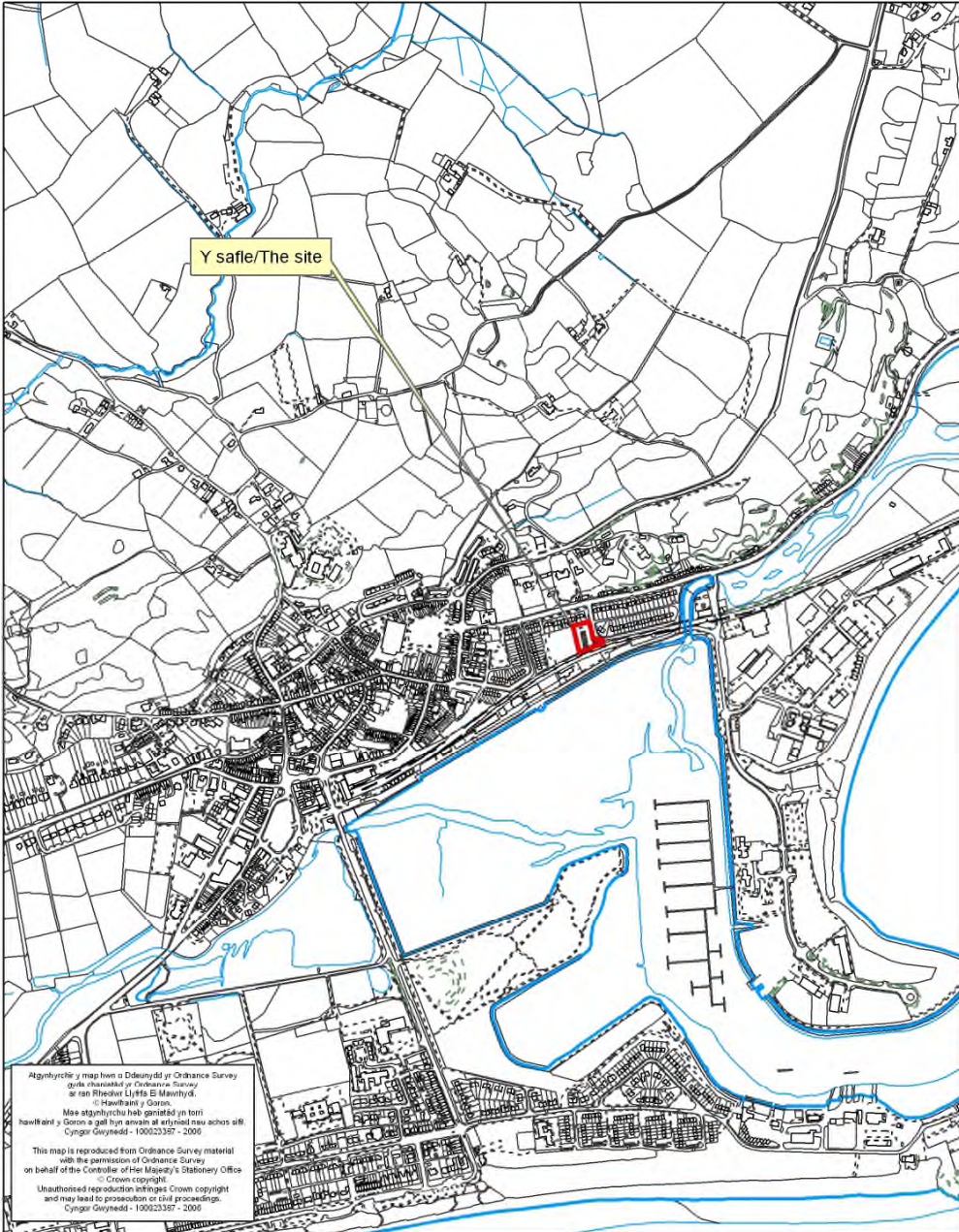


Number: 12



Rhif y Cais / Application Number : C14/0884/45/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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| PWYLLGOR CYNLLUNIO | DYDDIAD: 24/11/2014 |
| ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD | PWLLHELI |

Application Number: C14/0884/45/LL
Date Registered: 09/09/2014
Application Type: Full - Planning
Community: Pwllheli
Ward: Pwllheli North

Proposal: APPLICATION TO REVISE THE LAYOUT AND DESIGN OF THE SIX HOUSES APPROVED UNDER APPLICATION C13/1209/45/LL AND ALSO TO BUILD ONE ADDITIONAL SINGLE-STOREY HOUSE THAT WOULD PROVIDE A TOTAL OF SEVEN HOUSES ON THE SITE

Location: LAND ADJACENT TO 82 LÔN ABERERCH, PWLLHELI, GWYNEDD, LL53 5LS

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

1.1 This is an application to revise the layout and design of the six houses approved under application C13/1209/45/LL and also to build one additional single-storey house that would provide a total of seven houses on the site. The two-storey and single-storey houses would be moved approximately 5 metres to the west, closer to the nearby playing field. It is also intended to move the proposed location of the electricity sub-station more towards the east of the site. This would then enable the siting of one additional single-storey house on the southern side of the site between one of the other single-storey houses and the electricity sub-station. All the two-storey houses would have two bedrooms. The two-storey houses would measure approximately 6 metres by 8 metres and would measure approximately 83 square metres internally. There would be some change to the location of the windows compared with the previous application and the houses are wider by approximately 0.5 metres but the houses are shorter by approximately 1.2 metres. The single-storey houses would measure approximately 10.3 metres by 7.5 metres with an internal floor surface area of approximately 60 square metres. The single-storey houses in this plan would be shorter by approximately 0.5 metres but wider by approximately 0.9 metres compared with the plan previously approved. The external design is comparative to the previous application. It is proposed to cover the roof of the houses with slates and the external walls will be covered with a combination of render, bricks and timber. It is also intended to provide one parking space within the curtilage of every property along with one parking space for visitors and one space for the electricity sub-station.

1.2 As the previous application, the application is submitted by Cartrefi Cymunedol Gwynedd and it is understood that the application would meet the need for smaller homes in Pwllheli that would be appropriate for the elderly and the disabled and would support Gwynedd Council's objectives of providing affordable rented housing in areas with housing needs. Cartrefi Cymunedol Gwynedd is currently investing £136 million over five years to improve houses and providing new houses such as the current application is one way of achieving this.

