

JUSTIFICATION/SUPPORTING STATEMENT FOR:
PROPOSED CONVERSION OF OUTBUILDING TO FORM OFFICE AND ADDITIONAL FACILITIES AND THE
CONSTRUCTION OF ASSOCIATED CAR PORT AND BAT LOFT AT PLAS NANTYR

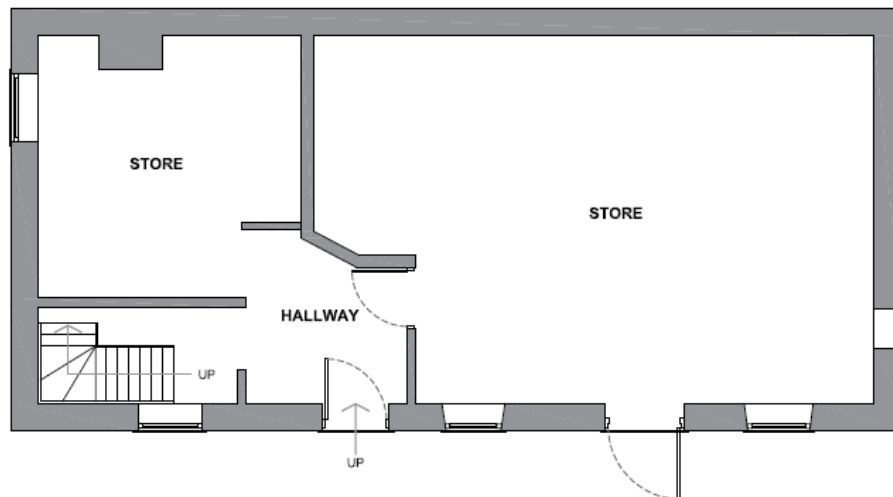
Plas Nantyr, Nantyr LL20 7DD.

This statement accompanies the full planning application for the conversion of the existing outbuilding to form office and additional facilities and the construction of associated car port and bat loft at Plas Nantyr.

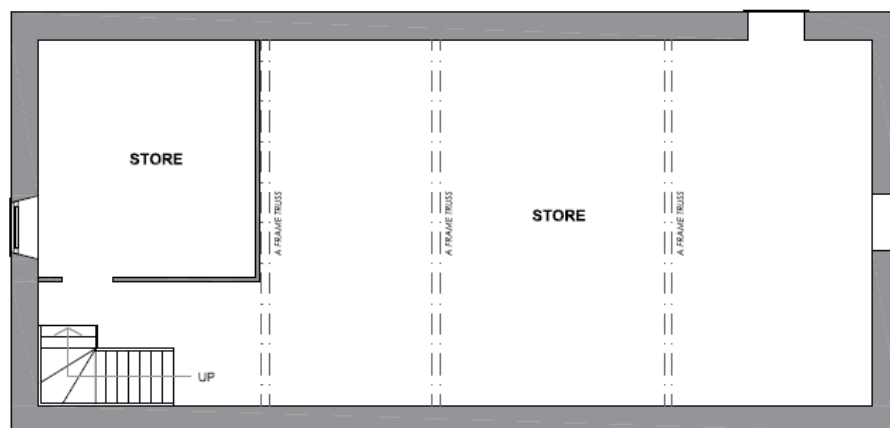
Plas Nantyr Estate is approximately 2500 acres, with 700 sheep and 120 cattle.

Plas Nantyr has extensive gardens and grounds.

