



Town and Country Planning Act 1990

Town and Country Planning General Development Order 1988

To:

13(1) Personal
Information

Agent:

13(1) Personal
Information

In pursuance of its powers under the above-mentioned Act and Orders the **RADNORSHIRE DISTRICT COUNCIL** (hereinafter called "the Council") as Local Planning Authority hereby:
permits in Full: Erection of two-storey extension at 10 Gorse Farm, Llandrindod Wells.

in accordance with the application and plans submitted to the Council on 06/07/94 subject to the conditions specified below:

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date of this permission i.e. by 16th August 1999 and no development shall commence on site unless and until prior written notice is given to the Local Planning Authority.
2. The materials to be used externally on the development hereby authorised shall comply with the details shown on the approved plan.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified above are:-

1. This condition is required to be imposed by Section 91 of the Town & Country Planning Act 1990 and to ensure that the Local Planning Authority is fully informed of the commencement of the first works on site.
2. The Local Planning Authority considers these materials to be acceptable.

13(1) Personal Information

Dated the 16th day of August 1994

Signed:

Director of Planning & Architecture

IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES

NOTES

1. If the Applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with Section 78 of the Town & Country Planning Act 1990, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Welsh Office, Cathays Park, Cardiff CF1 3NQ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local authority was based on a direction given by him.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for Wales and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out on any development which has been or would be permitted, he may serve on the council of the district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference to the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.
4. Failure to adhere to the details of the approved proposals for development contained in this application or to comply with any conditions or limitations subject to which this permission was granted will constitute a breach of planning control which may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town & Country Planning Act 1990.
5. This permission does not constitute approval under the Building Regulations or any other legislation other than the Town & Country Planning Act 1990. It is the responsibility of the applicant to ensure that any statutory consent necessary is obtained before beginning work.
6. THE PRIOR CONSENT OF THE LOCAL PLANNING AUTHORITY SHOULD BE OBTAINED FOR ANY DEPARTURE FROM THE APPROVED DETAILS OF THE DEVELOPMENT CONTAINED IN THIS APPLICATION.
7. Highways, paths and verges may contain underground plant in the ownership of British Gas, British Telecom, Electricity Authority, Water Authority, Sewers and Drains. You are advised to contact the local office of each Undertaker, at least seven days prior to commencement of works, to ascertain the position of these services.

- Continued -

8. The Applicant's attention is drawn to the Welsh Water Authority's Advice to Developers and Householders undertaking building and construction works, a copy of which is attached.
9. The Applicant's attention is drawn to the attached letter.
10. This does not constitute Building Regulations Approval, which may be required.

RADNORSHIRE

District Council

Cyngor Dosbarth

SIR FAESYFED



Department of
PLANNING & ARCHITECTURE

Director

J. B. WRIGHT, B.A., M.R.T.P.I., D.M.S., M.B.I.M.

THE GWALIA
LLANDRINDOD WELLS, POWYS
LD1 6AA

Telephone (0597) 82 3737

FAX (0597) 82 2167

13(1)

Personal
Information

OUR REF: R3438/I/NW/TA

YOUR REF:

DATE:

16th August 1994

If calling please ask for:

13(1) Personal

1 f ti

Dear Sir/Madam,

Re: *Full: Erection of a 2 storey side extension at 10 Gorse Farm, Llandrindod Wells.*

Attached to this correspondence you will find the planning permission relating to the above development.

The permission relates only to the plans and drawings marked "approved" and therefore the development must be carried out in accordance with these plans and any conditions imposed on the consent notice.

Whilst I appreciate that, in some cases, where a building regulations consent has been obtained you will also be submitting statutory notices in respect of various stages in the completion of the work, nevertheless prior warning of commencement is seen as essential.

I thank you in anticipation for your co-operation in this matter and if indeed there are any points relating to the planning consent that you feel need clarification, please do not hesitate to contact the Council's Planning Section on 0597-823737 Ext. 344 or 375.

In order for the Council to be able to control and monitor the progress of development I would be obliged if you would complete the prepaid slip enclosed and return it promptly prior the commencement of any work on site. In some circumstances a notice will have been placed on the site to advertise your development proposal. In order to prevent a proliferation of public notices throughout the area, I would be obliged if you would kindly remove the notice.

Yours faithfully,

13(1) Personal Information

Director of Planning and Architecture.