1.3 The site lies within the development boundary of Pwllheli. The 31 garages which were on the site have been demolished. An electricity sub-station is also on the site. Access to the site is gained along an unclassified road which currently serves the existing housing estate near the site. The first class road, the A497 is located approximately 30 metres to the north of the site. A railway is located to the south of

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| PWYLLGOR CYNLLUNIO | DYDDIAD: 24/11/2014 |
| ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD | PWLLHELI |

the site. A playing field is located to the west and dwellings are located to the north and east of the site.

- 1.4 The application is submitted to the committee as it involves five or more houses.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals which give priority to reusing previously developed land or buildings and are located within or adjacent to development boundaries will be permitted if the site or the building and use are appropriate.

POLICY CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES – Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH6 – AFFORDABLE DWELLINGS ON EACH DESIGNATED SITE IN THE PLAN AREA AND ON UNDESIGNATED WINDFALL SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES – Refuse proposals to develop housing on sites that have been designated for housing or on windfall sites within the development boundaries of the sub-regional centre and the urban centres where it is not possible to comply with criteria controlling affordability and the local need for the development.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

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| PWYLLGOR CYNLLUNIO | DYDDIAD: 24/11/2014 |
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POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where there is an assessed need for off-street parking and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the number of necessary parking spaces on another site nearby.

Supplementary Planning Guidance - Affordable Housing, (November 2009)
 Supplementary Planning Guidance – Planning and the Welsh Language (November 2009)
 Supplementary Planning Guidance – Planning for Sustainable Building (April 2010)

2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)
 Technical Advice Note 2 – Planning and Affordable Housing (2006)
 Technical Advice Note 12 - Design (2009)
 Technical Advice Note 18 – Transport (2007)

3. Relevant Planning History:

3.1 C13/1209/45/LL - Residential development of 4 two bedroom houses and 2 two bedroom bungalows – Approved 27 February 2014.

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No objection to the proposal. Central location with on-street parking provision nearby therefore there is no need for the usual provision.

Welsh Water: Not received.

Scottish Power: Not received.

Network Rail: Not received.

Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period ended on 9 October 2014 and no response had been received during this period.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The site lies within the town’s development boundary but no part of the site has been specifically designated for housing in the GUDP. Policy CH3 of the GUDP states that applications for the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres will be approved. In relation to housing developments in town centres, Policy CH6 of the

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| PWYLLGOR CYNLLUNIO | DYDDIAD: 24/11/2014 |
| ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD | PWLLHELI |

GUDP also applies. This policy states that proposals for housing developments on a site, or on part of a site that can accommodate five or more housing units will be refused unless they comply with the criteria of the policy. Criteria 1 of Policy CH6 asks for a percentage of the units provided to be allocated for general need for affordable houses. The principle of the proposal to construct houses on the site had been accepted due to the previous application being approved and consideration was given at that time to the fact that this proposal is a special case in which the planning application can be dealt with as an exception to the policy because the applicant is preparing new rented social housing for local residents under their statutory responsibilities. It is not considered that one additional house would be a substantial change in this sense. This is also reflected in the size of the houses themselves as the single-storey houses are approximately 60 square metres and the two-storey houses are approximately 83 square metres. These sizes are within the guidelines noted in the Supplementary Planning Guidance: Affordable Housing (November, 2009) and to all intents and purposes their size controls their affordability. It is therefore considered that the principle of the proposal is acceptable in relation to Policy CH3 and CH6 of the GUDP.

- 5.2 The site is also considered to be on previously developed land. Policy C3 of the GUDP states that proposals that give priority, wherever possible, to reusing previously developed land or buildings that are located within or near development boundaries, rather than using Greenfield sites, will be approved provided that the site or building and the proposed use are suitable and conform to the Plan's objectives and development strategy. The proposal would therefore make acceptable use of previously developed land.

Language and Community Matters

- 5.3 A linguistic and community statement was received in relation to the previous application and this has been re-submitted with the current application. The proposal is for providing dwelling houses of a reasonable size within the development boundary. It is also proposed to provide more rented housing for local need and a variety of different types of houses is proposed including three single-storey houses that would be suitable for the elderly and/or the disabled. Therefore, it is not anticipated that the proposal would have a significant impact on the Welsh language and the community and that it would be acceptable in respect of Policy A2 of the GUDP.

Design and visual amenities

- 5.4 This amended proposal would involve constructing seven houses on the site – four two-storey houses on the northern end of the site and three single-storey houses on the southern end of the site. The two-storey houses would be placed in pairs and the proposal as a whole would form a small estate. It is considered that the proposal is acceptable for the location and of suitable size and scale. The proposal would be finished with slate roofs and external walls of a combination of render, bricks and timber panels. It is considered that these finishes are acceptable and are in keeping with the surrounding area. Due to its location in the centre of a housing estate it is not considered that the proposal would stand out prominently in the landscape. Therefore, it is considered that the proposal is acceptable in respect of Policies B22 and B25 of the GUDP.

General and residential amenities

- 5.5 Residential dwellings are situated adjacent to the site. There are windows in the rear of the houses to the north of the site. On the boundary between the site and these houses is a combination of hedges and fences and consequently it is not considered

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| PWYLLGOR CYNLLUNIO | DYDDIAD: 24/11/2014 |
| ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD | PWLLHELI |

that there would be overlooking or loss of privacy on ground floor level. The distance between the existing houses and the proposed houses varies from approximately 16 metres to 20 metres. Having considered this distance it is not considered that there would be significant overlooking between the existing properties and the proposed properties. It is proposed to relocate the existing electricity sub-station located on the site. The sub-station would be located near the single-storey house on plot seven. It is proposed to plant trees between the sub-station and the house and it is not considered that the proposal would have a detrimental impact on the amenities of the residents of the new houses or the existing houses near the site. It is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and as a result, it is acceptable in terms of Policy B23 of the GUDP.

Transport and access matters

5.6 The proposal would use the existing entrance to gain access to the first class road to the north of the site. However, it is proposed to alter the access to the unclassified road which runs directly near the site. The proposal would include nine parking spaces, namely one for each house and then one additional parking space for visitors and one for the electricity sub-station. The Transportation Unit provided observations on the proposal and had no objection to the proposal. It is considered that the proposal is acceptable in terms of road safety and parking and is therefore acceptable in respect of Policy CH33 and CH36 of the GUDP.

Any other matters

5.7 As part of the application it is proposed to relocate an electricity sub-station. Scottish Power was consulted but no response was received.

