



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

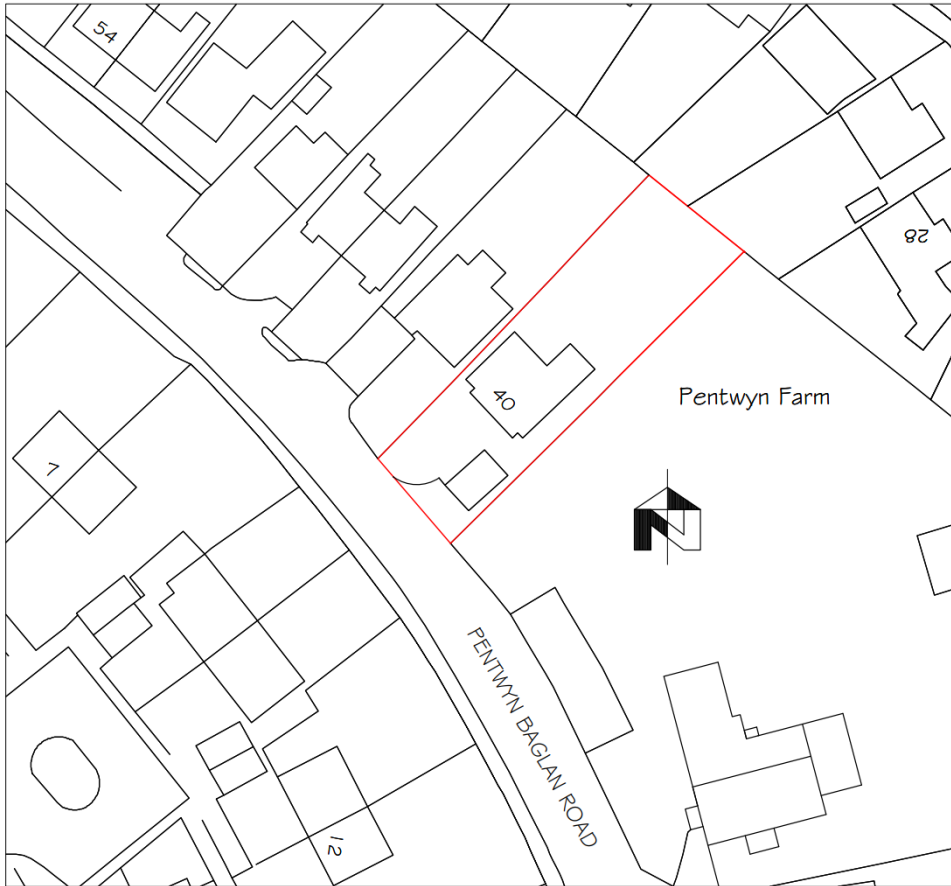
Planning Committee

(Hybrid) 21st May 2024

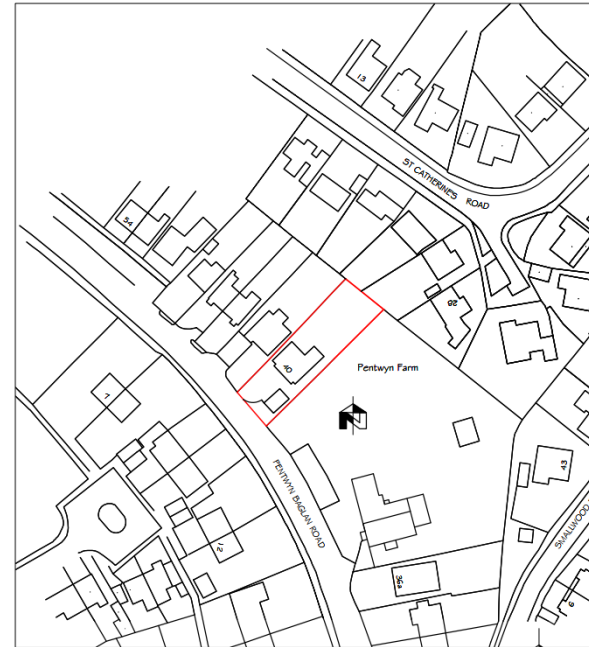


Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

<u>APPLICATION NO:</u> P2023/0960	<u>DATE:</u> 11-01-2024
PROPOSAL::	Proposed first floor extension, single storey side extension, single storey outbuilding and retaining wall with driveway extension to front.
LOCATION:	40 Pentwyn Baglan Road
APPLICANT:	Mr Anthony Veysey
TYPE:	Householder
WARD:	Baglan