REF. NO.: R3438/I

APPLICATION: Full Erection of a 2 storey ~~new~~ domestic extension.

1. Site Location and Description

The site lies on the top side of the Gorse Farm housing development. A house faces the site to the south with a blank elevation. A mature tree will abut the garage.

2. Consultations and Representations

County Surveyor: No comment
Clondrinald Walls Town Council: No objections

3. Policy Context and Planning Background

4. Discussion

Both the extension and the adjacent property have blank elevations facing each other and hence there are no privacy/amenity issues. A garage space will be lost but there are two drive spaces available. Therefore the highway issue is acceptable as is the design. The agent has confirmed that the tree on site will remain.

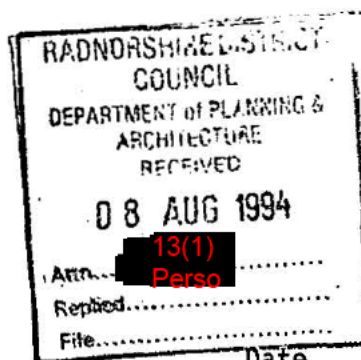
5. Recommendation/Reasons/Conditions

Approval

13(1) Personal Information

Officer:
Date:

16/8/94



Radnor District Council
Department of Planning
and Technical Services
District Offices
LLANDRINDOD WELLS
Powys
LD1 6AA

Date : 03-Aug-94
Reply To : 13(1) Personal Information
NRA Ref : S00661/941976
Your Ref : R3438I

Dear Sir/Madam,

RE: ERECTION OF 2 STOREY DOMESTIC EXTENSION AT 10 GORSE FARM, LLANDRINDOD WELLS, POWYS.

I refer to correspondence and enclosures submitted in respect of the above planning application and would advise that this Authority has no objection to the development.

Yours faithfully,

13(1) Personal Information

(Development Liaison Officer)

13(1) Personal

Information

3rd August 1994

13(1) Personal

Dear Sir

Re: R3438/I - *Erection of a 2 Storey Domestic Extension at 10 Gorse Farm, Llandrindod Wells.*

I have now had the opportunity to inspect the site in relation to the above submitted planning application and although not having an objection to the development in principle, I am concerned as to the effect the proposed extension will have on the existing mature tree on the south side of the property.

I would be obliged therefore if you would supply a 1:500, or similar, block plan indicating how the tree including the roots will be protected during the course of development of the extension. Also as indicated by 13 on site it would be of use if you could excavate the footings for the proposed development in order to ensure that the root system for the tree will not be adversely effected by the proposed extension.

Thank you for your co-operation in the above and I look forward to receiving the details requested.

Yours faithfully

13(1) Personal Information

Area Planning Officer

LLANDRINDOD WELLS TOWN COUNCIL

Premier Welsh Spa and County Town of Powys

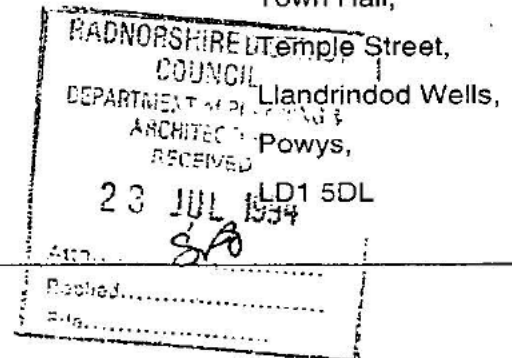
Clerk: 13(1) [redacted]

Office Hours: 8.40 a.m. - 2.40 p.m.
Monday to Friday

Tel. 0597 - 823116



Town Hall,



27th July, 1994

The Director of Planning & Architecture
Radnorshire District Council
The Gwalia
Ithon Road
Llandrindod Wells
Powys
LD1 6AA

Dear 13(1) [redacted]

Thank you for the recent planning applications which were considered by the Town Council at a meeting last evening and the following comments made:-

Out Of [redacted]

S

R3438/1 No objections *Gordon Jones*

Out Of Scope [redacted]

Yours sincerely

13(1) Personal Information [redacted]

[redacted]
Clerk of the Council

Application No: R3438/I

POWYS COUNTY COUNCIL
Local Government Act 1972
Town & Country Planning Act 1990



To: **Director of Planning, Radnorshire District Council.**

With reference to the planning application relating to the following proposed development:

Name of Applicant:

[REDACTED] 13(1) [REDACTED]

Location of Development:

10 Gorse Farm, Llandrindod Wells.

Description of Development:

Extension.

