

PLANNING APPLICATION

PROPOSED ALTERATIONS TO WESTRA COTTAGE
DINAS POWYS CF64 4HA

SEPTEMBER 2016



▲
N
AERIAL IMAGE OF WESTRA COTTAGE

LOCATION

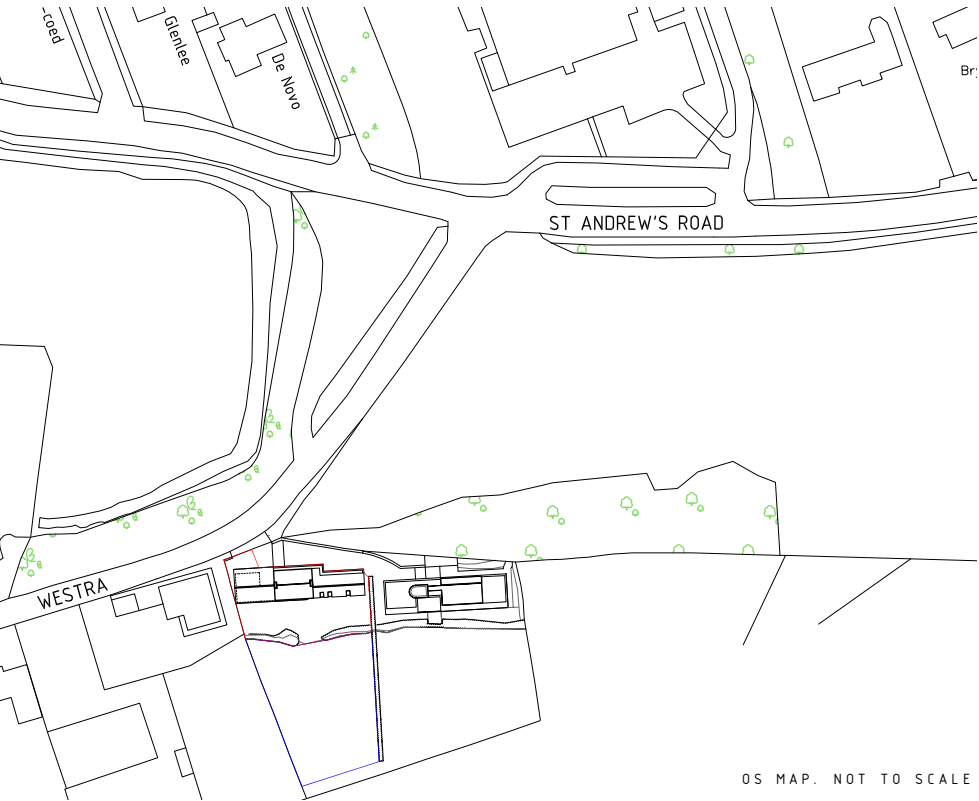
Westra Cottage is situated on the Westra, which is located toward the outskirts of the village of Dinas Powys in the Vale of Glamorgan. Its nearest town is the seaside town of Penarth and Barry. Cardiff is approximately 5 miles from the village which has good transport links.

The site benefits from a secluded, sheltered position on the boundary of Dinas Powys Common to the west of the village. The properties along Westra display a wide ranging approach to materiality and the way the materials are applied. There are examples of stone houses, tile hanging and timber cladding as well as more modern dwellings.

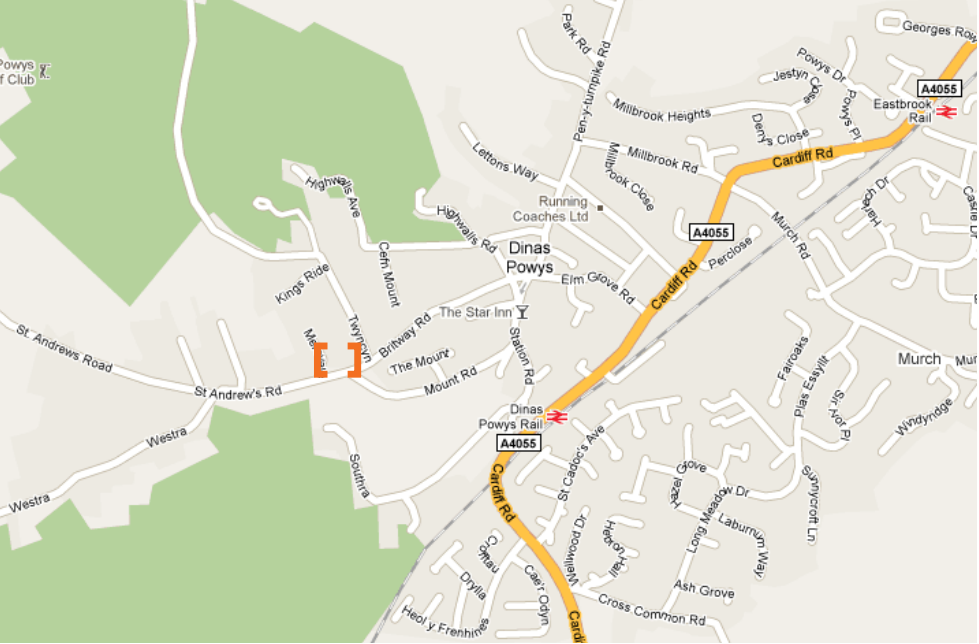
ADDRESS: WESTRA COTTAGE
WESTRA
DINAS POWYS
VALE OF GLAMORGAN
CF64 4HA

GRID REFERENCE: 51°25'52.84"N 3°13'46.75"W

EXISTING BUILDING AREA: 255 M² [EXCLUDING GARAGE]



▲
N
WESTRA COTTAGE LIES WITHIN THE VALE OF GLAMORGAN LESS 5 MILES FROM CARDIFF





ABOVE: IMAGE OF THE REAR ELEVATION OF WESTRA COTTAGE FROM THE SOUTH

BELOW: ELEVATED VIEW OF THE EXISTING WINDOWS FROM THE EAST



DESCRIPTION OF PROPOSALS

The proposed alterations to Westra Cottage involve alterations to the eastern element of the existing dwelling only and include minor internal alterations and alterations to the existing first floor windows on the rear, southern elevation.

The alterations seek to refurbish and improve the existing accommodation already provided by the house by repositioning the existing secondary, spiral, stair in order to create a first floor landing area, giving access to the existing shower room, whilst also separating bedroom 02 from the stair and study below. In addition, the existing, inefficient and unsightly windows are to be replaced with dormer windows, which largely utilising the existing window locations that currently straddle the eaves.

The proposed dormers are to be timber clad to match the existing west extension to the dwelling with efficient, double glazed PPC Aluminium windows which shall reduce the solar gains of the bedrooms they serve. The sliding windows which sit approximately 600mm from the first floor will also take advantage of the elevated views and improve provision of ventilation.

The existing sloping and vertical windows are considered a dated inappropriate and unsightly element of the cottage. Moreover they are unpractical and incongruous to the overall elevation. The proposed alterations allow for the treatment of the fenestration to the rear elevation to become more harmonised and represent a common language.

As a result of altering the existing openings it is considered that the proposals which sit comfortably with the layout of the existing, as shown on the comparison overleaf and section included as part of the application do not fall within 'Permitted Development' and therefore permission is sought.

The materials selected are to match and blend not only with the existing dwelling but suit the palette of materials used in the surrounding context.

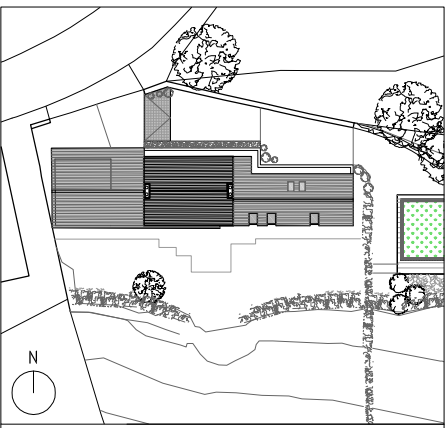
INTERNAL VIEW OF BEDROOM 01 SHOWING EXISTING WINDOWS



EXISTING & PROPOSED COMPARISON

This drawings provides a comparison between the existing rear elevation of the dwelling and the proposed rear elevation. The extents of the existing windows are indicated on the rear elevation by broken green lines.





