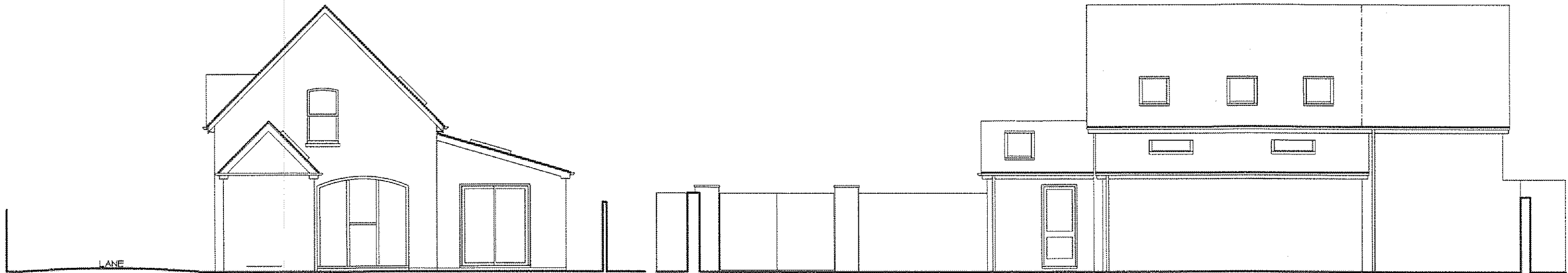


THE VALE OF
GLAMORGAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

| DEVELOPMENT CONTROL ISSUE | REVISIONS | A | B | | | |
|------------------------------|-----------|---|---|--|--|--|
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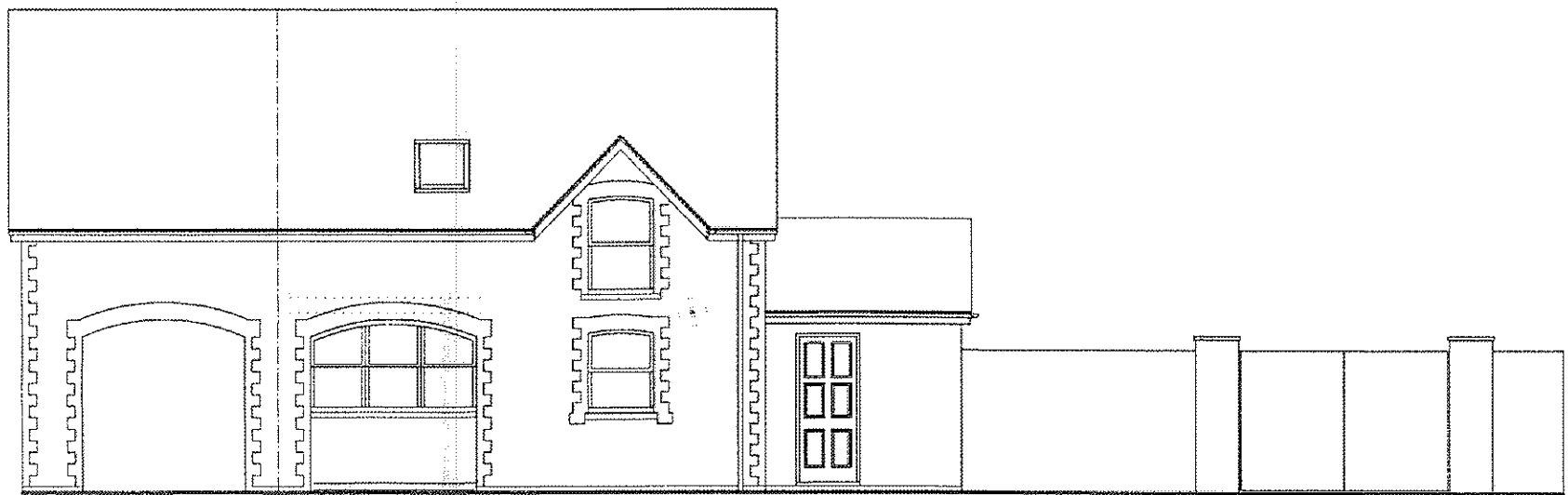