The County Council as Highway Authority

Does not wish to comment on the application.

Signed:

13(1) Personal Information
[REDACTED]

Senior Assistant Director
Highways & Property Directorate

Date: **14th July, 1994**

On site by
R.C.

Town & Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B OF APPLICATION FOR PLANNING PERMISSION

Proposed development at
10 GORSE FARM, LLANDRINDOD WELLS, POWYS

I give notice that

13(1) Personal Information

is applying to the Radnorshire District Council for planning permission

**R3438/I:FULL: ERECTION OF 2 STOREY DOMESTIC EXTENSION
10 GORSE FARM, LLANDRINDOD WELLS, POWYS**

Members of the public may inspect copies of:

- * the application
- * the plans
- * and any other documents submitted with the application

at The Gwalia, Ithon Road, Llandrindod Wells between 9am and 4-30pm and between 12-30pm and 1-15pm by appointment only.

Anyone who wishes to make representations about this application should write to the Council at the above address by

Signed.....

13(1) Personal

On behalf of Radnorshire District Council

Date

NATIONAL RIVERS AUTHORITY
PLANNING COORDINATOR/WELSH REGION,
RIVERS HOUSE, ST. MELLONS BUS. PARK,
ST MELLONS,
CARDIFF.
CF3 0LT

R3438I

7/ 7/1994

APPLICATION MADE BY

13(1)
1)

13(1)
P

Dear Sir/Madam,

Please find enclosed a copy of the application form and plans in connection with the following application number:

R3438I -FULL: ERECTION OF 2 STOREY DOMESTIC EXTENSION

10 GORSE FARM, LLANDRINDOD WELLS, POWYS

I should be obliged to receive your observations within a period of 14 days.

Please return all documents with your reply.

Yours faithfully

Director of Planning and Architecture

LLANDRINDOD WELLS

13(1) Personal

Town Hall

Temple St

Llandrindod Wells

R3438I

7/ 7/1994

13(1) Personal Information

Dear Sir/Madam,

R3438I -FULL: ERECTION OF 2 STOREY DOMESTIC EXTENSION

10 GORSE FARM, LLANDRINDOD WELLS, POWYS

Applicant 13(1)

The District Council has received the above application, copies of the plans and application form are enclosed, and I would be grateful for your comments within 14 days of the date of the weekly list. If a response is not received within this time it will be assumed that you have no comments.

Please enter any observations you have on the application in the space below. Please return all documents with your reply.

Yours faithfully,

Director of Planning and Architecture

COMMENTS:-

13(1) Personal Information

R3438I

7/ 7/1994

13(1)
P

Dear Sir/Madam

R3438I -FULL: ERECTION OF 2 STOREY DOMESTIC EXTENSION

10 GORSE FARM, LLANDRINDOD WELLS, POWYS

Thank you for your planning application.

Your application became valid on 6/ 7/94 and you should receive a decision within 8 weeks of this date.

If you do not receive a decision by then and have not agreed to extend the period you may appeal to the Secretary of State. An appeal must be made within six months using a form obtained from the Welsh Office, Cathays Park, Cardiff.

It usually takes at least 8 weeks to process an application, and we will advise you if further information is required. You are therefore requested not to telephone the office to enquire on progress within 4 weeks of receiving this letter.

If any communication please quote reference number R3438I .

Yours faithfully,

Director of Planning and Architecture

THE OCCUPIER,
11, GORSE FARM ESTATE,
LLANDRINDOD WELLS,
POWYS.

7 July 1994

13(1) Personal

Dear Sir, Madam,

**R3438/I: FULL: ERECTION OF 2 STOREY DOMESTIC EXTENSION
10 GORSE FARM, LLANDRINDOD WELLS, POWYS**

I am writing to inform you that this Council is considering an application for the above development.

Copies of the application and all other documents submitted with it may be inspected at the Department of Planning and Architecture, Radnorshire District Council, The Gwalla, Ithon Road, Llandrindod Wells.

Anyone wishing to make representations to the Council about the application should make them in writing within 21 days of the date of this letter to the Director of Planning and Architecture, Radnorshire District Council, quoting reference number R3438/I.