5.8 The site is near a railway. The houses themselves have been located at least 3 metres from the boundary with the railway and it is proposed to erect a fence that is 1.8 metres high along this boundary. Network Rail had no objection to the original application and it is not considered that this proposal would affect the railway any more than the approved plan.

6. Conclusions:

6.1 It is considered that this amended proposal is acceptable. The site is within the development boundary and the principle of a housing development on the site has been established previously. It is not considered that the proposal would have a detrimental impact on the area's visual amenities or the amenities of neighbouring residents, and it is not considered that there are implications in relation to road safety.

7. Recommendation:

7.1 To approve – conditions -

1. Commencement within five years.
2. In accordance with plans.
3. Slates on the roof.
4. Agree on external walls finish.
5. Withdrawal of permitted development rights for extensions and curtilage buildings.
6. Welsh Water conditions as the previous application.
7. Highways conditions as the previous application.



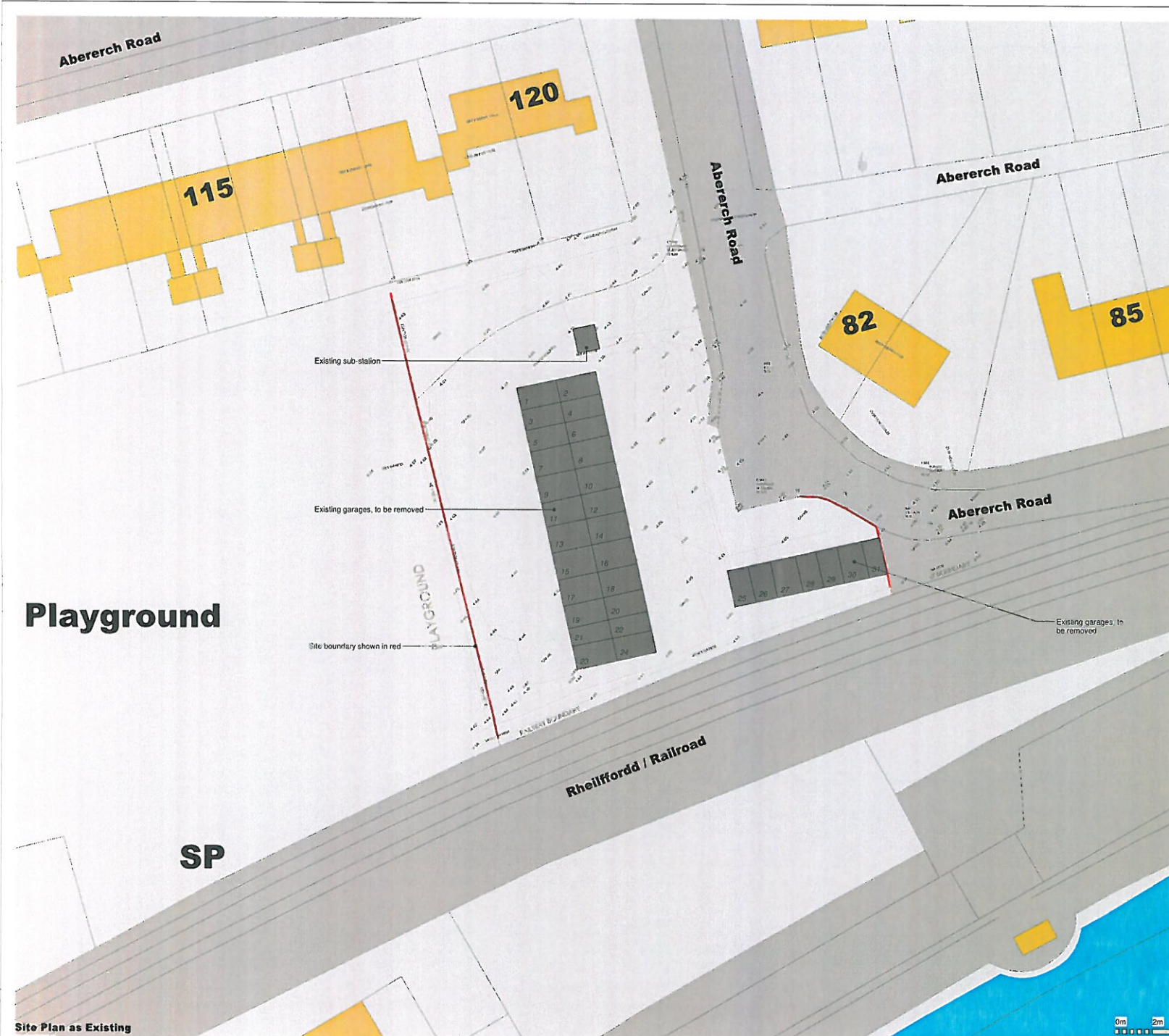
Rhif y Cais / Application Number : C14/0884/45/LL

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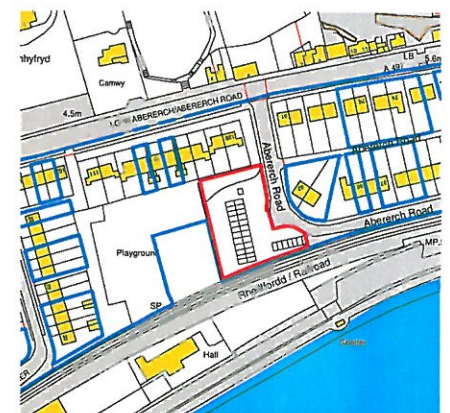
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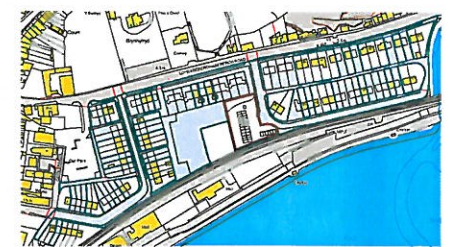
Playground

SP

Site Plan as Existing
Scale: 1 : 500



Location Plan
Scale: 1 : 1250



Location Plan
Scale: 1 : 2500

| | | | | |
|-----|------------------------------|-------|---------|----------|
| C | Amendments to boundary lines | apl | mm | 01/01/11 |
| B | Initial planning | apl | mm | 01/01/11 |
| A | Final layout of plan | apl | mm | 01/01/11 |
| Rev | Revision Description | Drawn | Checked | Dim |

PLANNING PERMISSION

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Project: **CCG - Housing Dev. - Lon Abererch, Pwllheli**

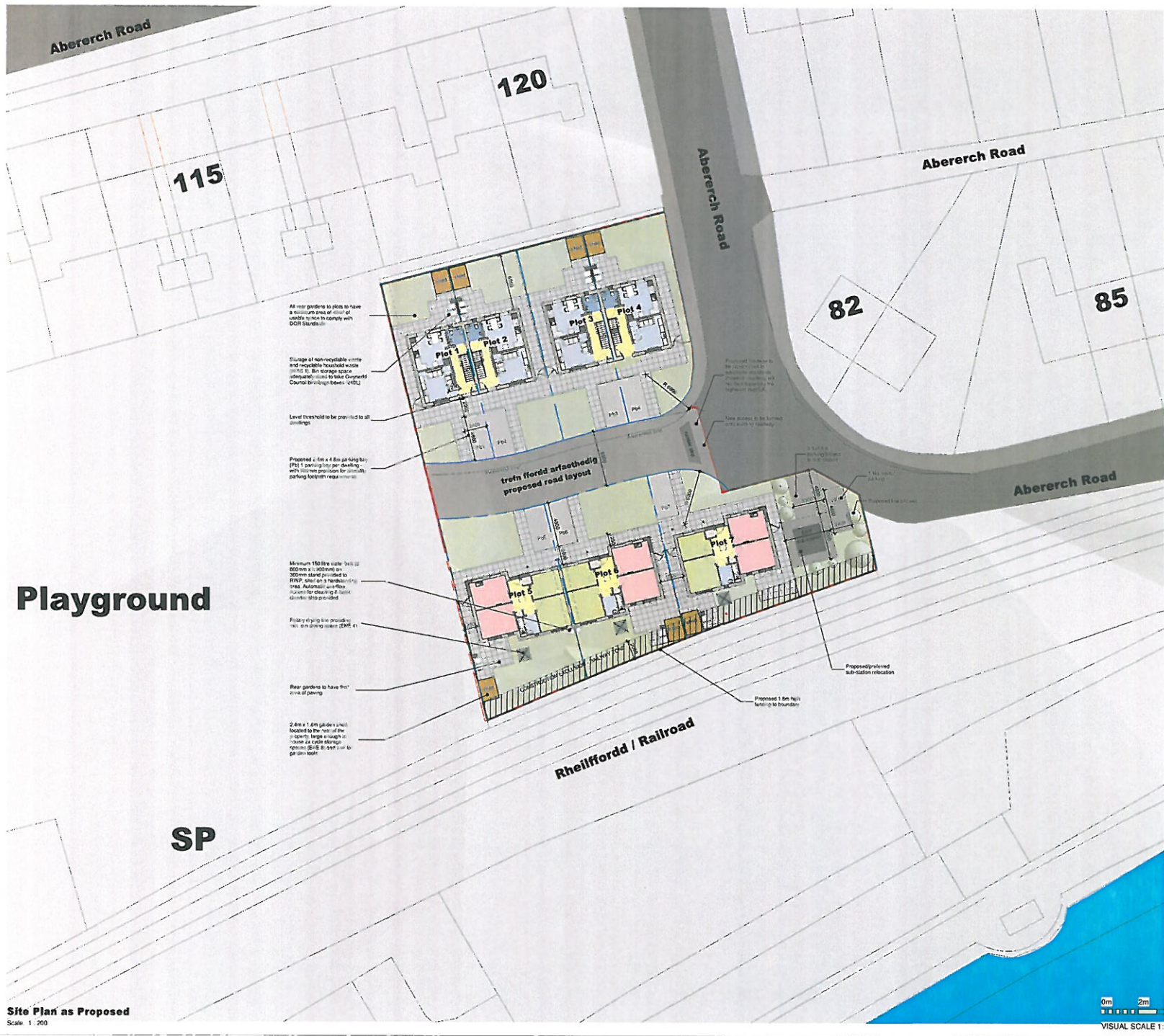
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VISUAL SCALE 1:100 @ A1

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| Scale @ A1 | Drawn By | Checked By | Date |
| A1 indicated | apl | mm | 01/05/13 |
| Job No | Sheet No | Rev | |
| 1167 | 101 | C | |

12



- General notes:**
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 2. All dimensions are approximate and are to be checked on site prior to ordering, manufacturing or leaving the site of a structure. Any discrepancies are to be reported immediately to the architect.
 3. No deviation from this drawing will be permitted without the prior written consent of the Architect.
 4. This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.
 5. This drawing is to be read in conjunction with the relevant Structural Engineering drawings, structural calculations and recommendations.

Number of units to this scheme:

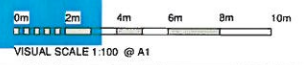
- Semi-detached houses 2B4P: **4 units**
- Bungalow 2B3P: **2 units**
- Total: 6 units**

| House Plot Areas | | |
|------------------|-------------|--------------------|
| Name | Area | Property type |
| Plot 1 | 201 sqm | 2B3P bungalow |
| Plot 2 | 201 sqm | 2B3P bungalow |
| Plot 3 | 205.56 sqm | 2B4P terrace house |
| Plot 4 | 197.5 sqm | 2B4P terrace house |
| Plot 5 | 177 sqm | 2B4P terrace house |
| Plot 6 | 186 sqm | 2B4P terrace house |
| Grand total: | 2156.2 sqm | |
| Site Boundary | 1,601.6 sqm | |

Playground

SP

Site Plan as Proposed
Scale 1:200



| Rev | Revision description | Drawn | Checked | Date |
|-----|---|-------|---------|----------|
| 1 | Original approval and Revised Boundary, Layout and Site Plan | apl | nm | 22/12/17 |
| 2 | Revised access/way strategy as per Planning Department comments | apl | nm | 23/12/17 |
| 3 | Minor alterations | apl | nm | 26/12/17 |
| 4 | Revised access strategy | apl | nm | 27/12/17 |
| 5 | Final Site Plan/Access Strategy/Signage | apl | nm | 27/12/17 |
| 6 | Revised access/way strategy as per Planning Department comments | apl | nm | 27/12/17 |
| 7 | Revised access/way strategy as per Planning Department comments | apl | nm | 27/12/17 |
| 8 | Revised access/way strategy as per Planning Department comments | apl | nm | 27/12/17 |
| 9 | Revised access/way strategy as per Planning Department comments | apl | nm | 27/12/17 |
| 10 | Revised access/way strategy as per Planning Department comments | apl | nm | 27/12/17 |

PLANNING PERMISSION

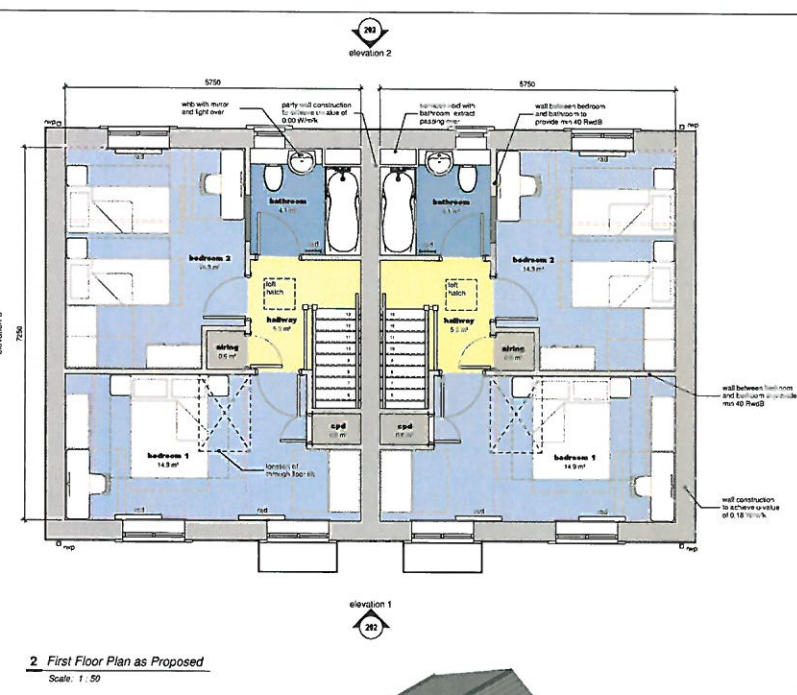
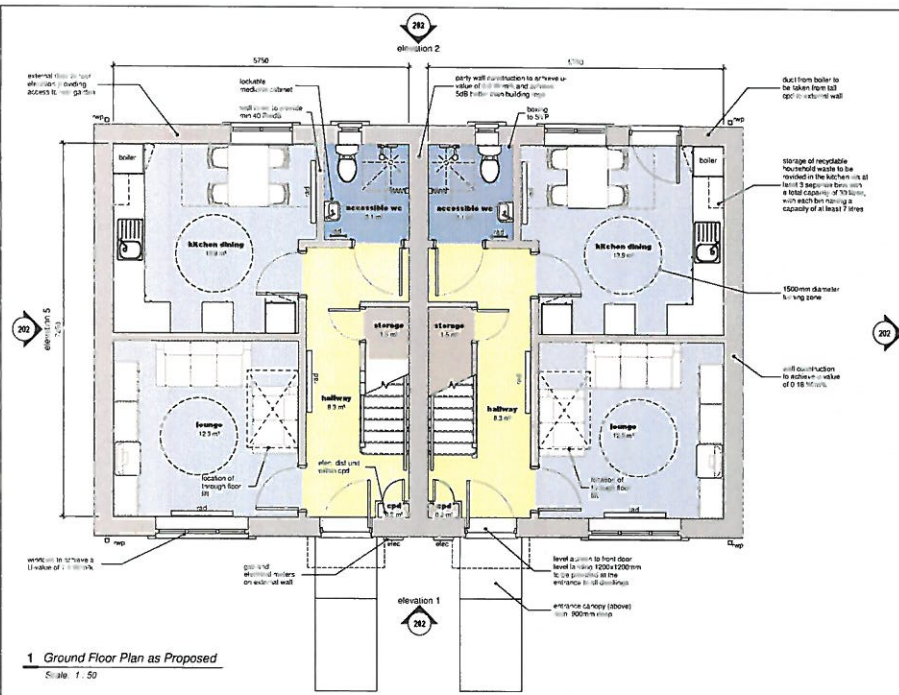
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Fax: +44 (0) 1446 420112
e-mail: admin@love-lock.co.uk
www: www.love-lock.co.uk

Project: CCG - Housing Dev. - Lon Abererch, Pwllheli

Title: Site Plan as Proposed

| Issue | Drawn By | Checked By | Date |
|---------|-----------|------------|----------|
| 1:100 | apl | nm | 03.09.13 |
| Job No. | Sheet No. | Rev. | |
| 1167 | 102 | 1 | |

12



- Notes**
General notes:
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 - This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.
 - The drawings to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and room requirements.

2B4P Wide House - Gross Internal Area

| Level | Area |
|-----------------|----------------------|
| G1 ground floor | 41.69 m ² |
| G1 first floor | 41.69 m ² |
| Grand total: 2 | 83.38 m ² |

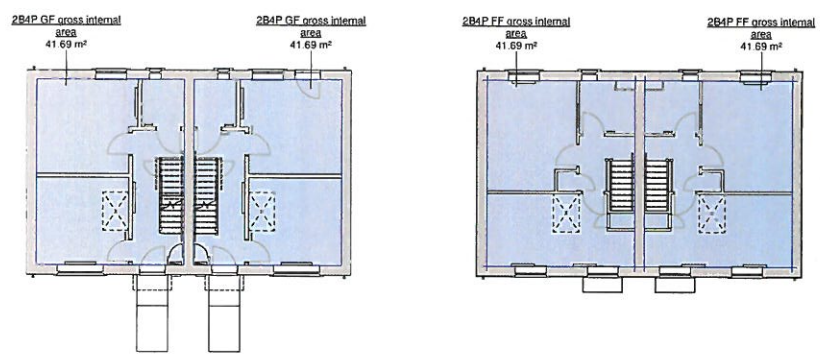
AGL: On levels for G1 and G2 levels the area is to be taken as the area of the floor slab for a room or area.

2B4P Wide House - GF Room Areas

| Room Name | Area |
|----------------|----------------------|
| accessible wc | 0.04 m ² |
| gcp | 0.17 m ² |
| hallway | 5.54 m ² |
| kitchen/dining | 13.53 m ² |
| storage | 12.51 m ² |
| storage | 12.49 m ² |
| Grand total: 6 | 35.38 m ² |

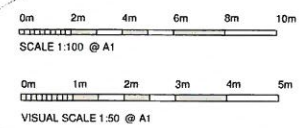
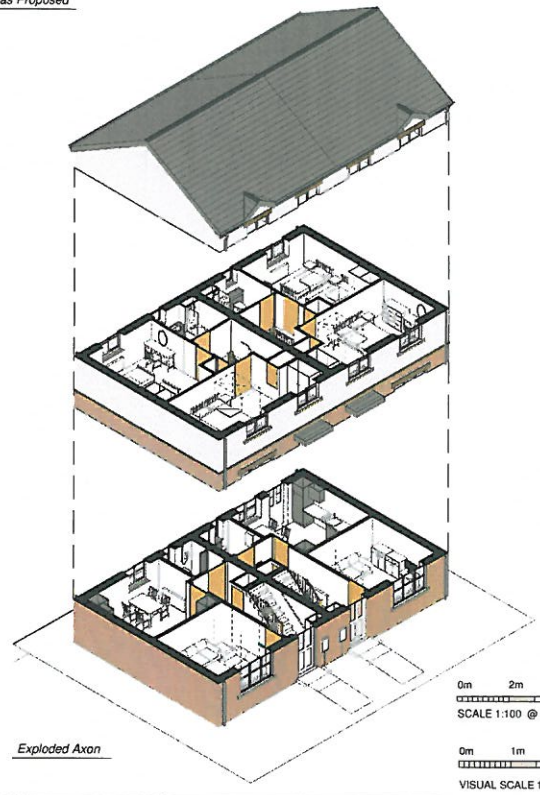
2B4P Wide House - FF Room Areas

| Room Name | Area |
|----------------|----------------------|
| bedroom | 8.56 m ² |
| bathroom 1 | 4.15 m ² |
| bathroom 2 | 4.15 m ² |
| gcp | 0.83 m ² |
| hallway | 5.14 m ² |
| Grand total: 6 | 22.83 m ² |



3 00 ground floor Copy 1
Scale: 1:100

4 01 first floor(1)
Scale: 1:100



| Rev | Revised description | Drawn | Checked | Date |
|-----|---------------------|-------|---------|----------|
| 1 | Revised House Plan | mc | dm | 29.08.14 |
| 2 | Revised House Plan | mc | dm | 29.08.14 |
| 3 | Revised House Plan | mc | dm | 29.08.14 |
| 4 | Revised House Plan | mc | dm | 29.08.14 |
| 5 | Revised House Plan | mc | dm | 29.08.14 |
| 6 | Revised House Plan | mc | dm | 29.08.14 |
| 7 | Revised House Plan | mc | dm | 29.08.14 |
| 8 | Revised House Plan | mc | dm | 29.08.14 |
| 9 | Revised House Plan | mc | dm | 29.08.14 |
| 10 | Revised House Plan | mc | dm | 29.08.14 |

PRELIMINARY

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e-mail: admin@levelockmitchell.com
web: www.levelockmitchell.com

Project: **Wales & West Housing Pattern Book**

Title: **2-bed House - GA Floor Plans and 3D Views as Proposed**

| Issue | Drawn By | Checked By | Date |
|--------------|----------|------------|----------|
| As indicated | mc | dm | 29.08.14 |

Job No: 1237 : 201 Sheet No: 1 Rev: 1

Drawing Number: 1237 : 201

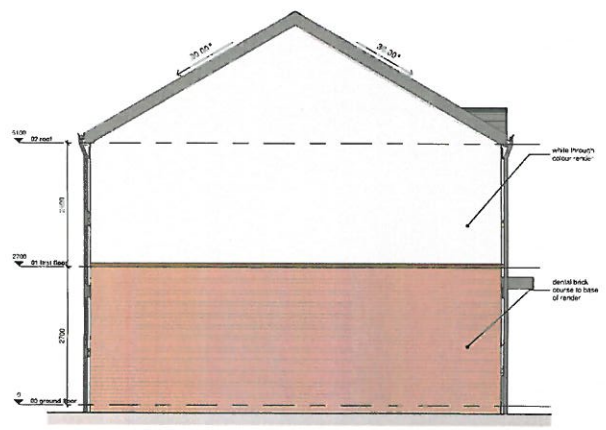




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Scale: 1:50



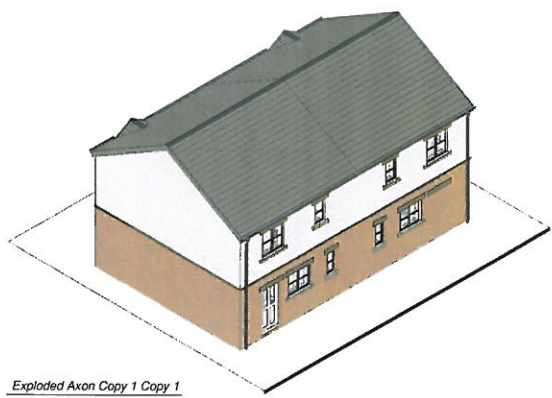
2 Rear elevation
Scale: 1:50



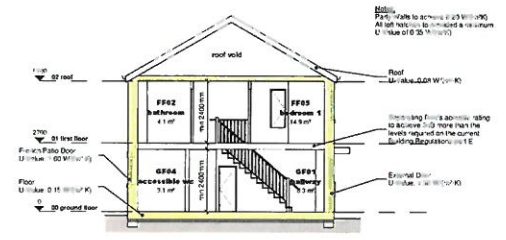
5 Side elevation 1
Scale: 1:50



Exploded Axon Copy 1



Exploded Axon Copy 1 Copy 1



6 Typical Section 1
Scale: 1:100

- Notes:
- General notes:
1. This drawings not to be scaled.
 2. All dimensions are approximate and are to be checked on site prior to ordering, manufacturing or fixing as the finish of a detail, any discrepancies are to be reported immediately to the architect.
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 5. This drawings to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

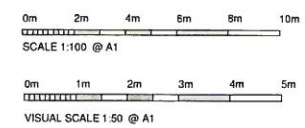
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| 1 | Revised Front Elevation, Revised Window Types and Planning Department Comments | AM | 11/01/14 | 1:50 |
| 2 | Revised for Planning | AM | 11/01/14 | 1:50 |
| 3 | Revised House Type | AM | 11/01/14 | 1:50 |
| Rev | Revised description | AM | 11/01/14 | 1:50 |
| | Drawn | PM/AM | | 1:50 |
| | Check | AM | | 1:50 |

Project Status: **PRELIMINARY**

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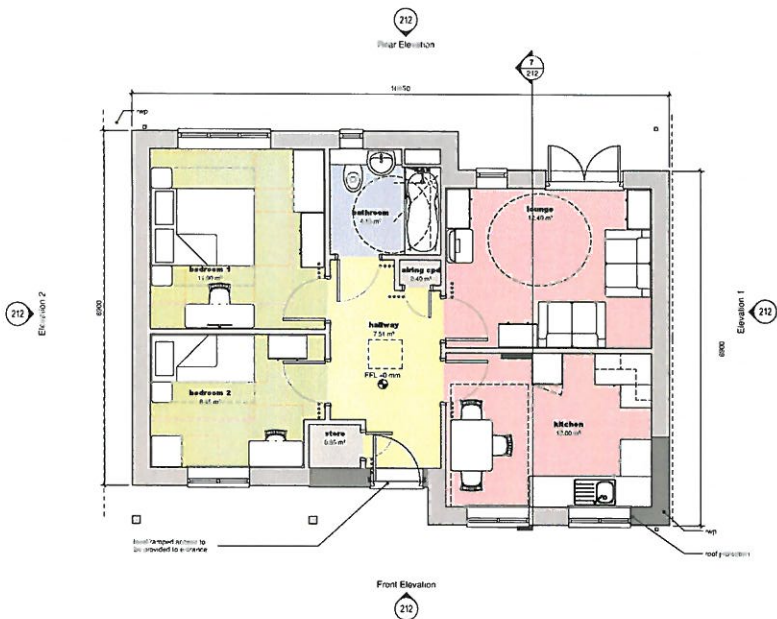
Project: **Wales & West Housing Pattern Book**

2-bed House - Elevations as Proposed & Typical GA Section

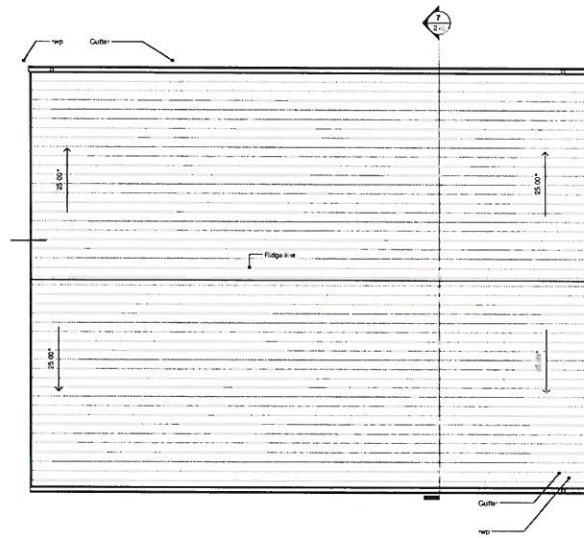


| Scale | Drawn By | Checked By | Issue |
|-----------------|----------|------------|----------|
| A1 as indicated | Author | Checker | 08/29/14 |
| Job No | Sheet No | Rev | |
| 1237 | 202 | d | |

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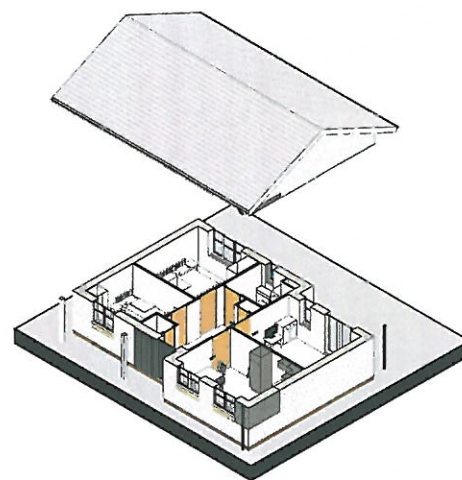
Bungalow Plan as Proposed
Scale: 1:50



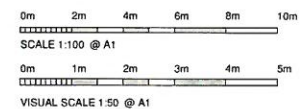
Bungalow Roof Plan as Proposed
Scale: 1:50



Ground Floor Area Plan
Scale: 1:100



Exploded Axon - Ground Floor
Scale:



- Notes**
- General notes:**
- This drawing is not to be sealed.
 - All dimensions are approximate and it is to be checked on site prior to order manufacturing or forming the work of a contract. Any dimensions are to be reported immediately to the architect.
 - No dimensions from this drawing will be permitted without the prior written consent of the Architect.
 - This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.
 - This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

| Gross Internal Area | |
|---------------------|---------------------|
| Flat number | Area |
| Bungalow | 60.38m ² |

All ©. On plans for R-100 Furlong, housing in rural areas (R-100) or more than a 1/4 of a 47'00' section is shown.

| Typical Bungalow Room Areas | | |
|-----------------------------|-------------|----------------------|
| Number | Name | Area |
| CP01 | Hallway | 7.24 m ² |
| CP02 | Living | 13.45 m ² |
| CP03 | Bedroom 2 | 8.27 m ² |
| CP04 | Bedroom 1 | 11.99 m ² |
| CP05 | Bathroom | 4.15 m ² |
| CP06 | Kitchen | 13.30 m ² |
| CP07 | Living area | 13.30 m ² |
| CP08 | Living area | 13.30 m ² |
| Grand total: | | 60.38 m ² |

| Rev | Revision/Description | Drawn | Checked | Date |
|-----|----------------------------|-------|---------|----------|
| 1 | Submitted design type | apl | nm | 03/02/14 |
| 2 | Structural Review | apl | nm | 28/02/14 |
| 3 | General Drawing Amendments | apl | nm | 03/03/14 |
| 4 | Final Issue of Drawing | apl | nm | 11/03/14 |

PLANNING PERMISSION

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Project
CCG - Housing Dev. - Lon Abererch, Pwllheli