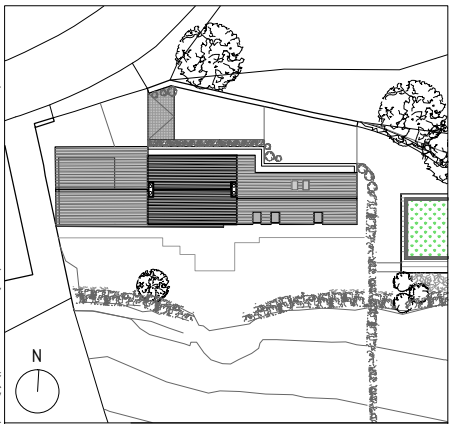
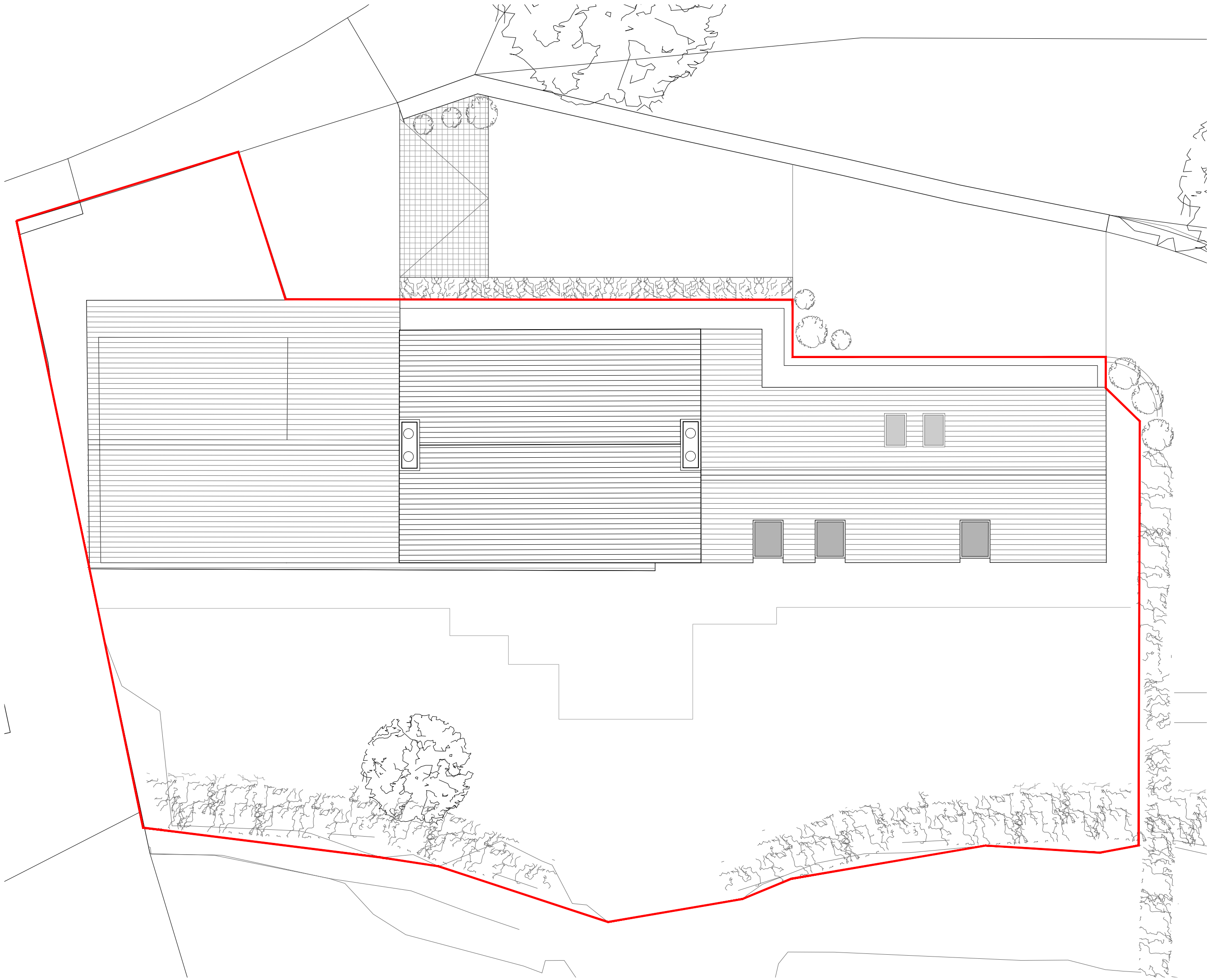
NOTES:
RED BROKEN LINE INDICATES SITE BOUNDARY
BLUE BROKEN LINE INDICATES ADJOINING LAND NOT FORMING PART OF THIS APPLICATION.

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
LOCATION PLAN

SCALE
1:1250 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/E01

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.



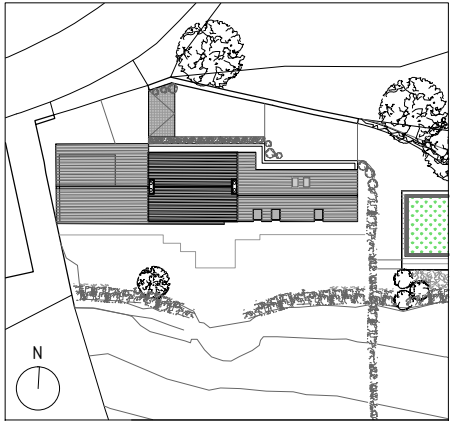
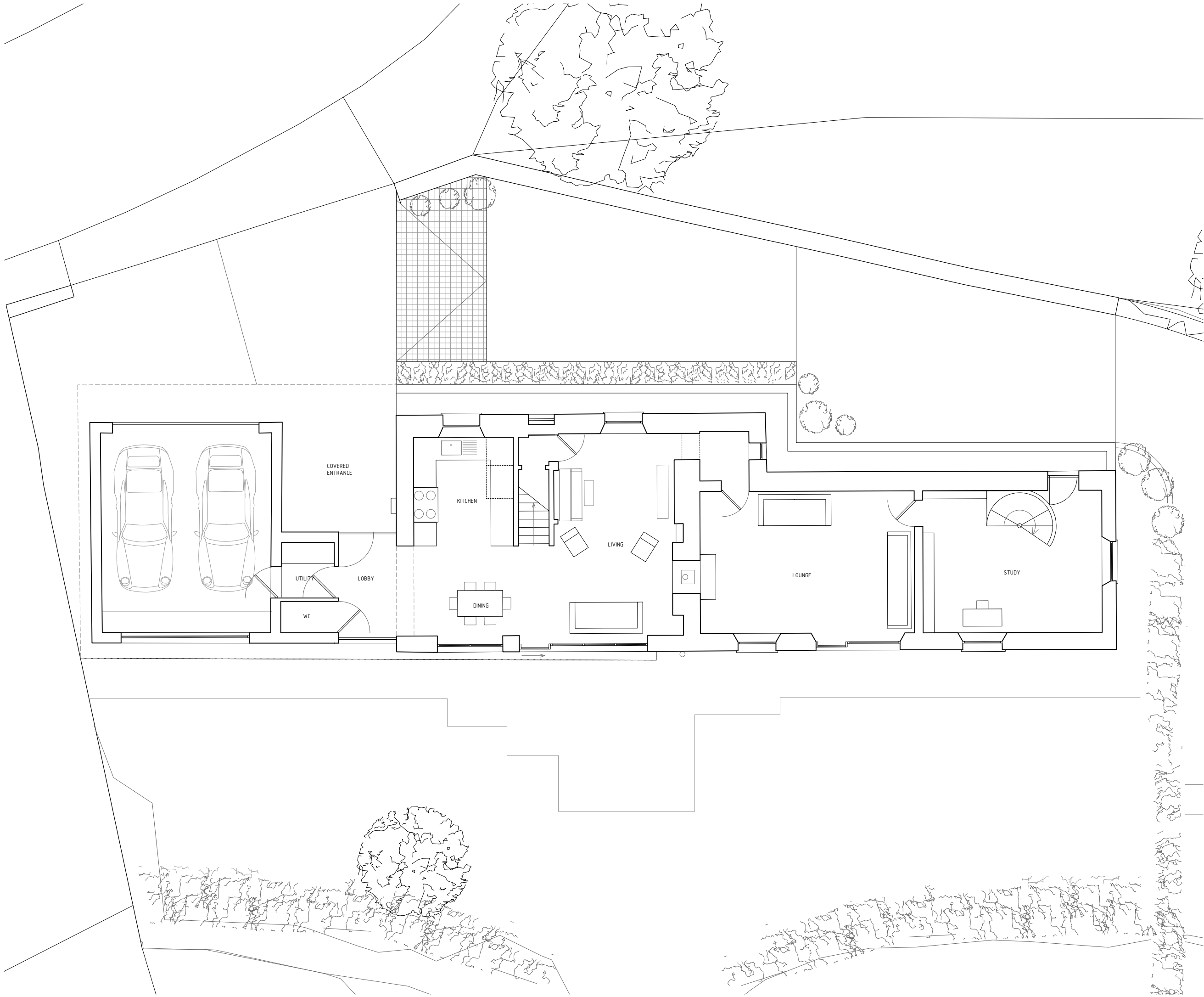
NOTES:
RED BROKEN LINE INDICATES SITE BOUNDARY