Clearly the Council seeks constructive comments on the application. Whilst all views are welcome, I must advise you that the Local Planning Authority can only have regard to legitimate planning considerations. For instance, it would not be appropriate to object on the grounds that the proposal will affect, say, the value of your property, or that the development is of a speculative nature. You may, however, object to the application on the grounds that it will have an adverse affect upon your privacy, or that it will create highway hazards.

If in doubt about whether your comments could be considered, or you would like to receive the advice of the Planning Officer dealing with the application, then do not hesitate to contact the office.

Yours faithfully,

Director of Planning and Architecture

THE OCCUPIER,
9, GORSE FARM ESTATE,
LLANDRINDOD WELLS,
POWYS.

7 July 1994

13(1) Personal

1 f 11

Dear Sir, Madam,

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10 GORSE FARM, LLANDRINDOD WELLS, POWYS**

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Yours faithfully,

Director of Planning and Architecture

THE OCCUPIER,
41, GORSE FARM ESTATE,
LLANDRINDOD WELLS,
POWYS.

[REDACTED]
7 July 1994

13(1) Personal
[REDACTED]
1 f 11

Dear Sir, Madam,

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10 GORSE FARM, LLANDRINDOD WELLS, POWYS**

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Yours faithfully,

Director of Planning and Architecture

THE OCCUPIER,
42, GORSE FARM ESTATE,
LLANDRINDOD WELLS,
POWYS.

7 July 1994

13(1) Personal

Dear Sir, Madam,

**R3438/I: FULL: ERECTION OF 2 STOREY DOMESTIC EXTENSION
10 GORSE FARM, LLANDRINDOD WELLS, POWYS**

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Yours faithfully,

Director of Planning and Architecture

RADNORSHIRE DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION, ETC.

Reference: L3438/I

Date received: 06 JUL 1994

APPLICANT

Name 13(1) Personal Information

Address 10 GORSE FARM ESTATE

LANDRINDOD WELLS

POWYS Postcode

Daytime tel. no. 13(1) Personal Information

AGENT (if any) (note 9)

13(1) Personal Information

Address or Location of Site (note 10)

AS ABOVE

Description of Development (note 11)

TWO STORY EXTENSION.

THIS APPLICATION IS FOR:

Answer
YES or NO

A. Outline Planning Permission

NO

If yes, state any matters reserved below

B. Full Planning Permission

YES

C. Temporary Planning Permission

NO

If yes, state period permission is required

D. Approval of Reserved Matters

NO

If yes, please give date and reference number of previous permission.

DATE

E. Renewal of Temporary Permission

NO

REF

F. Removal or Modification of a Condition

NO

If yes, also give number of condition to be removed.

No.

G. Change of Use

NO

OUTLINE APPLICATIONS

A. The following matters are reserved for future consideration

Siting

☐

Design

☐

Means of Access

☐

External Appearance

☐

Landscaping

☐

Present Use of Site

DOMESTIC

Size of Site

0.10

Hectares

/

Sq Metres

/

Acres

The Applicant is:

(note 28)

OWNER

YES

TENANT

/

PROSPECTIVE PURCHASER

/

OTHER

/

Materials

State the make, type and colour of all materials to be used on roofs and external walls.

ALL TO MATCH EXISTING.

Access (note 13)

The development includes:

YES or NO

a new vehicular access	No
an altered vehicular access	No
a new pedestrian access	No
an altered pedestrian access	No

Dwellings

The development includes new dwellings with:

Nos.

1 - 2 bedrooms	1
3 - 4 bedrooms	1
5+ bedrooms	1
dwellings demolished	1

Drainage

How will you dispose of surface water? EXISTING

foul sewage? MAINS

means of water supply MAINS

Rights of Way

Does the proposal affect an existing right of way?

YES or NO

No

Trees

Does the proposal involve the felling, pruning or lopping of any trees?

YES or NO

No

DECLARATION (note 29)

I apply for permission

I enclose the following:

	Answer YES or NO	
1. This form fully completed	YES	5 copies
2. Agricultural / Local Need Q'aire	No	1 copy if required
3. Industrial questionnaire (Form 3)	No	5 copies if required (note 19)
4. Site location plan at 1 : 2500 scale	No	5 copies
5. Block plan at 1 : 500 scale	YES	5 copies
6. Plans and elevations as existing	YES	5 copies if proposal involves works to existing building
7. Plans and elevations as proposed	YES	5 copies if proposal involves construction
8. Article 12A Certificate	YES	1 copy (note 27)
9. The correct fee	YES	(note 28)

13(1) Personal Information

Signed

on behalf of

13(1) Personal Information

date

5. 7. 94.

