

Pen y Gelli, LL20 7AU





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Introduction

This document has been produced by Diogel Architecture on behalf of our client Keith Loe, to support an application for the change of use of the property from agricultural to holiday let.

This supporting document is to be read in conjunction with the prepared drawings which accompany the application.

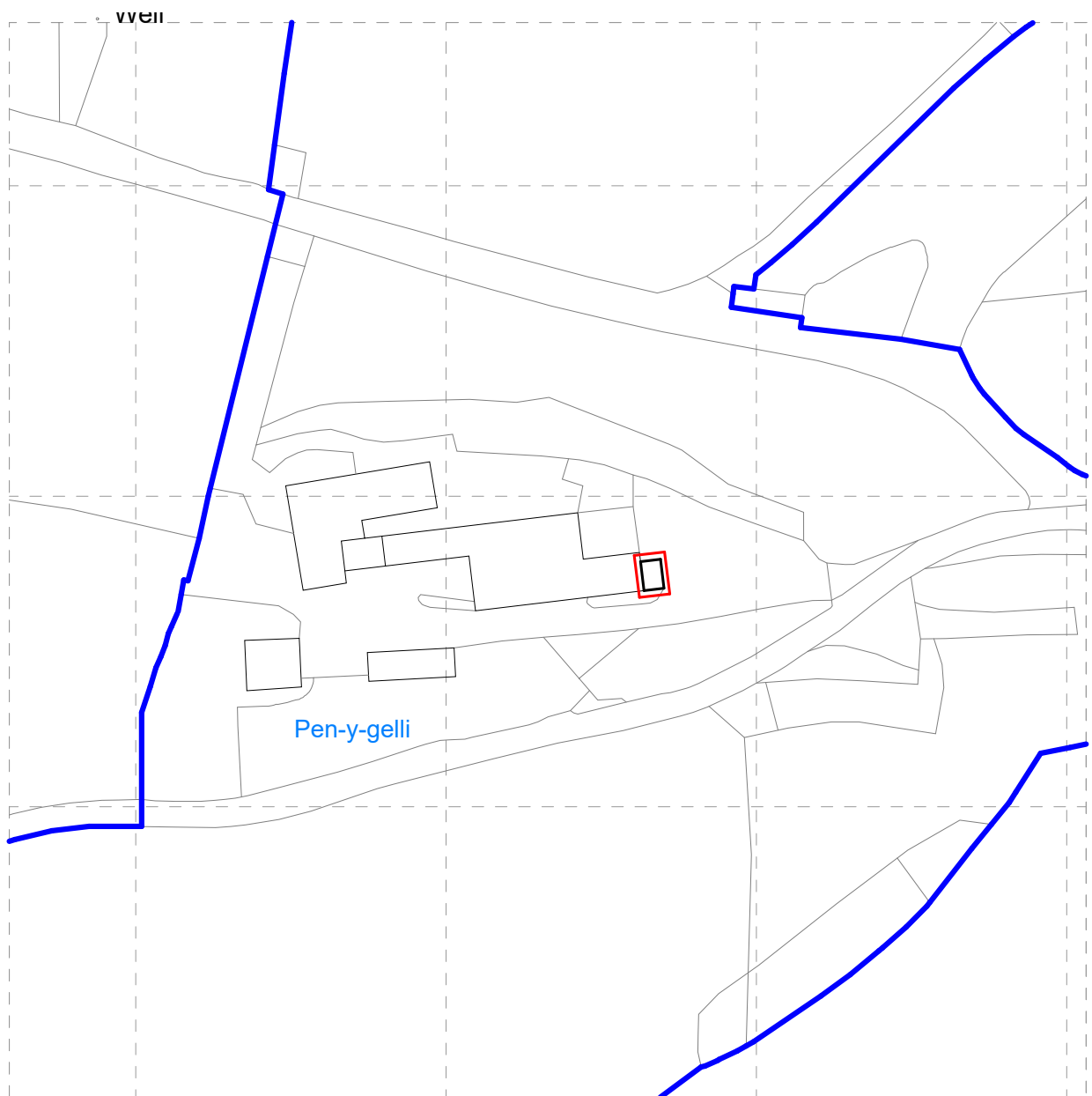
Along with illustrating the existing site, the document also covers the proposed plans and provides indicative precedents which correlate with our ideas. It is intended as a positive and helpful tool for the Council to demonstrate in succinct terms the extent of consideration that has been invested in the scheme design and layout along with it's evolution in regard to opportunities and constraints presented by the site.



Use

The site consists of a previous barn with a shed.

The client seeks to change the use of the shed and a small part of the barn from agricultural to holiday let.



Above: Local Development Plan
Opposite Page: © Google Maps





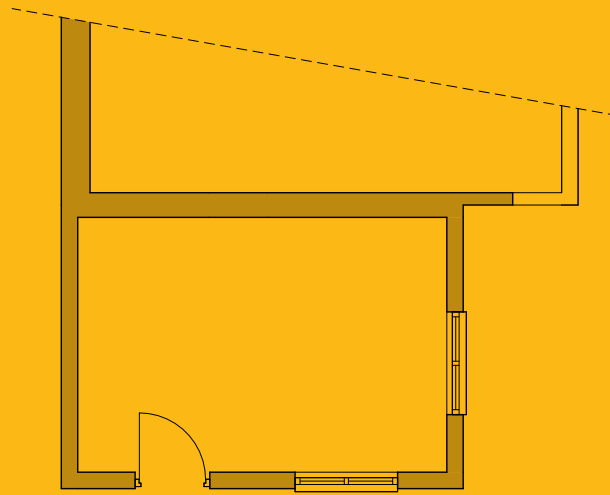
Amount

The footprint of the property remains the same. Therefore, there are only internal layout changes to transform the shed into a holiday let.

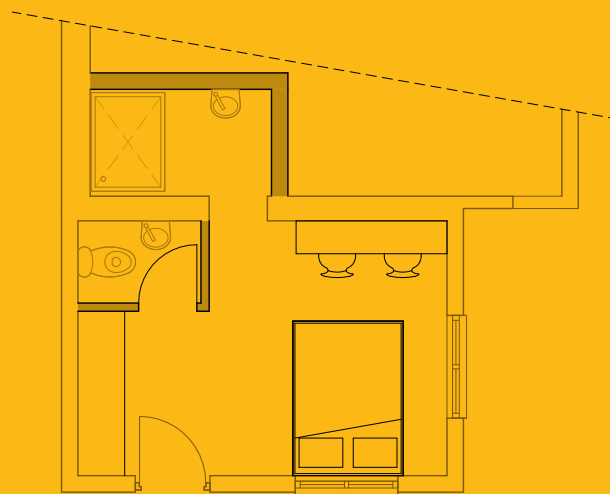
Layout & Access

The proposal will not alter any existing relationships with neighbours or otherwise.

Therefore, there is no material change to layout or access on the site.



Existing Ground Floor



Proposed Ground Floor

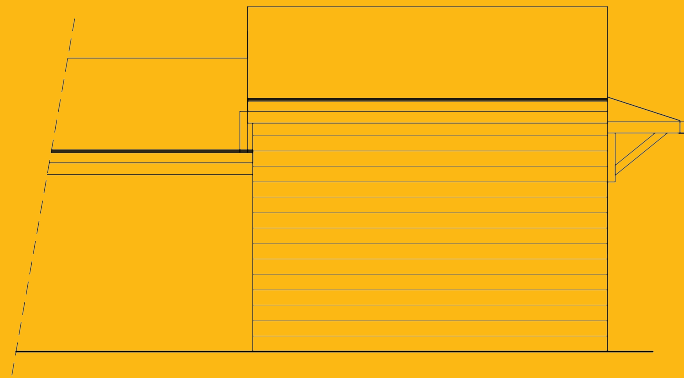


Scale, Landscaping & Appearance

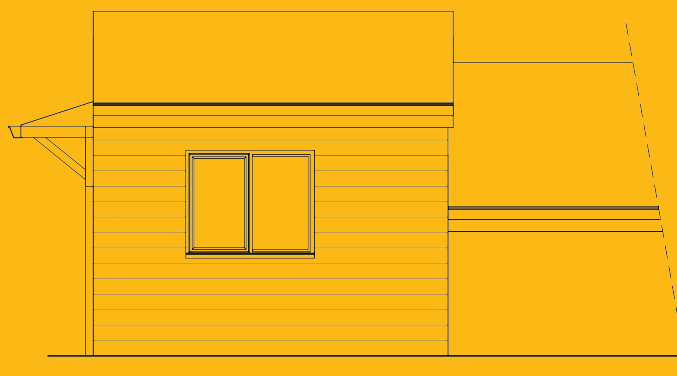
The proposal includes the conversion of the shed and part of the barn into a holiday let. There will be no change to the landscape, and the property's original appearance will remain the same.



Front Elevation



Left Hand Side Elevation



Right Hand Side Elevation



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