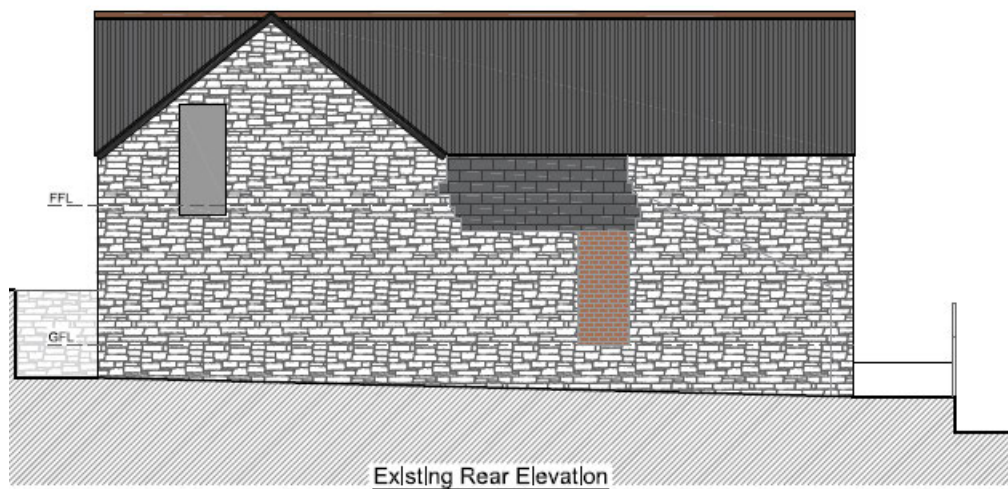
The proposal involves the conversion of the outbuilding to provide office, storage and additional facilities ancillary to the existing household office in addition to the construction of a car port with bat loft (mitigation measures).



Existing Ground Floor Plan



Existing First Floor Plan

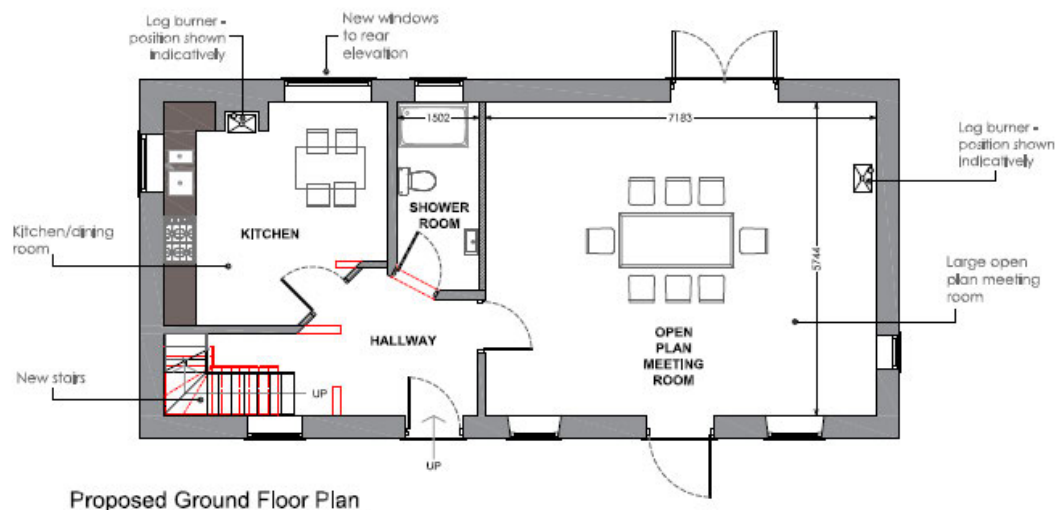


The Proposal:

The proposal will have 2 no. offices on the first floor, 1 no. bathroom and storage. To the ground floor, there will be an open plan meeting room, 1 no. shower room and kitchen facilities.

The proposal will use materials to match the existing such as stone and render for the walls, natural slate for the roof and muted grey windows and doors. The proposal measures 6.5m x 13m with a height of 6.5m to the roof ridge and provides biodiversity mitigation such as the provision of a car port with bat loft over situated adjacent to the proposed outbuilding conversion.

Office Proposal:

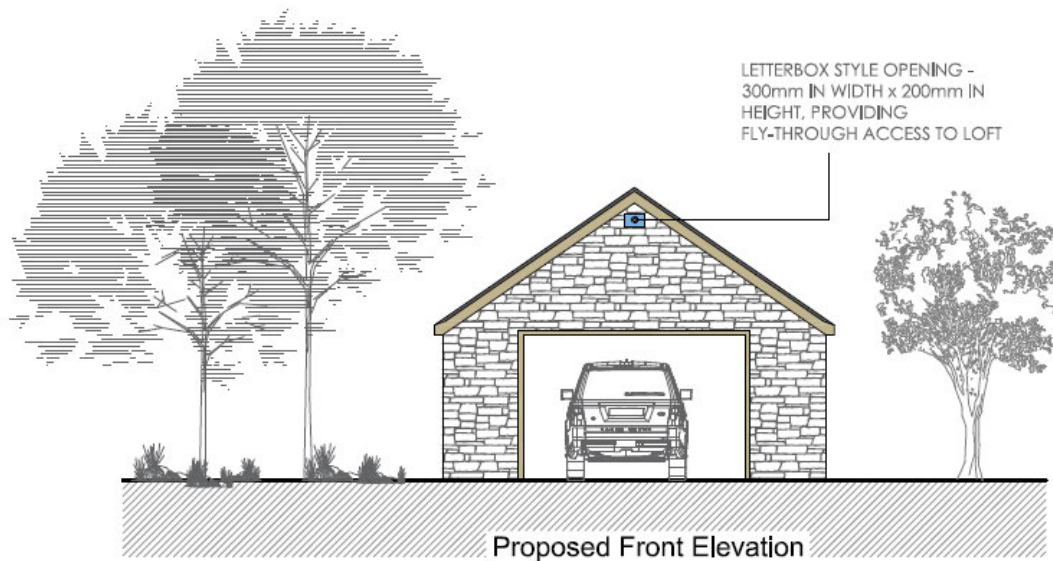
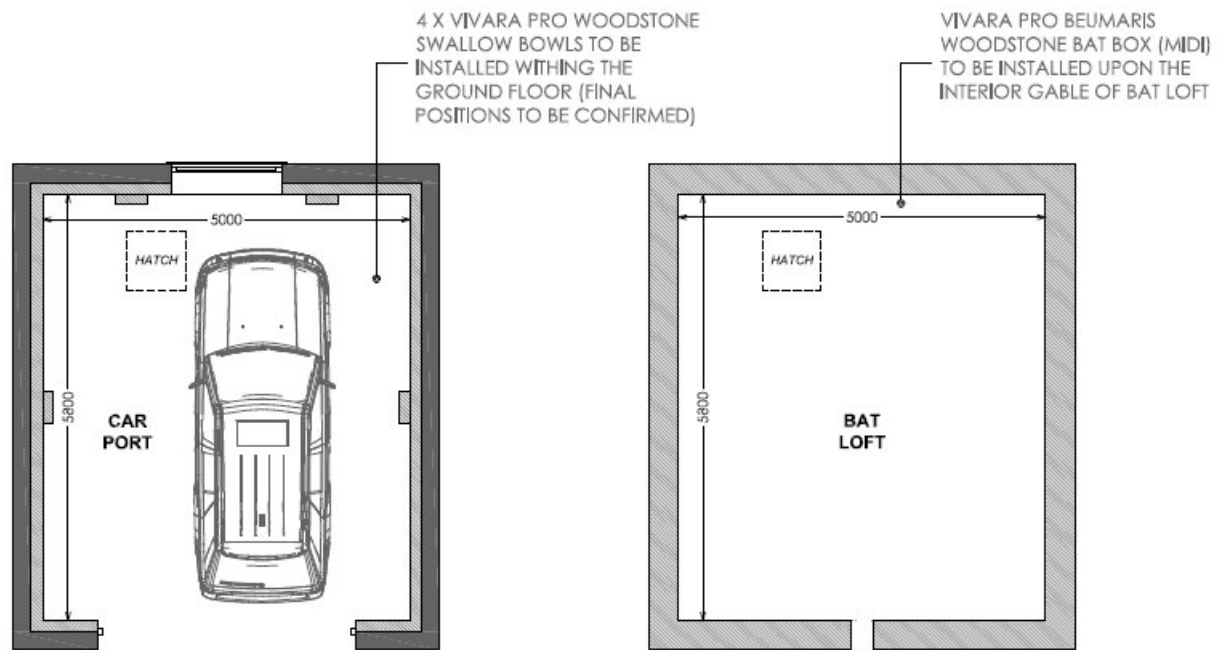




Proposed First Floor Plan



Carport with Bat Loft proposal:



Materials used for the carport with bat loft will reflect and match the existing and adjacent buildings with stone cladding to walls and natural slate roof incorporating a letterbox style opening providing 'fly-through' access for bats.