CERTIFICATE A

UNDER ARTICLE 12A OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

I certify that:

- * at the beginning of the period 21 days ending with the date of the accompanying application nobody except the applicant was the owner† of any part of the land to which the application relates.
- * none of the land to which the application relates is, or is part of, an agricultural holding.

or

- * I have / the applicant has given the required notice to every person other than my/him/her self who at the beginning of the period of 21 days ending with the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates.

† Owner means a person having a freehold interest or a leasehold interest, the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

13(1) Personal Information

Signed

on behalf of

13(1) Personal Information

date

5. 7. 94.

DEPARTMENT OF PLANNING AND ARCHITECTURE - D C CHECKLIST

DESCRIPTION OF DEVELOPMENT

Full: Erection of a two storey domestic extension

LOCATION

10 Gorse Farm, Llandrindod Wells

- | | | YES | NO | ACTION |
|----|---|-------------------------------------|-------------------------------------|----------|
| 1. | IS APPLICATION FORM COMPLETE ? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 2. | IS FEE CORRECT ? AMOUNT £ <u>70</u>
HOW IS THIS CALCULATED ?
..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. | IS IT CORRECTLY DESCRIBED
I.E. FULL/RESERVED MATTERS/
OUTLINE/RENEWAL/AGRICULTURAL
CONSULTATION. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 4. | ARE PLANS/DRAWINGS ADEQUATE TO
LOCATE DEVELOPMENT AND OUTLINED IN
RED ? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5. | ARE PLANS/DRAWINGS ADEQUATE TO
IDENTIFY WHAT IS PROPOSED ? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3438/T.. |
| 6. | DOES DEVELOPMENT REQUIRE PLANNING
PERMISSION | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | CONSERVATION AREA CONSENT | <input type="checkbox"/> | <input type="checkbox"/> | |
| | LISTED BUILDING CONSENT | <input type="checkbox"/> | <input type="checkbox"/> | |
| | WHY _____ | | | |
| 7. | ANY PREVIOUS PLANNING PROPOSALS
AFFECTING SITE (IF AWARE OF) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 8. | ANY SPECIFIC CONSULTATION/
NOTIFICATION REQUIREMENTS
LIST | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Now 11, 9, 41 & 42
Gorse Farm,

9.
POLICY CONTEXT ISSUES
LIST

NATURE OF DEVELOPMENT PUBLICITY REQUIRED GDO OR OTHER STATUTORY PROVISIONS

Development where application accompanied by environmental statement

Departure from development plan

Affecting public right of way - state path affected

Advertisement in newspaper and site office

Article 12B of the GDO

TICK BOX

PLV

SN

Major development

Advertisement in newspaper and site notice.

Article 12B of the GDO

☐

Minor development

site notice.

Article 12B of the GDO

☒

Development affecting the setting of a listed building

Advertisement in newspaper and site notice

Section 67 of the Planning (Listed Buildings and Conservation Areas) Act 1990

☐

Development affecting the character or appearance of a conservation area

Advertisement in newspaper and site notice

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

☐

CA

Permitted development requiring prior notification to local Planning Authority

site notice posted by developer

Relevant part of Schedule 2 to the GDO

☐

N.B. Neighbour notification is always carried out to those neighbours with contiguous boundary or separated by small track or served from the same private drive