FIRST FLOOR

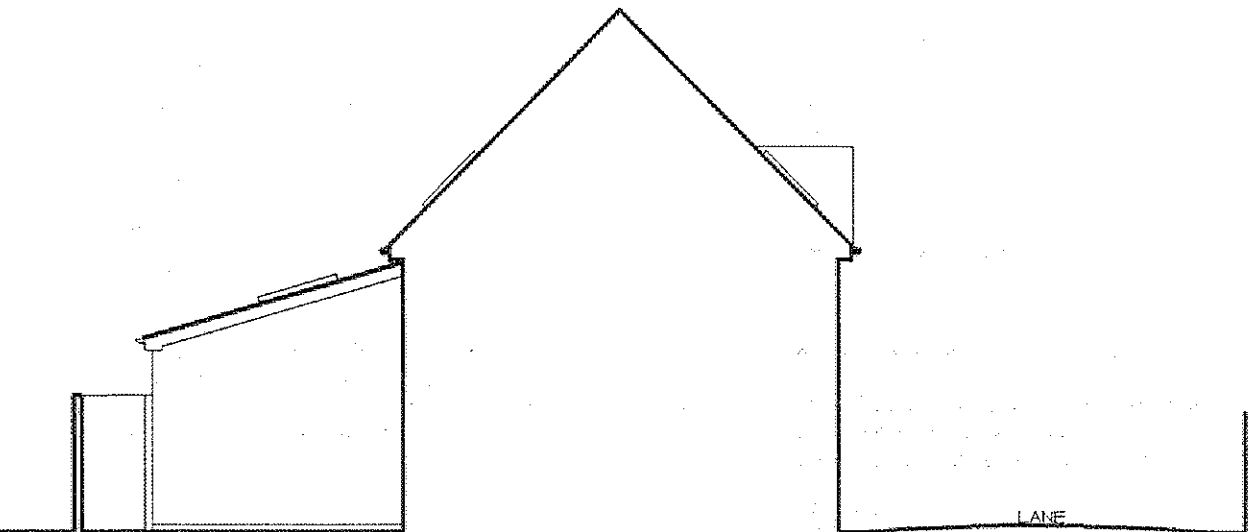


SIDE ELEVATION

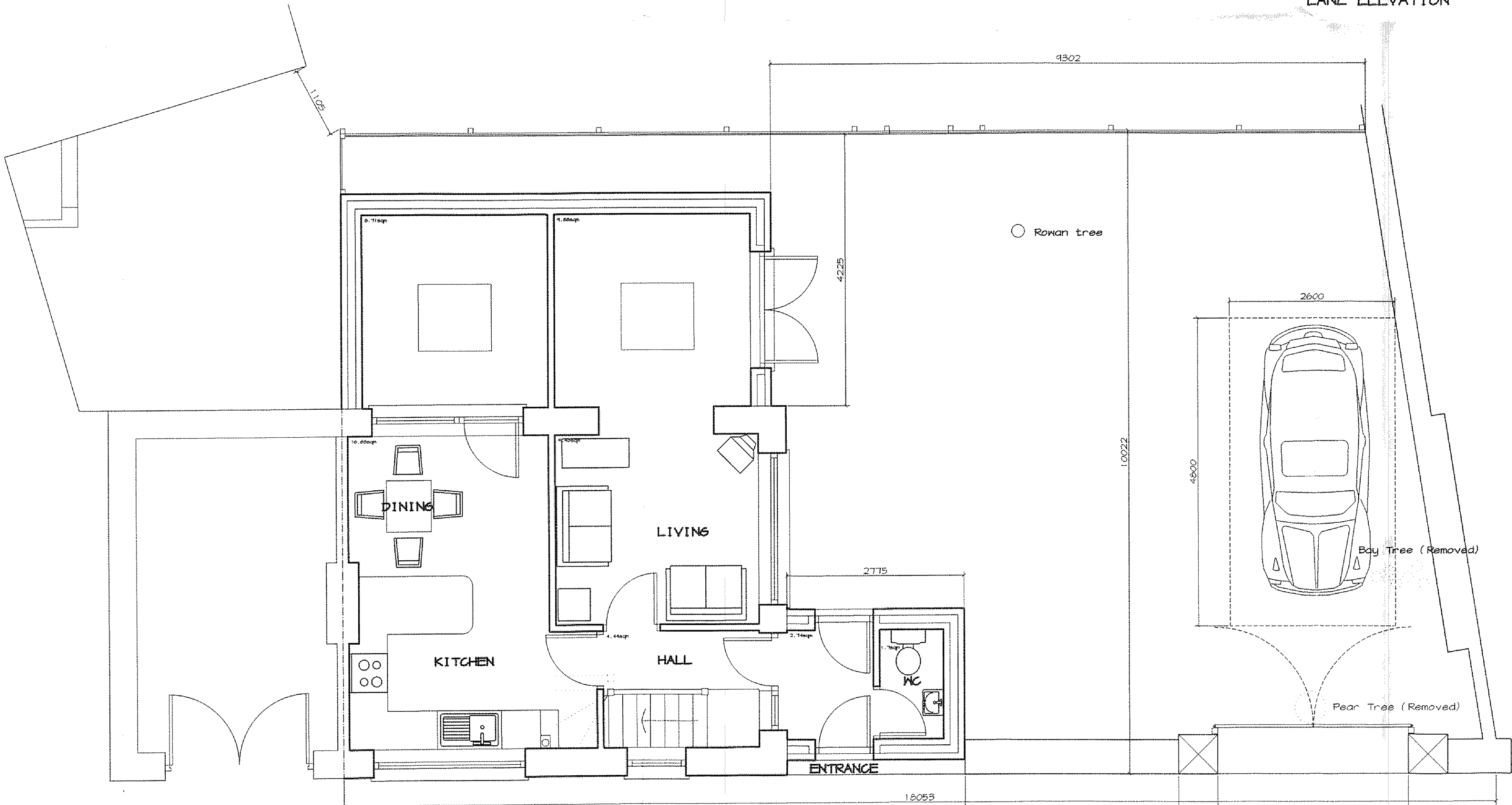
REAR ELEVATION



LANE ELEVATION



SIDE ELEVATION



GROUND FLOOR

Existing Coach House
Built in stone and render, with red brick detailing and a slate roof, has windows within the front and side elevations, orientated over Rectory Lane and its private courtyard. The main building, which has received a single storey rear timber greenhouse extension, is in a state of disrepair with roof damage in several places, windows boarded up and joinery in need of repair/replacement.
The accompanying structural engineer's report outlines the partial demolition and remedial work required.

Proposed Development
This application proposes to redevelop the dilapidated coach house to bring it back into beneficial use, creating a two bedroom residential unit with car parking, a repositioned boundary wall, modified access and an enclosed amenity area.
The proposed accommodation includes an entrance lobby & WC, hallway which leads into a living room area and kitchen dining area, at ground floor level.
At first floor level the landing leads to double & single bedrooms and a bathroom.
The redevelopment will look to retain as much of the original building as possible, rectifying any structural & cosmetic faults that have developed safeguarding its long term future.
The dilapidated chimney stack and rear single storey timber projection will be replaced with a slightly larger single storey extension.
To the side of the coach house a further single storey projection is proposed, which will serve as an entrance into the dwelling, also accommodating a WC.
To the side of the coach house the existing stone wall is to be retained with amended gated access with stone piers to match the original construction. 3000mm width gated vehicular access into the enclosed courtyard area which will provide private amenity space together with a car parking space.