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
SITE PLAN

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/E02

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.



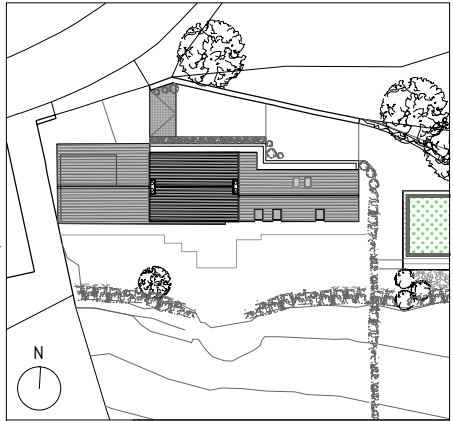
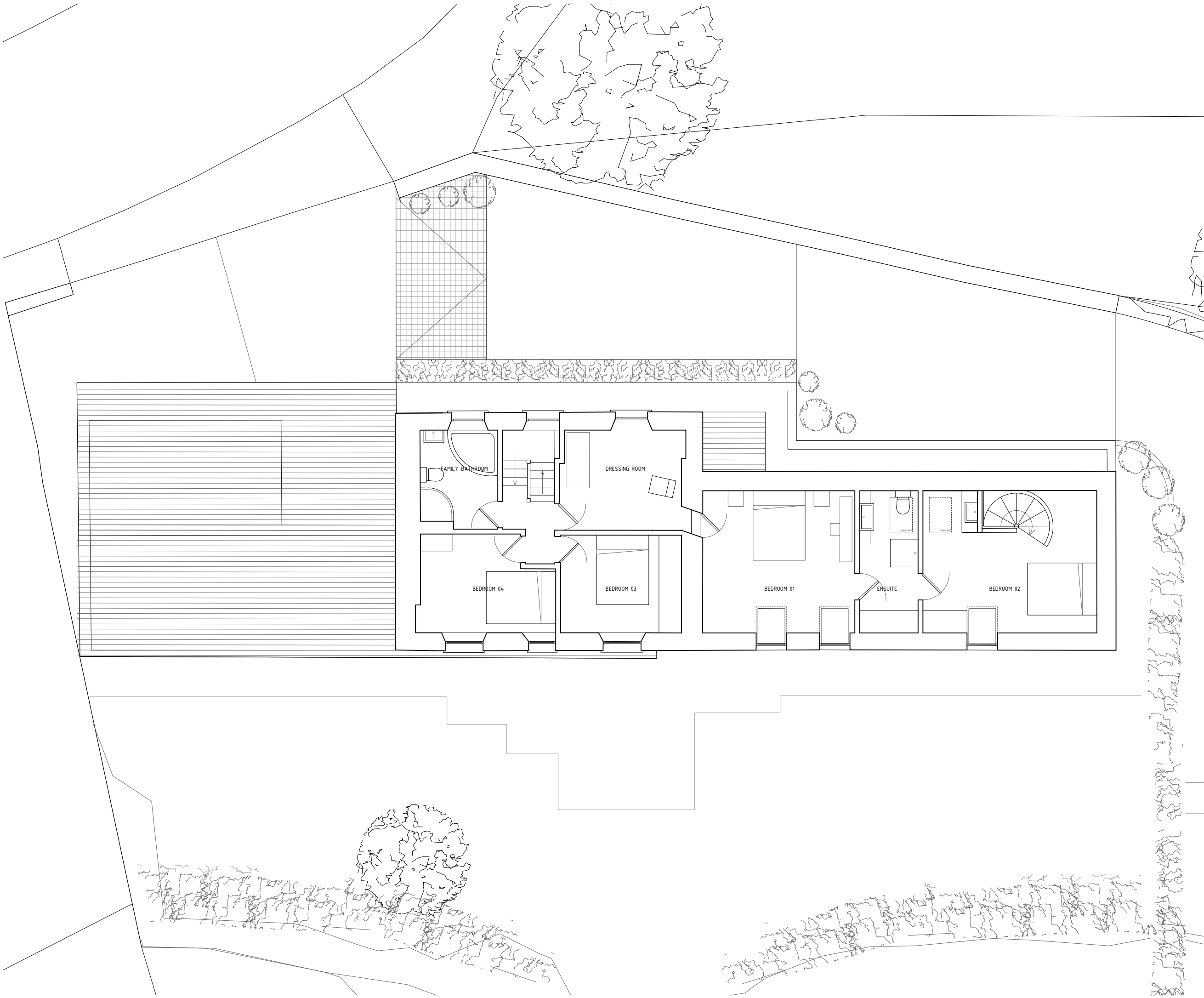
NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
GROUND FLOOR PLAN

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/E03

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.



NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

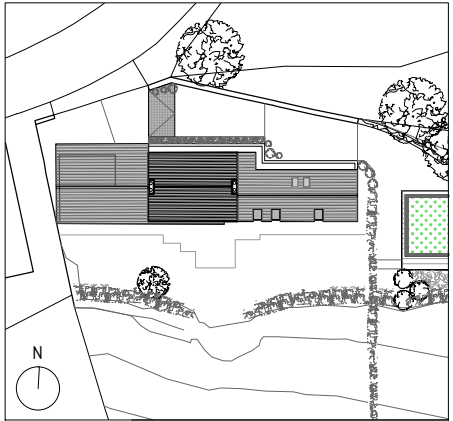
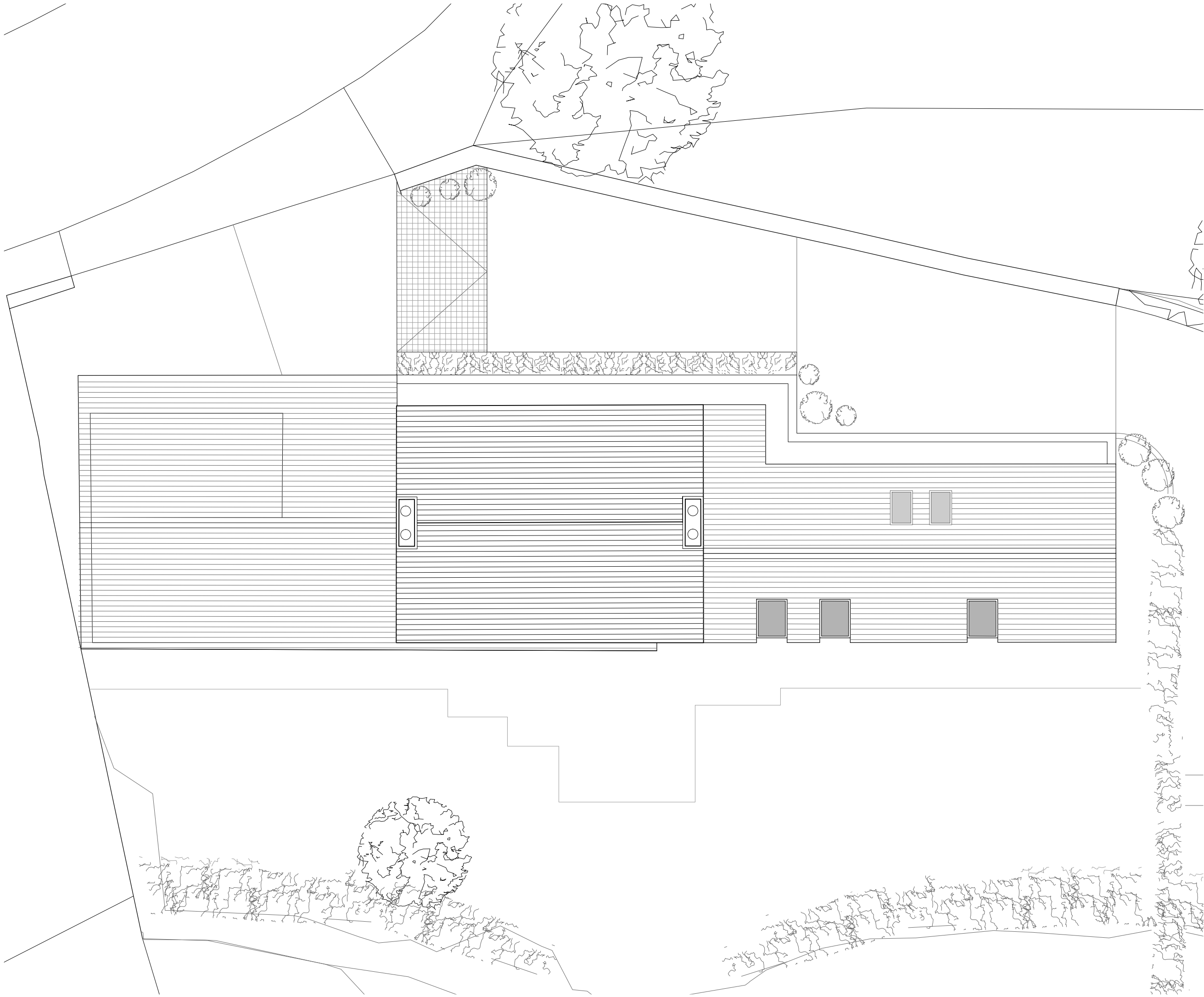
DRAWING
EXISTING:
FIRST FLOOR PLAN

SCALE
1:100 @ A3
DATE
AUG 2016

DRAWN
JS

DRAWING NO.
1699/E04

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.



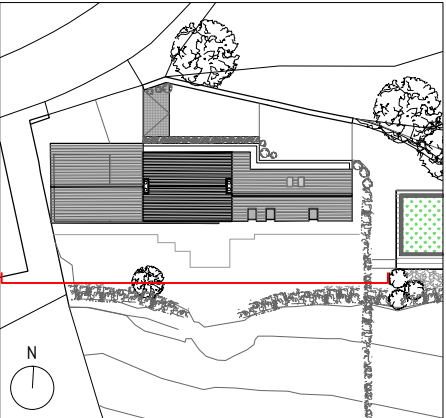
NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
ROOF PLAN

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/E05

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.

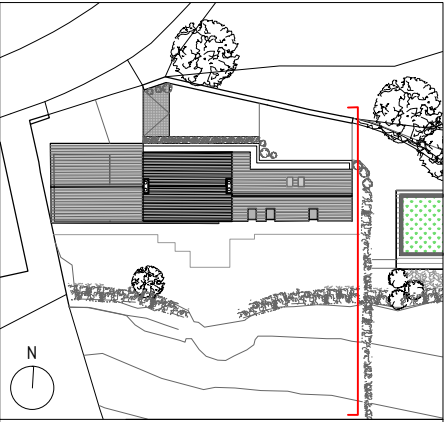
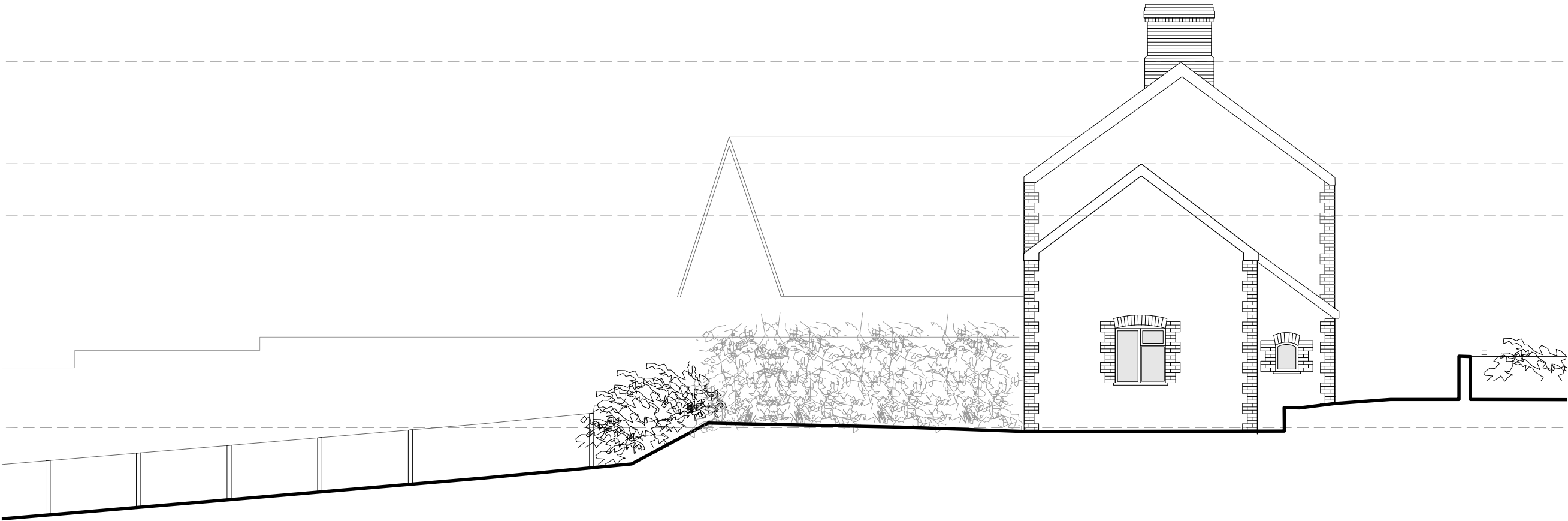


NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
SOUTH ELEVATION

SCALE 1:100 @ A3	DRAWING NO. 1699/E06
DATE AUG 2016	DRAWN JS

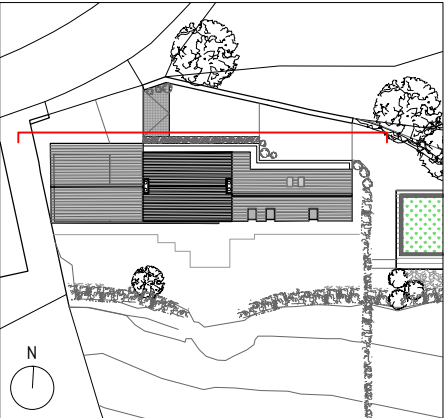


NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
EAST ELEVATION

SCALE 1:100 @ A3	DRAWING NO. 1699/E07
DATE AUG 2016	DRAWN JS



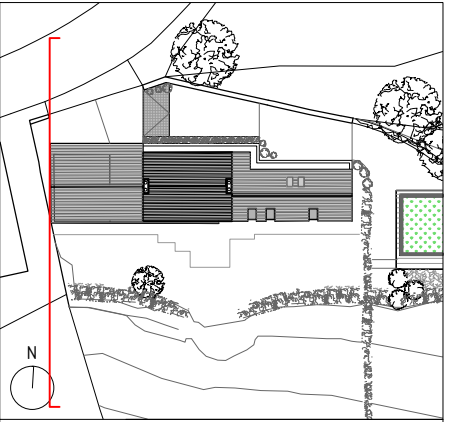
NOTES:



PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
NORTH ELEVATION

SCALE 1:100 @ A3	DRAWING NO. 1699/E08
DATE AUG 2016	DRAWN JS

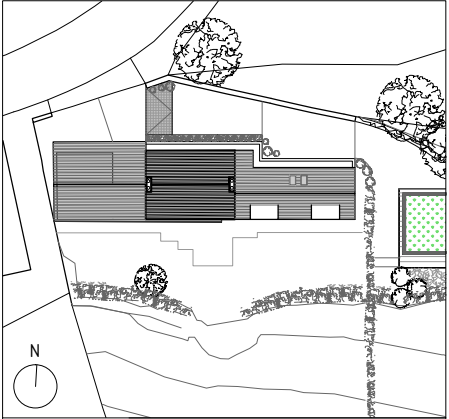
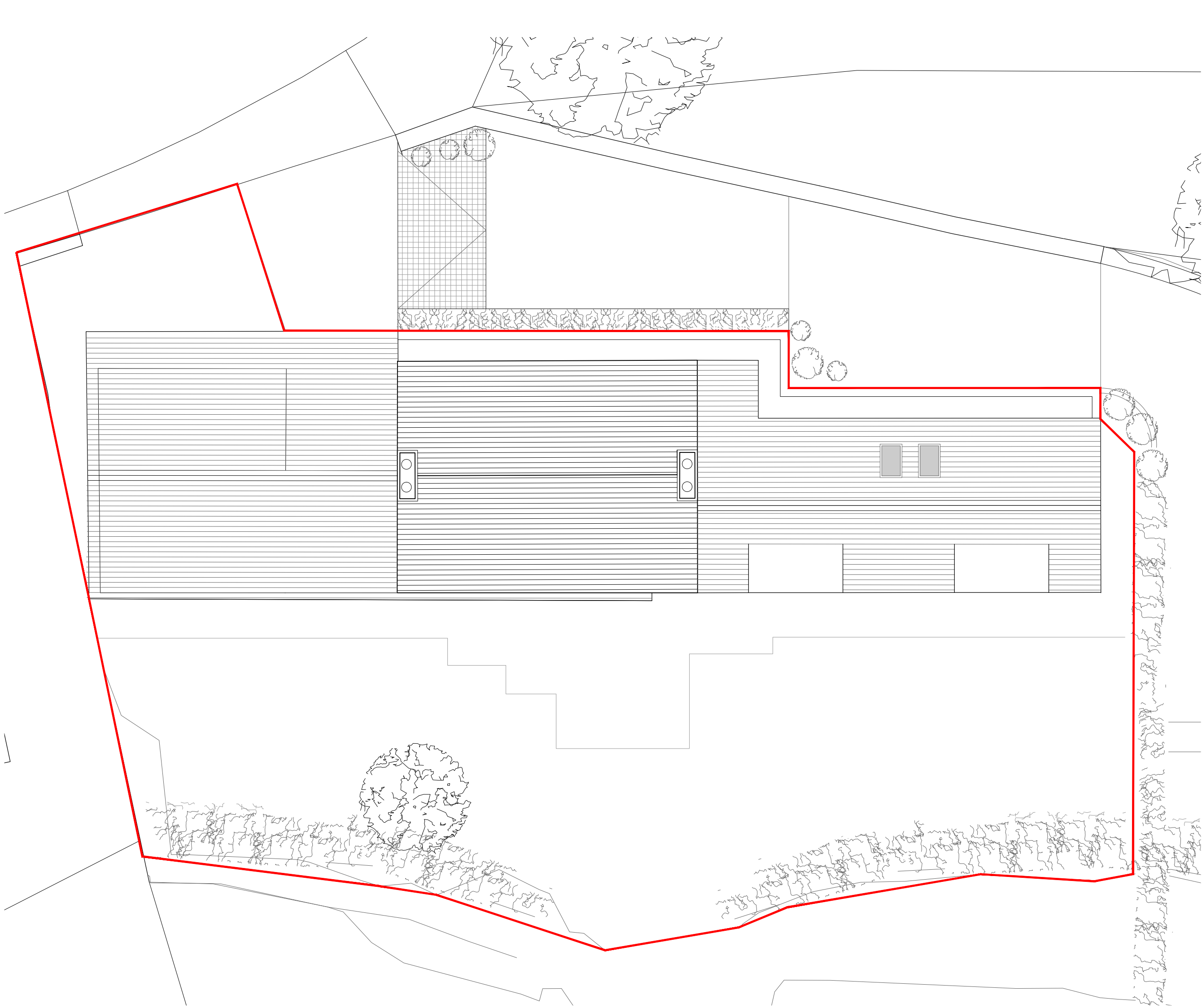


NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
EXISTING:
WEST ELEVATION

SCALE 1:100 @ A3	DRAWING NO. 1699/E09
DATE AUG 2016	DRAWN JS



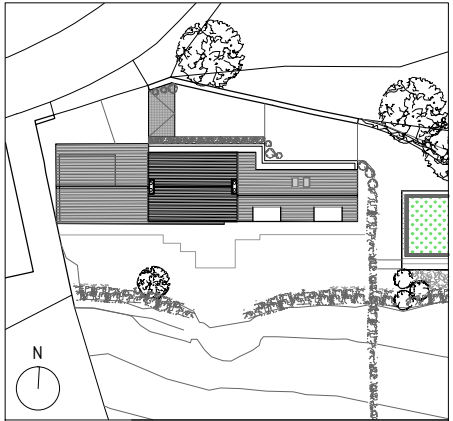
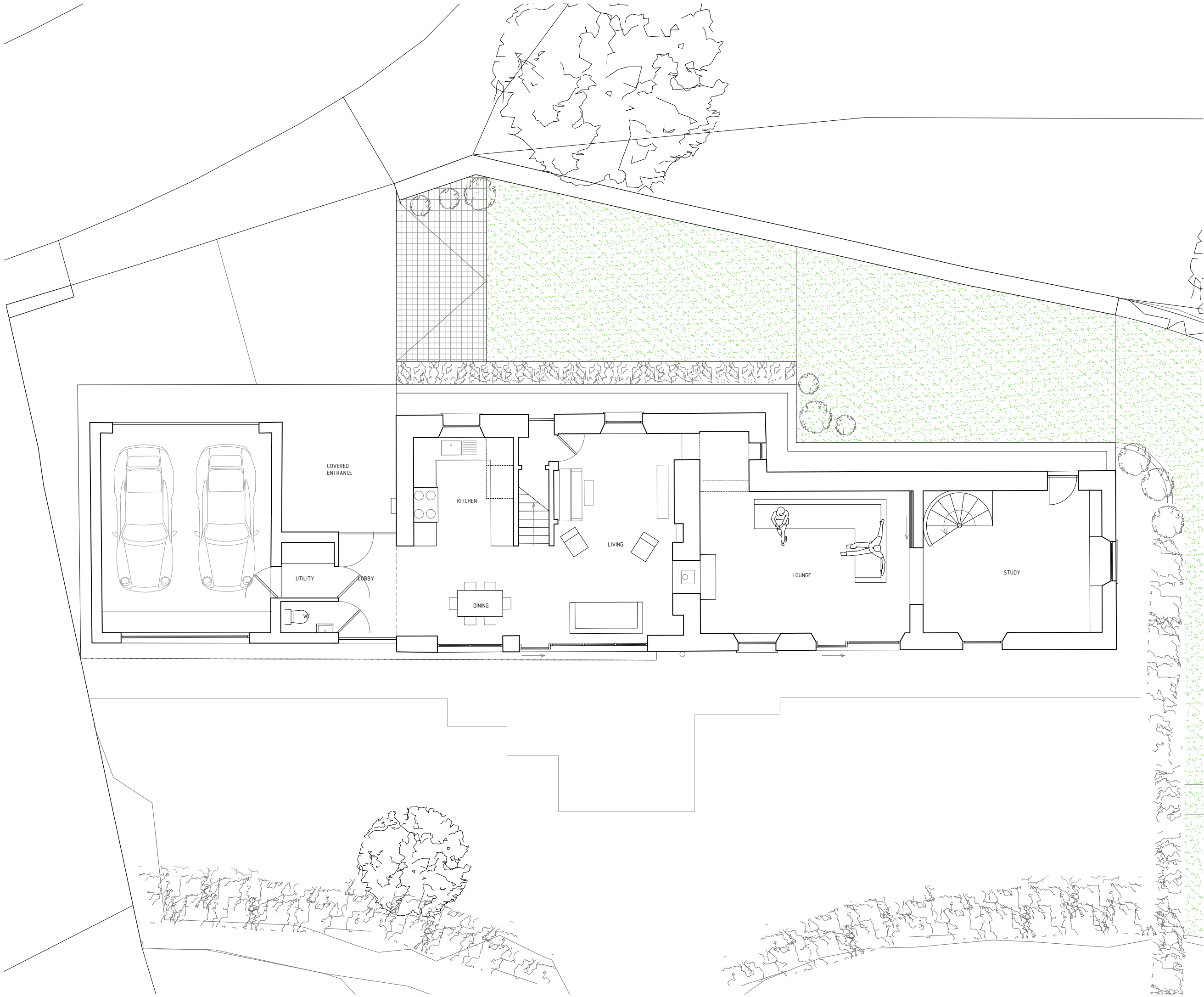
NOTES:
RED BROKEN LINE INDICATES SITE BOUNDARY