* SITE NOTICE IS DISCRETIONARY DEPENDANT UPON NATURE OF SITE/APPLICATION AND ANTICIPATED INTEREST

COMMITTEE

☐

DELEGATED

☒

LIST ANY FURTHER INFORMATION REQUIRED/ ACTION

OFFICER
DATE

13(1) Personal Information

6/7/94

PROPOSED EXTENSION FOR

13(1) Personal Information

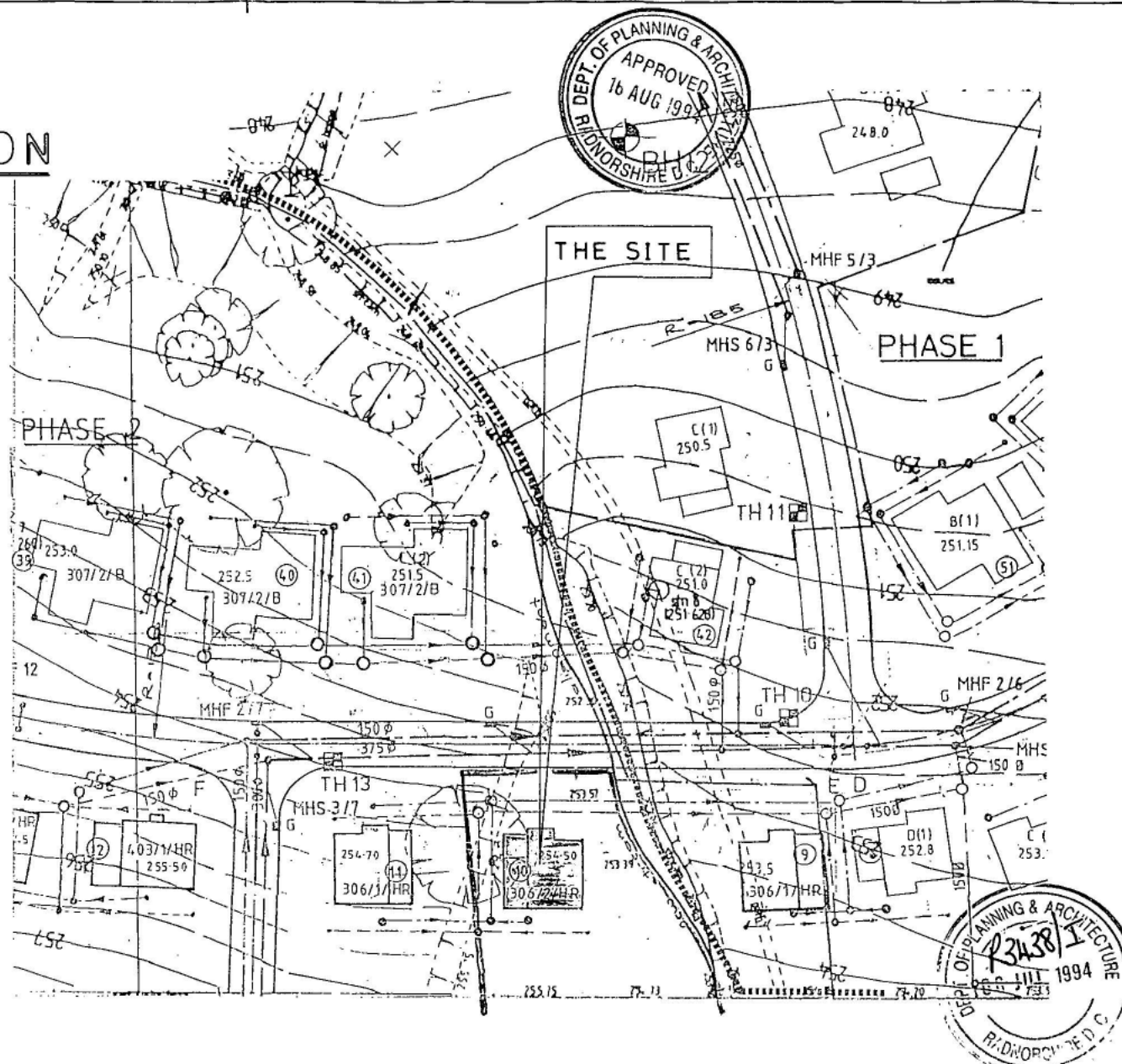
10 GORSE FARM ESTATE
LLANDRINDOD WELLS
POWYS

J. Martin Edmunds, A.M.S.E.T.

SETTING OUT • LEVELLING
TOPOGRAPHIC SURVEYS • PLAN DRAWING

CROSSWAY
CEFN LANE
CROSSGATES
LLANDRINDOD WELLS
POWYS, LD1 6RU

TEL: (0397) 851750



NOTES:

All dimensions must be checked on site and
not scaled from this drawing.

Client

Job Title

GORSE FARM EST.

Scale

1:500

Drawn by

Date 06/94

Drawing Title

15

Drg No.

