THE VALE OF GLAMORGAN COUNCIL

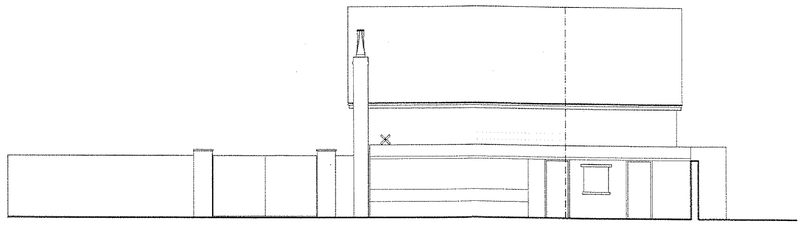
TOWN AND COUNTRY PLANNING ACT 1990

APPROVED

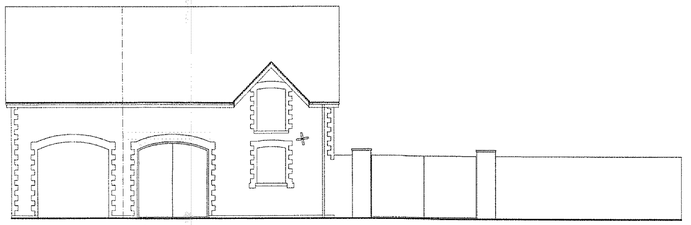
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

