

**Proposed typical elevation**



**Design specifications**

- The proposed development comprises five dwellings, each with 2 reception rooms, kitchen diner with separate utility area, downstairs WC, 4 bedrooms with master en-suite shower room and attached single garage.
- Each dwelling will comprise a total floor area of 150sqm.
- External walls are to comprise facing brick construction with natural slate tile roof to approval.
- All windows are to comprise sealed double glazed units set in white uPVC frames, all soffits and fascias are white uPVC to match windows.
- Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, discharged to soakaways.
- Each dwelling will benefit from private front and rear garden amenity areas and off-road parking for a minimum of two vehicles.
- The plots will be divided by brick wall boundaries topped with court hoop-top metal railings.

**Upper & lower limits**

- Upper & lower limits for each building within the proposed development:
- Height - minimum 8.0m to a maximum 8.25m, attached garages are a maximum 4.25m
  - Width - minimum 14m to a maximum 14.5m (to include attached garage)
  - Length - minimum 9m to a maximum 9.5m (to include bay window to the front elevation)

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| <b>Proposed Residential Development adjacent to Llwyneinion, Mountain Road, Rhos, Wrexham LL14 1TG</b> |
| Proposed typical elevation                                                                             |
| Scale 1:100 (A4)                                                                                       |
| January 2021                                                                                           |
| Applicant: Peter Jones<br>Reference: PP-08845172                                                       |