EX9594

Rev

NORTH ELEVATION



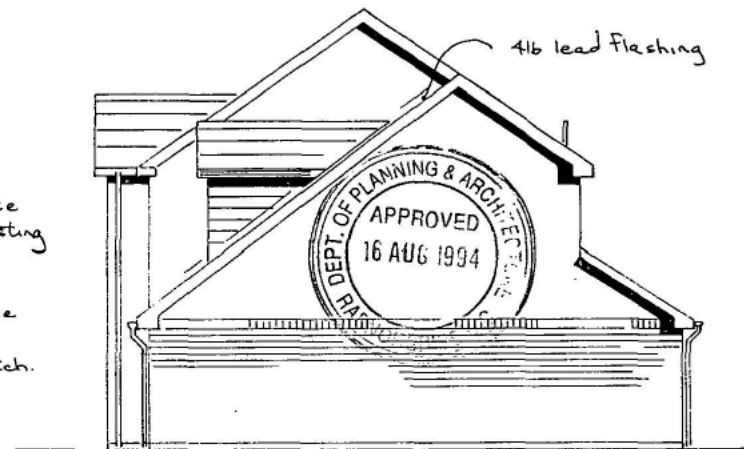
Roof covering to match.

Painted white
to match existing

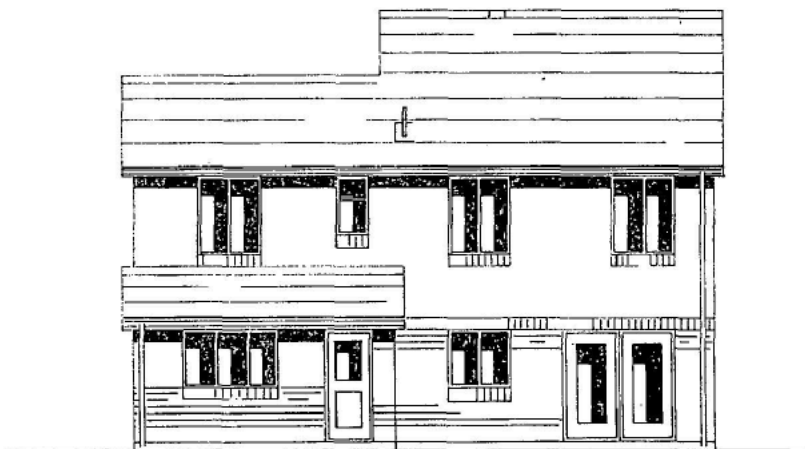
Soldier course

Brick to match.

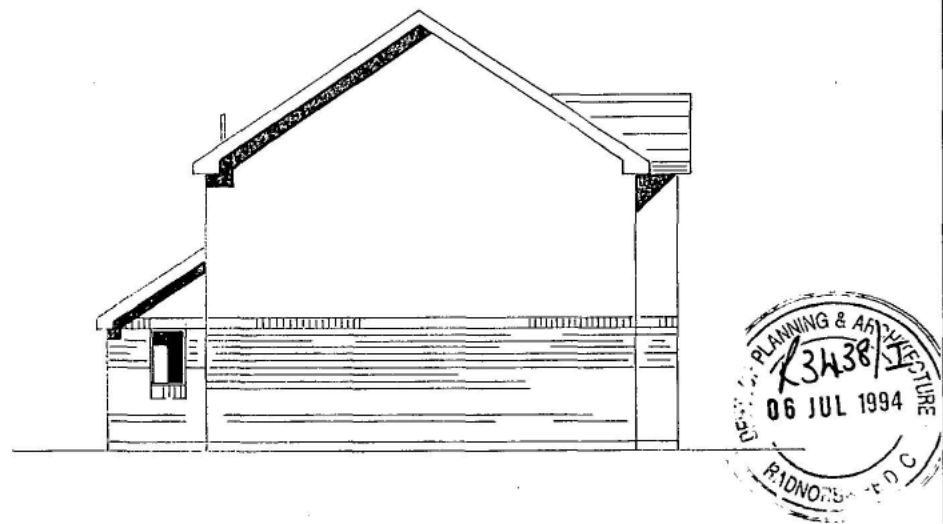
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NOTES:

All dimensions must be checked on site and
not scaled from this drawing.

Client

13(1)

Job Title

GORSE FARM EST.

Scale

1:50

Drawn by

Date 06/94

Drawing Title

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