DEVELOPMENT CONTROL ISSUE	REVISIONS	A	B			

SIDE ELEVATION

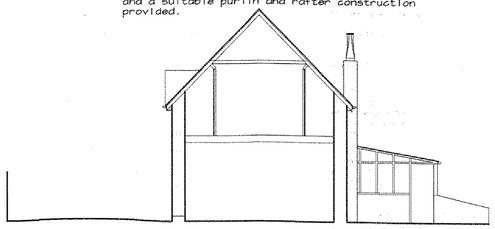


REAR ELEVATION

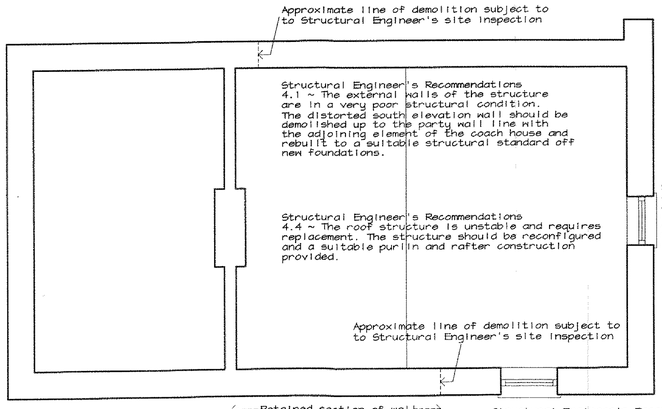


LANE ELEVATION

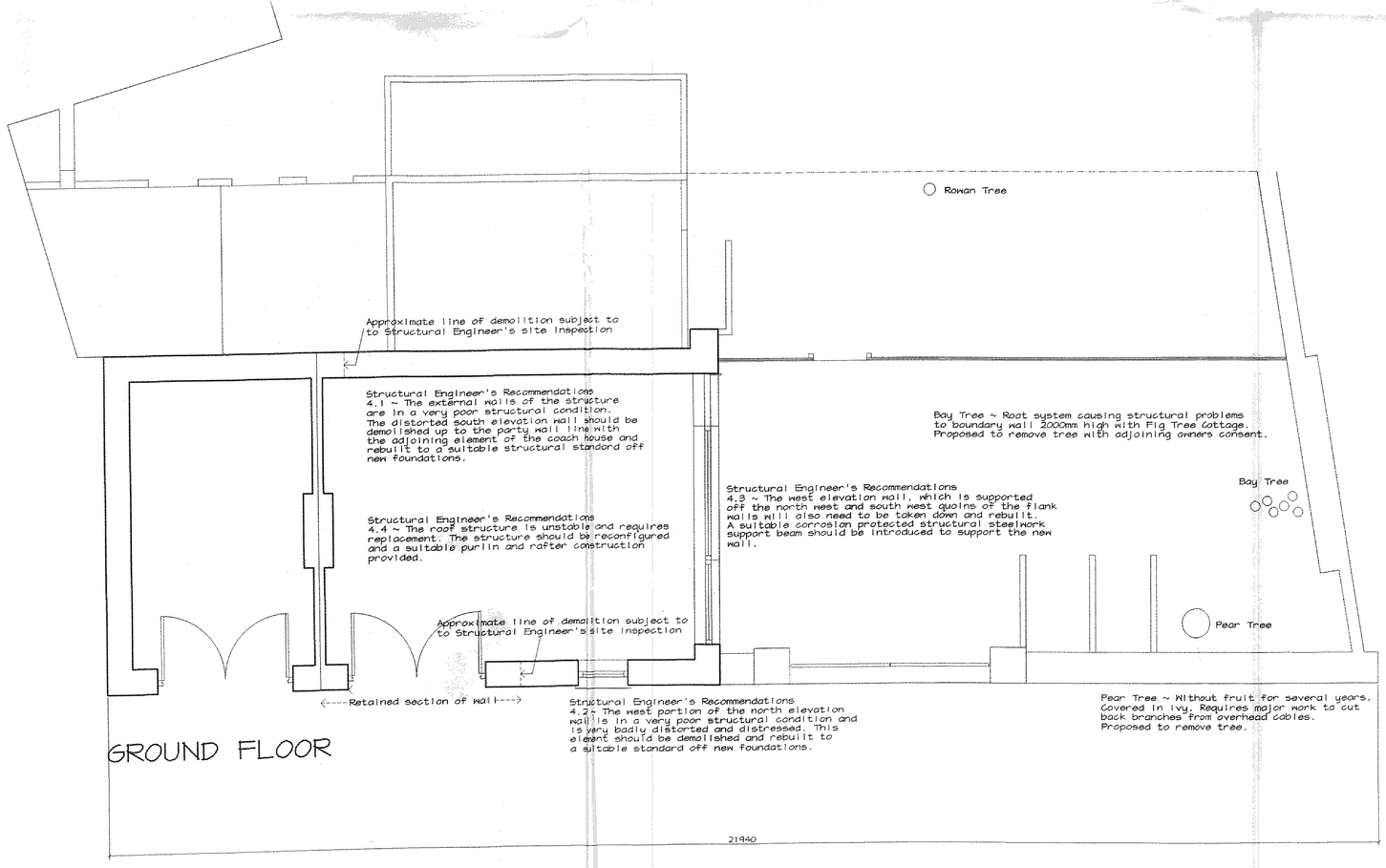
Structural Engineer's Recommendations
4.4 ~ The roof structure is unstable and requires replacement. The structure should be reconfigured and a suitable purlin and rafter construction provided.



SECTION



FIRST FLOOR



GROUND FLOOR

15/00206/CAC

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 to the side. 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 demolished and replaced with a new blockwork and rendered wall and gates, up to 2000mm in height, which provides vehicular access into the enlosed courtyard area which will provide private amenity space together with a car parking space.
The replacement wall is to be splayed away from Rectory Lane allowing an additional off road (lay-by) car parking space to be provided. The proposed amenity space is to be divided from the main house by a 2000mm boundary fence.

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
Structural Engineer's Recommendations Section 4.1 - 4.4 which indicates the actual extent of the proposed demolition works, subject to Structural Engineer's further site inspection during demolition operations.

VALE OF GLAMORGAN COUNCIL
AMENDED PLANS
RECEIVED
Date 30 MAR 2015
RECEIVED

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, PLASSEY STREET, PENARTH, CF64 1EJ. TEL. 029 2071 1000	PROJECT COACH HOUSE, 1 RECTORY ROAD, PENARTH, VALE OF GLAMORGAN.
DRAWING DESCRIPTION EXISTING PLANS ELEVATIONS & SECTION	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/01B / REV