The proposed amenity space is to be divided from main house by a 2000mm high boundary fence. (Amended access arrangements)

In terms of materials, it is proposed to retain the main areas of stone work to Rectory Lane, undertaking all necessary remedial work. With regards to the roof the existing configuration will be renewed in timber cladding the roof in composite slates to match the colour of the existing. The render to the side of the coach house will be removed and a new render finish applied once any necessary remedial work has been completed.
The proposed rear extension will be constructed from rendered blockwork with composite slate above, whilst the projection to the side will be faced in red facing brick, to match the original window detailing.
The windows and doors will be constructed from upvc, with upvc sash windows inserted to the lane elevation. Velux roof lights are proposed within the roof planes of both the coach house and the new extensions.

Amendment A
North Elevation ~ Entrance/WC Extension amended to accord with proposed plan layout drawings. Extension width 2775mm.
Amendment B
Lane Boundary wall amended access arrangements in stone construction to match existing.
Existing 3no. trees ~ rowan tree to be retained (pear & bay) to be removed.
Window to single bedroom to be fixed light obscure glazing to lower casement light. Additional roof window to single bedroom.

Do not scale off this drawing.
Architect to be notified of any discrepancies in figured dimensions.
All dimensions indicated in millimetres

| | | | |
|---|------------------|--|---------------------------|
| ARCHITECT: DAVID A COURTNEY 17, FLASSEY STREET, PENARTH, CF64 1EL TEL: 029 2071 1000 | | PROJECT: COACH HOUSE, 1 RECTORY ROAD, PENARTH, VALE OF GLAMORGAN. | |
| DRAWING DESCRIPTION PROPOSED ~ PLANS & ELEVATIONS | | CLIENT: Mr & Mrs Stradling/Ms Alexander 1 Rectory Road, Penarth, Vale of Glamorgan, CF64 3AN. | |
| SCALE 1:50 1:100 | DATE 27.03.15 | DRAWN DAC | DRAWING NO. 540/DC/02B |
| | | REV | |