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

40 Pentwyn Baglan Rd
Baglan Port Talbot

drawing title
LOCATION PLAN
and
BLOCK PLAN

drawing No
40 PBR- 00

date scale
November 2023 noted



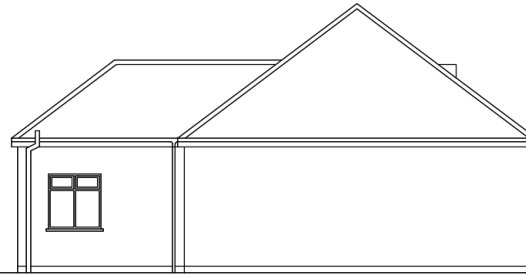




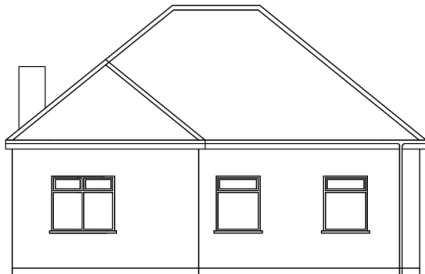




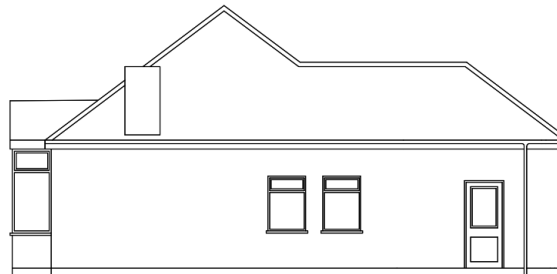
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



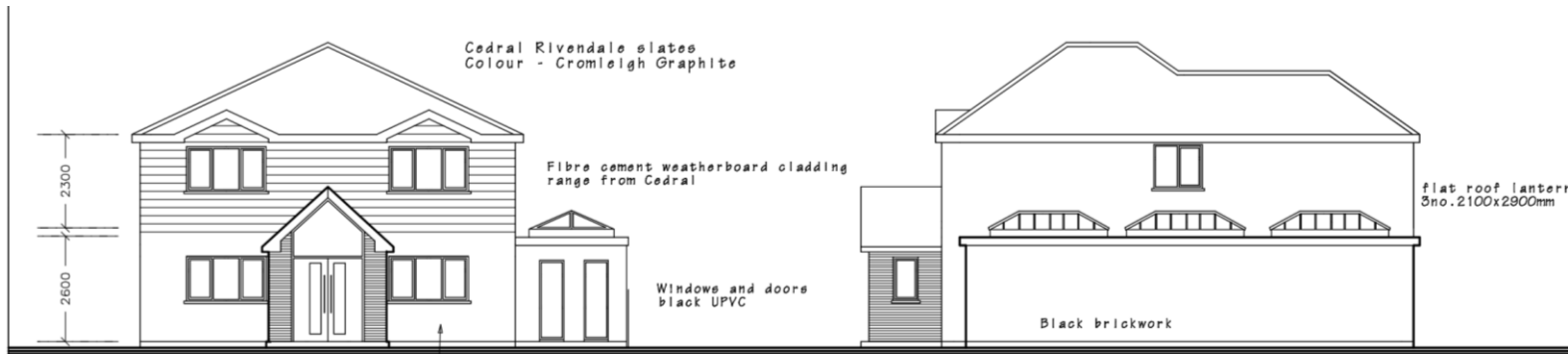
SIDE ELEVATION

PROPOSED WORK AT 40 PENTWYN BAGLAN
ROAD, BAGLAN, PORT TALBOT, SA12 8EB.
FOR Mr and Mrs Anthony Veysey.

DRAWING TITLE
EXISTING ELEVATIONS

SCALE 1" to 100' @ A3	DATE November 2023.	DRAWING No. 2023/08
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DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED.
DISCREPANCIES TO BE REPORTED IMMEDIATELY.



Cedral Rivendale slates
Colour - Cromleigh Graphite

Fibre cement weatherboard cladding
range from Cedral

Windows and doors
black UPVC

flat roof lantern
3no.2100x2900mm

Black brickwork

FRONT ELEVATION

Smooth render
painted

SIDE ELEVATION

Development to provide -
National Trust WoodStone Nest Box
Product Number - NTW5



SIDE ELEVATION

Smooth render painted

Black rainwater goods
and fascias

Smooth render painted

Faced brickwork
Michelmersh
Synthesis 909.

