished with a lightweight interlocking tile, grey or black in colour and again sympathetic with the surrounding area.
Ridge tiles are to match also.

Fascia's, Soffits, and R.W.G's - All comprise of grey Upvc profile, Ral co manufacturer.
Gutters and Down pipes are to be of complete with all fixing brackets who on the elevations. All components are as manufacturers.



proposed side elevation

Walls - The proposed Construction of the new extensions, both two storey and single storey are to consist of a cavity wall construction, complete with a dense concrete block internal skin and an external skin consisting of a Blue Pennant dressed stone finish to the perimeter as indicated.
Where the existing facing brick elements are to be retained, they are also to receive a Blue Pennant stone finish.

A new chimney is to be constructed to the side elevation fully in accordance with the current Building Regulations, complete with all lead soakers and flashing details.



proposed rear elevation

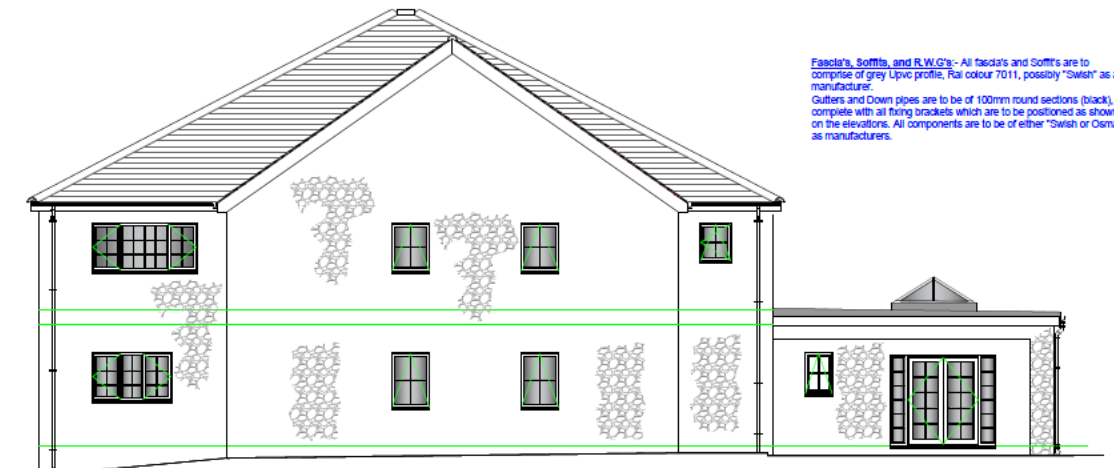
Roof -
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Ridge

Fascia's, Soffits, and R.W.G's - All fascia's and soffits are to comprise of grey Upvc profile, Ral colour 7011, possibly "Swish" as a manufacturer.
Gutters and Down pipes are to be of 100mm round sections (black), complete with all fixing brackets which are to be positioned as shown on the elevations. All components are to be of either "Swish or Osma" as manufacturers.



proposed front elevation



proposed side elevation

Walls - The proposed Construction of the new extensions, both two storey and single storey are to consist of a cavity wall construction, complete with a dense concrete block internal skin and an external skin consisting of a Blue Pennant dressed stone finish to the perimeter as indicated.
Where the existing facing brick elements are to be retained, they are also to receive a Blue Pennant stone finish.

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PL/01105



PL/01243

Robert Davies

Y Gwasanaethau Cynllyunio - Planning Services
Adran Yr Amgylchedd - Environment Department

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Carmarthenshire
County Council