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
SITE PLAN

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S01

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.



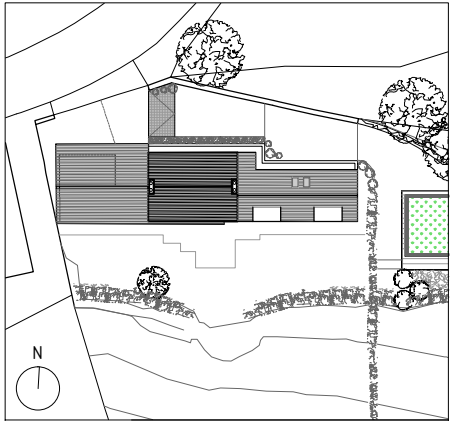
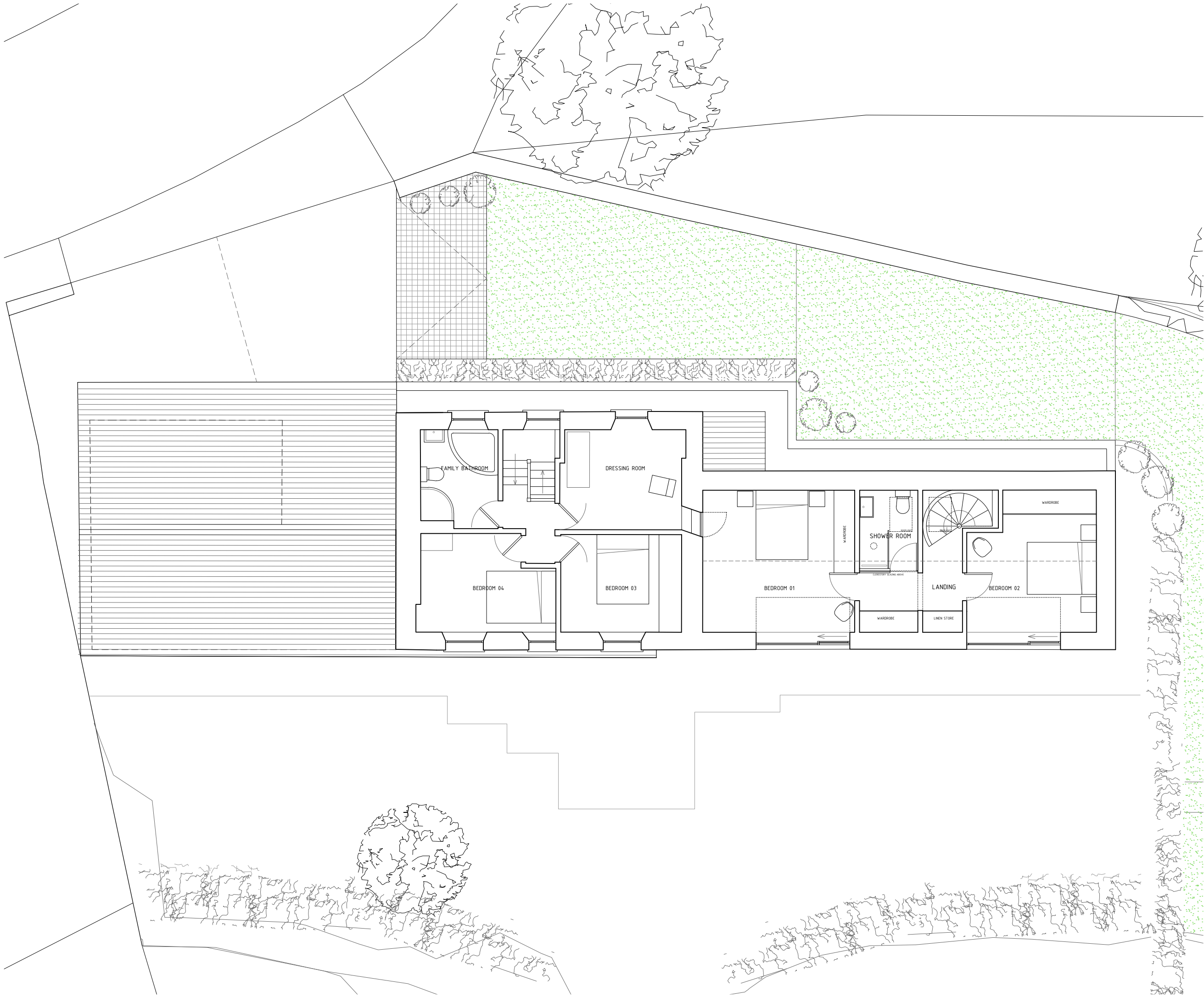
NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
GROUND FLOOR PLAN

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S02

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.