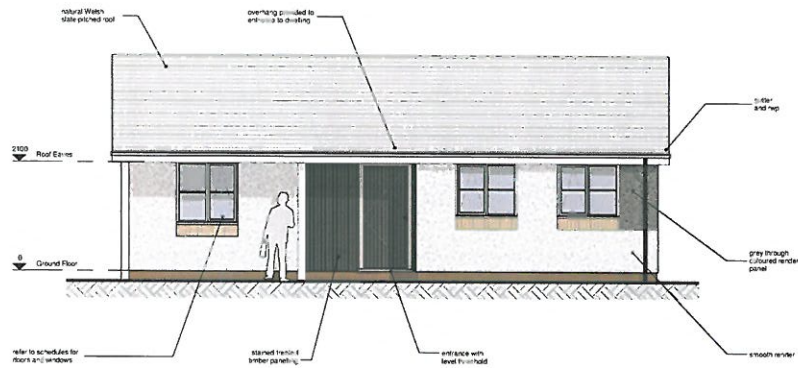
Title
Bungalow - GA Floor Plans & 3D Views as Proposed

| Scale @ A1 | Drawn By | Checked By | Date |
|--------------|----------|------------|----------|
| As indicated | apl | nm | 03.09.13 |

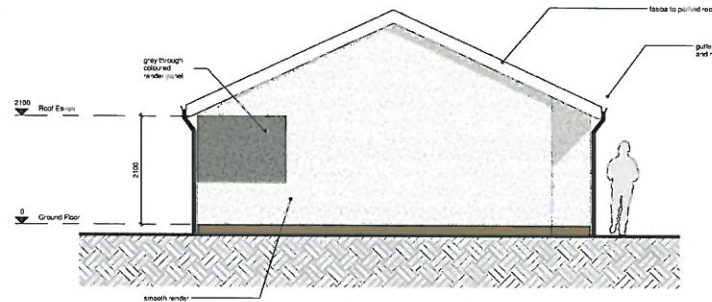
| Job No | Sheet No | Rev |
|--------|----------|-----|
| | | |

Drawing Number: 1167 : 211 : d

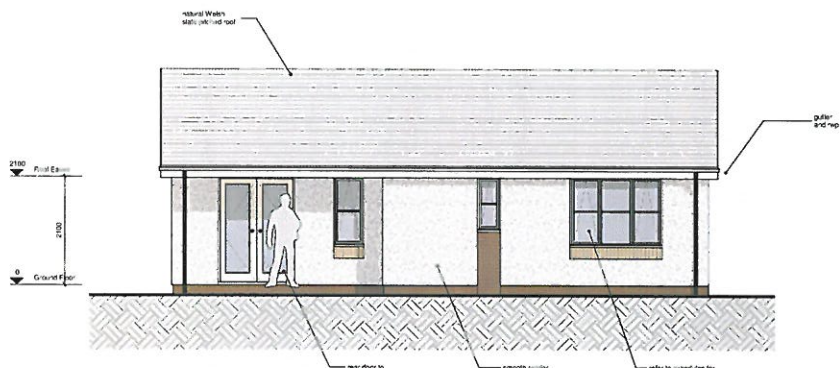
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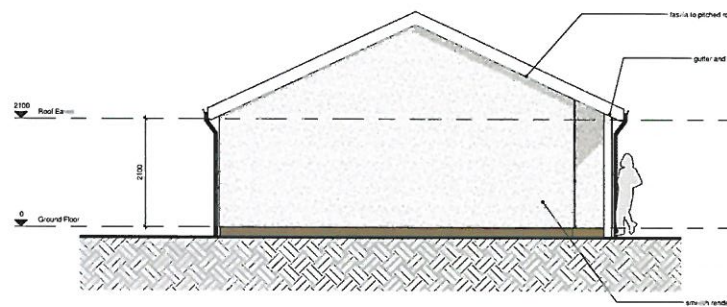
Front Elevation
Scale: 1:50



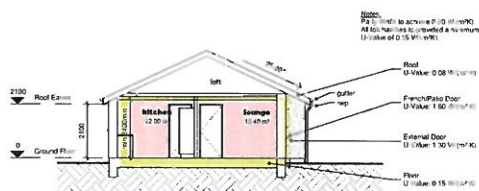
Elevation 1
Scale: 1:50



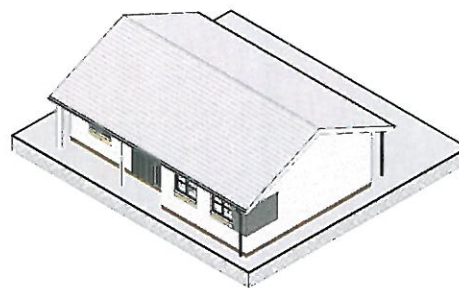
Rear Elevation
Scale: 1:50



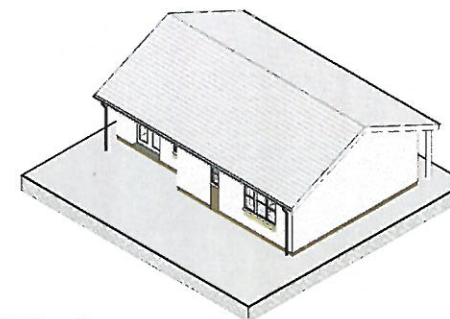
Elevation 2
Scale: 1:50



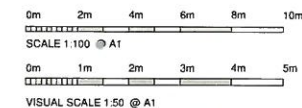
Typical U-values schematic section
Scale: 1:100



3D View - Front
Scale:



3D View - Rear
Scale:



Notes

General notes:

1. The drawings are not to be used.
2. All dimensions are in millimetres unless otherwise stated. All dimensions are to be checked on site prior to ordering. The contractor is to confirm the location of all elements. Any discrepancy is to be reported immediately to the architect.
3. No deviation from the drawings will be permitted without the written consent of the Architect.
4. The drawings are to be read in conjunction with all the relevant Electrical and Mechanical specifications.
5. The drawings are to be read in conjunction with the relevant Structural Engineers drawings, structural calculations and recommendations.

| U-value | W/m²K | W/m²K | Date |
|---------|-------|-------|----------|
| 0.08 | 0.08 | 0.08 | 02/09/13 |
| 1.50 | 1.50 | 1.50 | 02/09/13 |
| 1.30 | 1.30 | 1.30 | 02/09/13 |
| 0.15 | 0.15 | 0.15 | 02/09/13 |

PLANNING PERMISSION

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CCG - Housing Dev. - Llanfair, Pwllheli

The Bungalow - Elevations as Proposed & Typical GA Section

| Scale | Drawn By | Checked By | Date |
|--------------|----------|------------|----------|
| As indicated | apl | apl | 02/09/13 |
| Job No | Sheet No | Rev | |
| 1167 | 212 | C | |