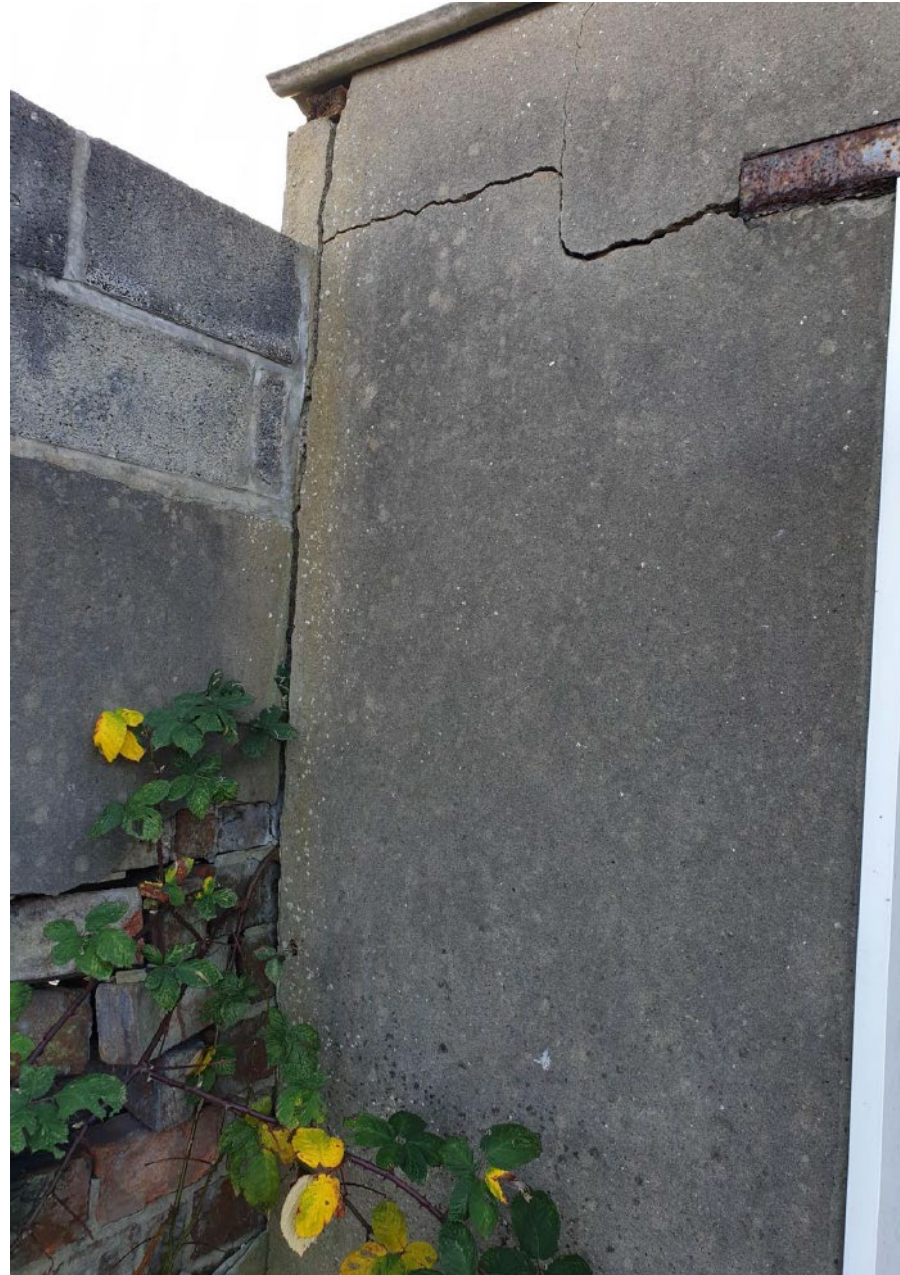


50 m
100 ft
1 : 2,500
251413.42, 200019.42

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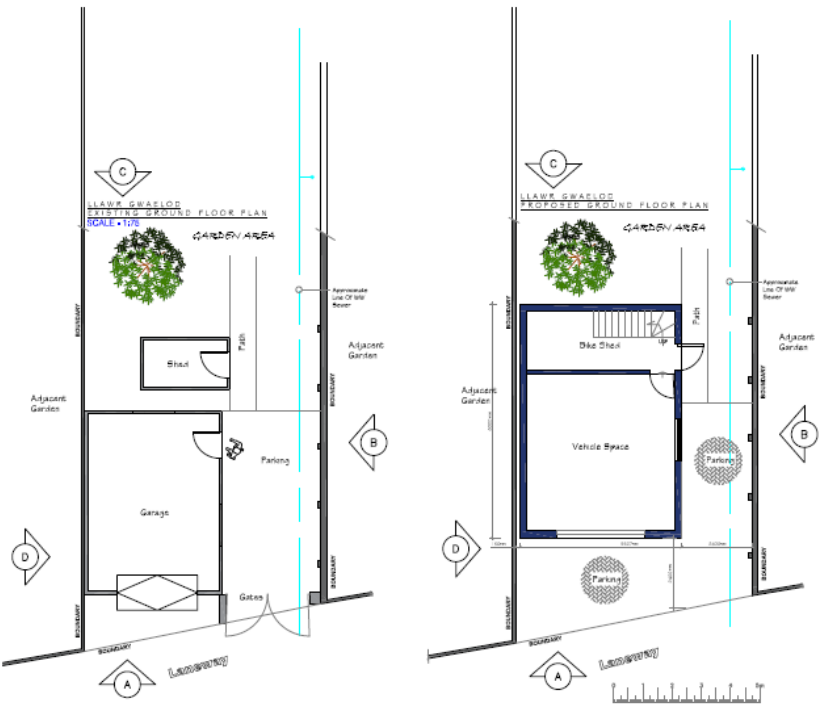
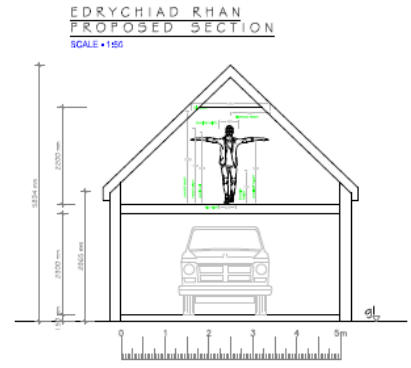


PL/01243



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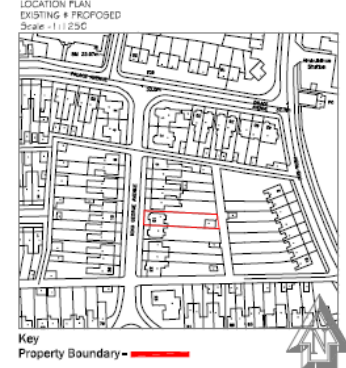




- Palet of Materials**
- Walls - Ex & Proposed - Smooth Render
 - Roof - Existing - Metal Profile Shedding
 - Proposed - Massiv Eternit - Concrete - Grey/black Colour
 - Windows - Ex & Proposed - uPVC - White Colour
 - Doors - Ex & Proposed - uPVC - White Colour
 - Rainwater Goods - Ex & Proposed - White Round Profile upvc
 - Facades - uPVC - White Colour
 - Boundary Treatments - Ex & Proposed - As Noted on site plan
 - Vehicle Access - Ex & Proposed - As Noted on site plan



Key
Property Boundary -



Key
Property Boundary -

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Site
15 King George Avenue, Llanelwedd,
Carmarthenshire.

Project
Replacement Rear Garage.
Client
Mr. & Mrs. Glemster

Drawing Title
FLOOR, ELEVATIONS, SITE & LOCATION

Date
10.2020
Drawn
IJ

Sheet No
KG-01

Date
Noted@A1
Checked
IJ

Checked
oC

Diolch | Thank you

sirgar.llyw.cymru

carmarthenshire.gov.wales

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