REAR ELEVATION

PROPOSED WORK AT 40 PENTWYN BAGLAN
ROAD, BAGLAN, PORT TALBOT, SA12 8EB.
FOR Mr and Mrs Anthony Veysey.

DRAWING TITLE
PROPOSED ELEVATIONS (building regs)

NOTE
Construct base to Man Cave
ONLY

cut and fill
with hard landscaping

EXISTING SECTION

toughened glass balustrade with
faced brick retaining wall

PROPOSED SECTION

new vehicle hardstanding to
comply with NPT planning
requirements and by use of
permeable surface laid to falls

FRONT ELEVATION

MAN CAVE
FRONT ELEVATION

cut and fill
with hard landscaping

PROPOSED WORK AT 40 PENTWYN BAGLAN
ROAD, BAGLAN, PORT TALBOT, SA12 8EB.
FOR Mr and Mrs Anthony Veysey.

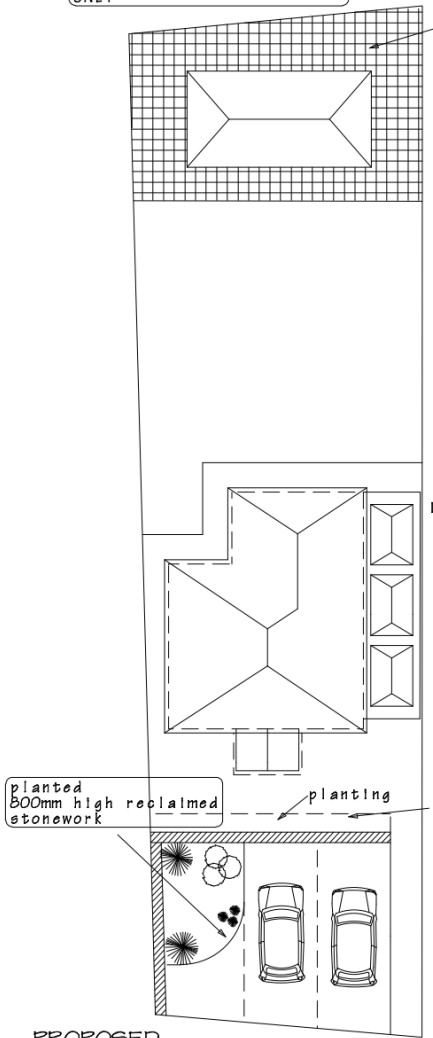
DRAWING TITLE
BLOCK PLANS and SECTION THROUGH SITE

SCALE
1 to 200 @ A3

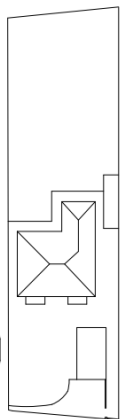
DATE
April 2024.

DRAWING No.
2024/03

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DISCREPANCIES TO BE REPORTED IMMEDIATELY.



PROPOSED
BLOCK PLAN

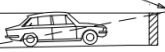


stone wall
1600mm high

EXISTING
BLOCK PLAN
Scale 1-500

existing garage
to be demolished

existing ramped
access to remain



Level 2100

Level 3270*

900mm retaining
wall

planting

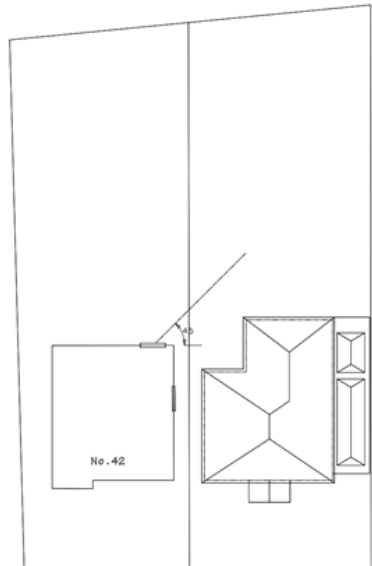
planting

balustrade

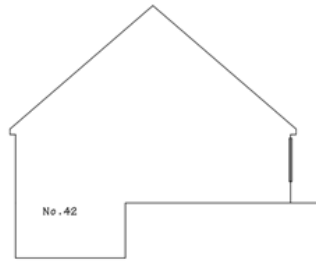
line of existing
ground







No 42



EXISTING
FRONT VIEW SHOWING No.44
Scale 1:100

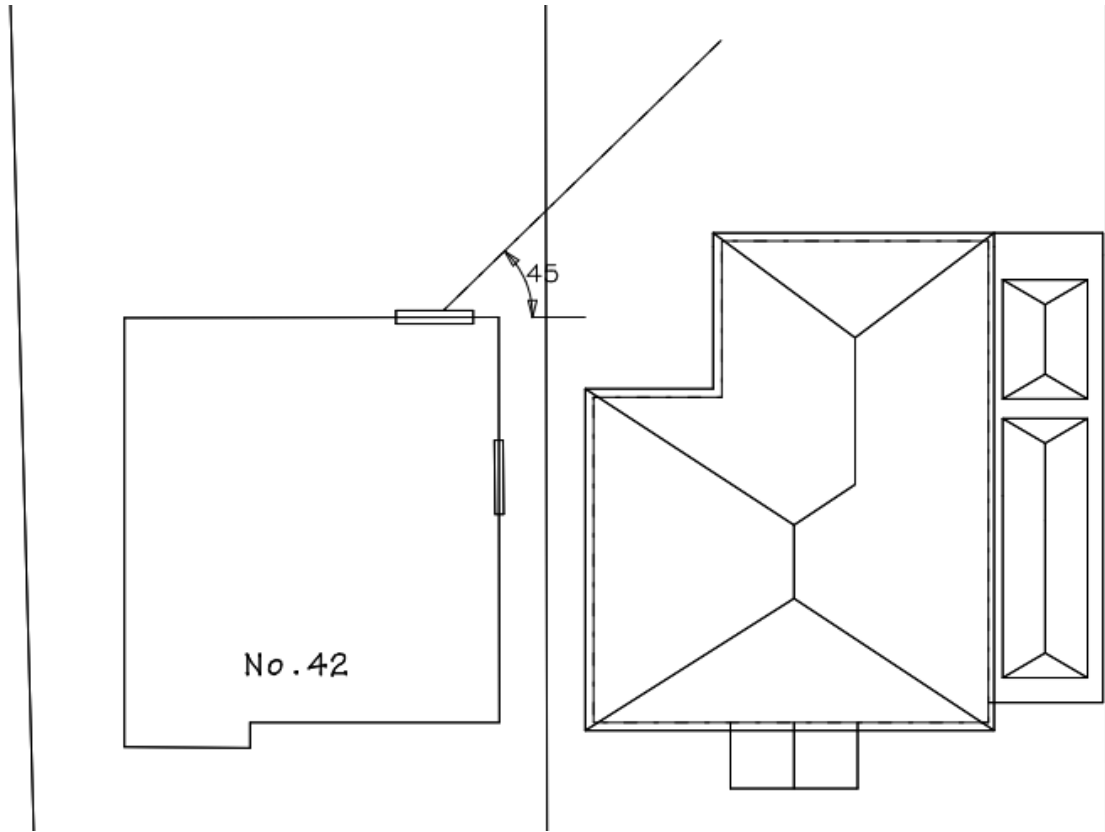
No. 40 Existing



No. 40 Proposed



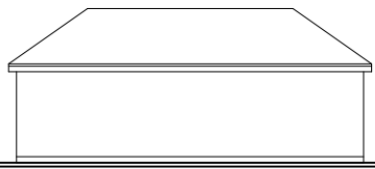
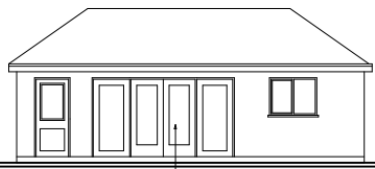
FRONT ELEVATION



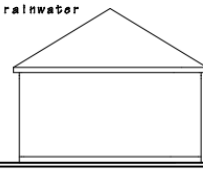


slate roof tiles to match existing house

3900

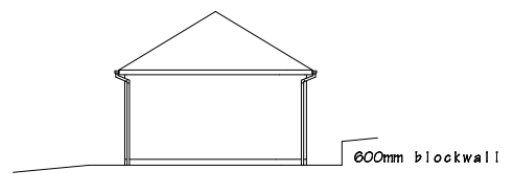
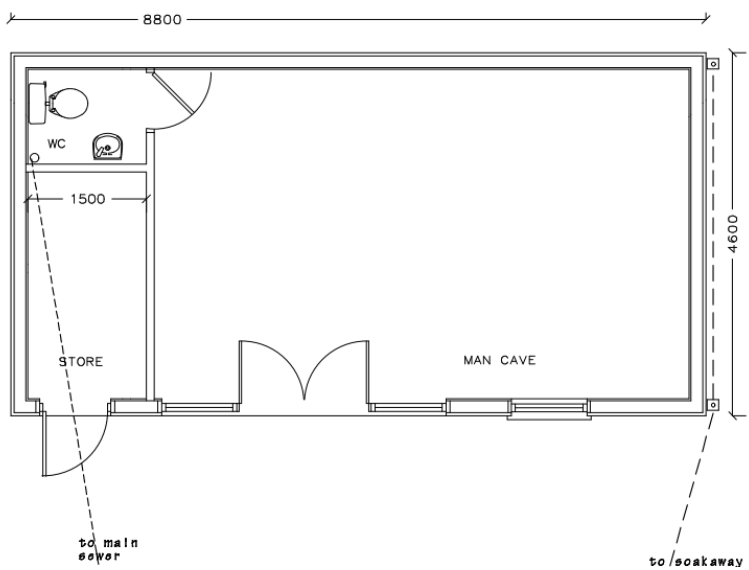


black rainwater goods



waterproof render to match house
anthracite windows and doors

FRONT, REAR and SIDE ELEVATIONS



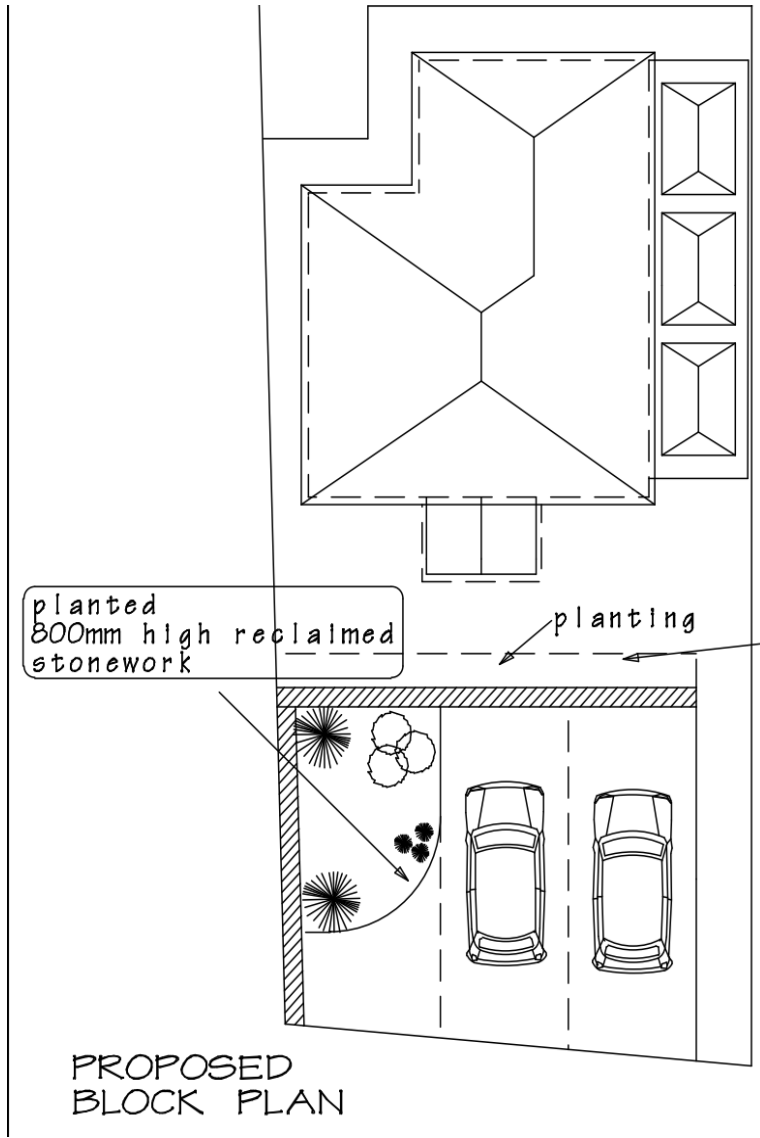
SECTION

PROPOSED WORK AT 40 PENTWYN BAGLAN ROAD, BAGLAN, PORT TALBOT, SA12 8EB.
FOR Mr and Mrs Anthony Veysey.

DRAWING TITLE
PROPOSED MAN CAVE

SCALE





planted
800mm high reclaimed
stonework

planting

PROPOSED
BLOCK PLAN