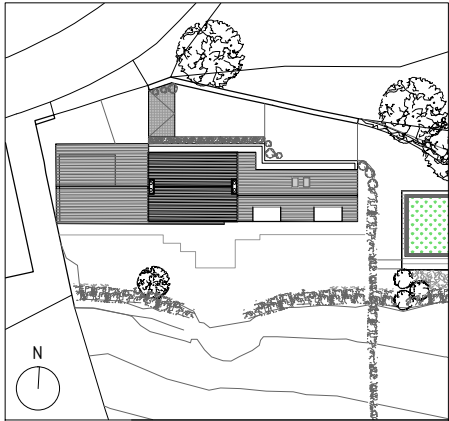
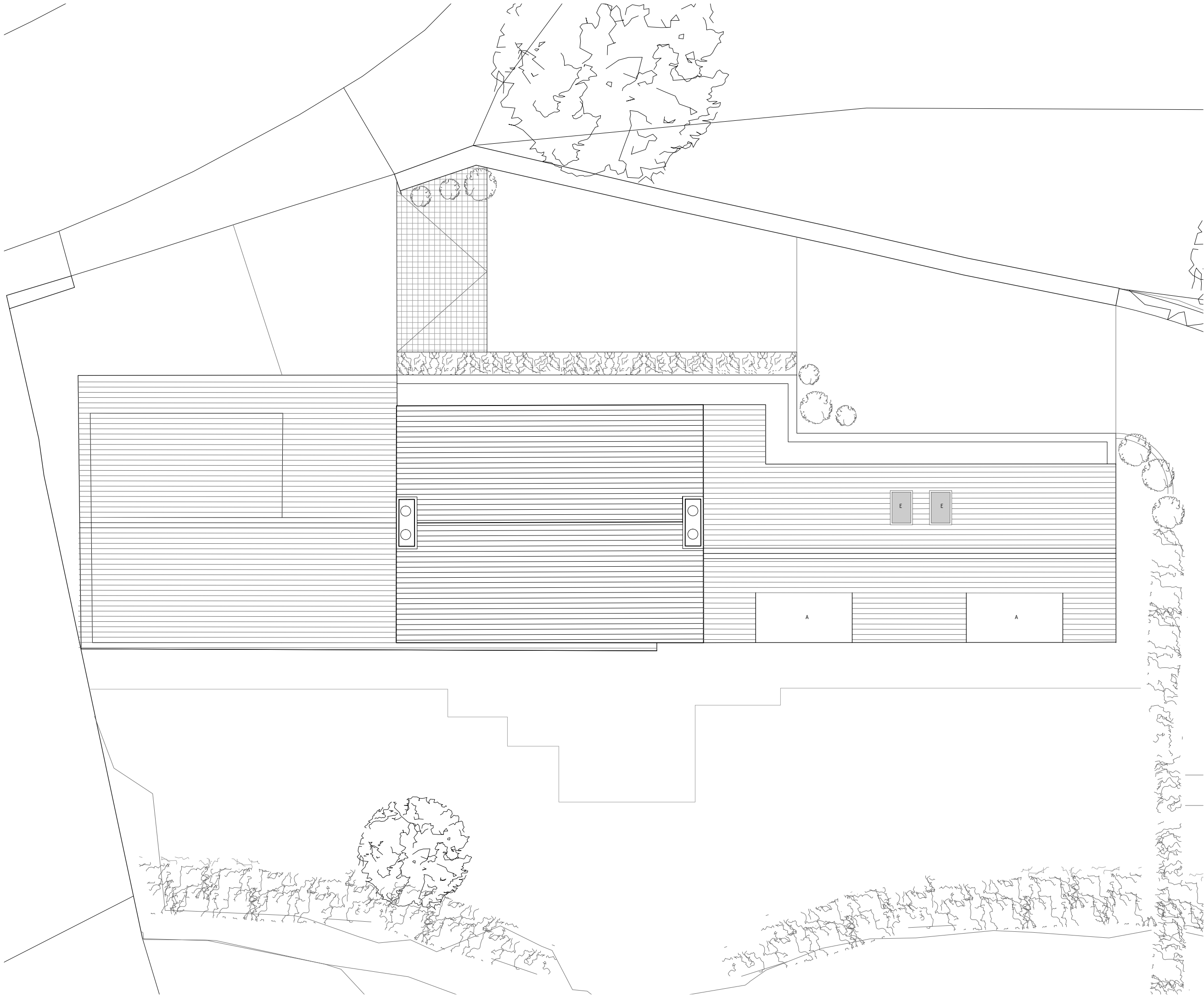
NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
FIRST FLOOR PLAN

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S03

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.



NOTES:

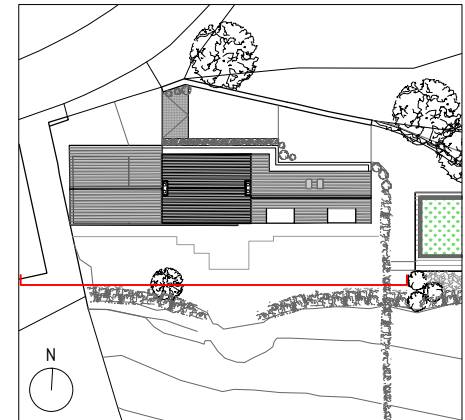
MATERIAL LEGEND:

- A SINGLE PLY MEMBRANE COLOUR: DARK GREY
- B PPC ALUMINIUM TRIM COLOUR: BLACK
- C PPC ALUMINIUM DOUBLE GLAZED WINDOWS / SLIDING DOORS COLOUR: BLACK WITH INTERNAL FRAMELESS GLASS BALUSTRADE
- D TIMBER CLADDING (TO MATCH EXISTING BUILDING) STAINED BLACK
- E REPLACEMENT VELUX ROOFLIGHTS

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
ROOF PLAN

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S04



NOTES:

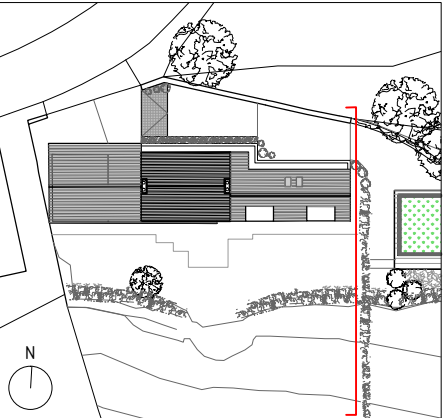
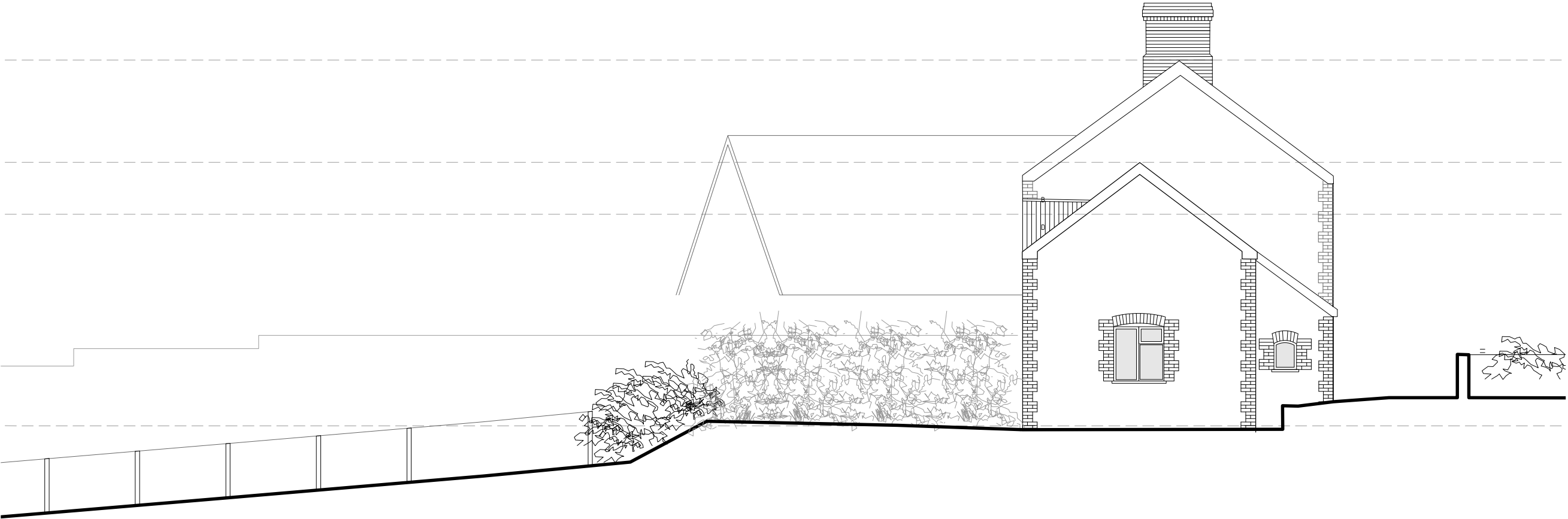
MATERIAL LEGEND:

A SINGLE PLY MEMBRANE COLOUR: DARK GREY
B PPC ALUMINIUM TRIM COLOUR: BLACK
C PPC ALUMINIUM DOUBLE GLAZED WINDOWS / SLIDING DOORS COLOUR: BLACK WITH INTERNAL FRAMELESS GLASS BALUSTRADE
D TIMBER CLADDING (TO MATCH EXISTING BUILDING) STAINED BLACK
E REPLACEMENT VELUX ROOFLIGHTS

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
SOUTH ELEVATION

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S05



NOTES:

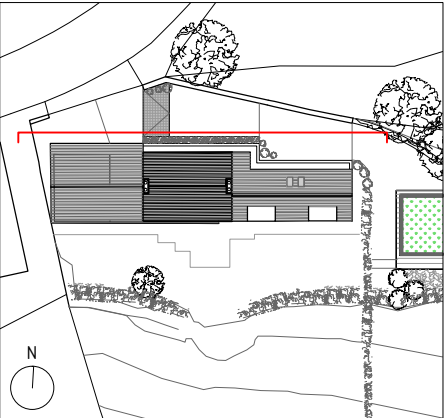
MATERIAL LEGEND:

- A SINGLE PLY MEMBRANE COLOUR: DARK GREY
- B PPC ALUMINIUM TRIM COLOUR: BLACK
- C PPC ALUMINIUM DOUBLE GLAZED WINDOWS / SLIDING DOORS COLOUR: BLACK WITH INTERNAL FRAMELESS GLASS BALUSTRADE
- D TIMBER CLADDING (TO MATCH EXISTING BUILDING) STAINED BLACK
- E REPLACEMENT VELUX ROOFLIGHTS

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
EAST ELEVATION

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S06



NOTES:

MATERIAL LEGEND:

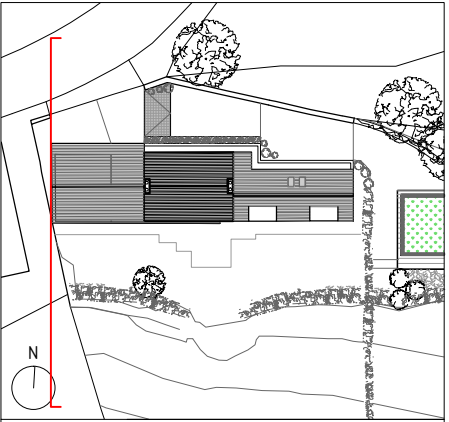
- A SINGLE PLY MEMBRANE COLOUR: DARK GREY
B PPC ALUMINIUM TRIM COLOUR: BLACK
C PPC ALUMINIUM DOUBLE GLAZED WINDOWS / SLIDING DOORS COLOUR: BLACK WITH INTERNAL FRAMELESS GLASS BALUSTRADE
D TIMBER CLADDING (TO MATCH EXISTING BUILDING) STAINED BLACK
E REPLACEMENT VELUX ROOFLIGHTS



PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
NORTH ELEVATION

SCALE
1:100 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S07

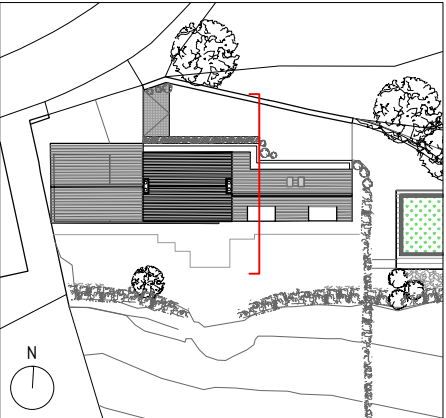
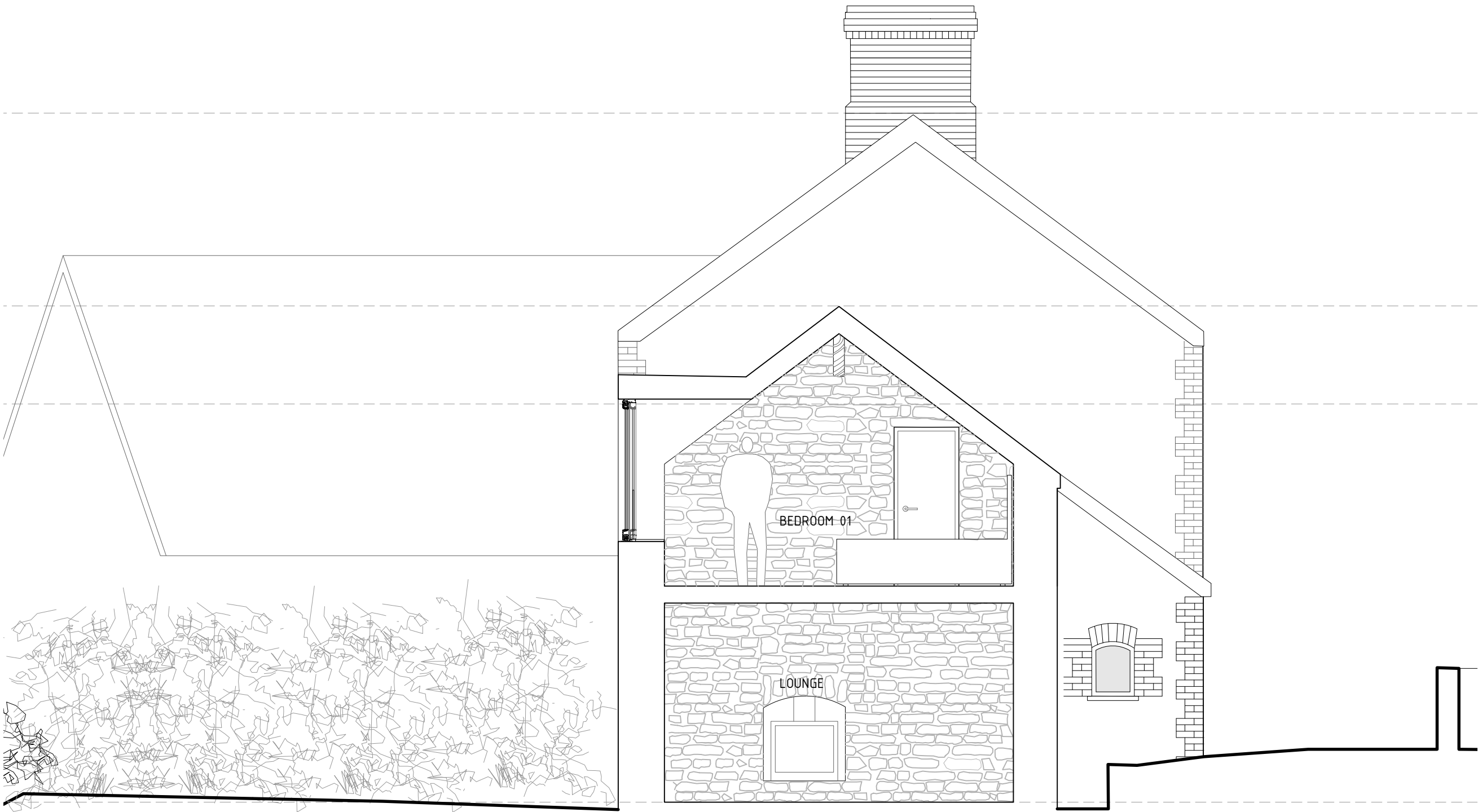


NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
WEST ELEVATION

SCALE 1:100 @ A3	DRAWING NO. 1699/S08
DATE AUG 2016	DRAWN JS



NOTES:

PROJECT
WESTRA COTTAGE, DINAS POWYS
CF64 4HA

DRAWING
PROPOSED:
INDICATIVE SECTION AA

SCALE
1:50 @ A3
DATE
AUG 2016
DRAWN
JS
DRAWING NO.
1699/S09

DRAWING FOR PLANNING ONLY. DO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES.