

C20/0898/42/DT

Estyniadau a newidiadau i dŷ presennol.

Extensions and alterations to the existing dwelling

**Tŷ Pen Lôn Las, Morfa Nefyn, Pwllheli, Gwynedd,
LL53 6BG**



Site Location **Plan**

1:1250

 Site boundary

PLANNING DRAWING

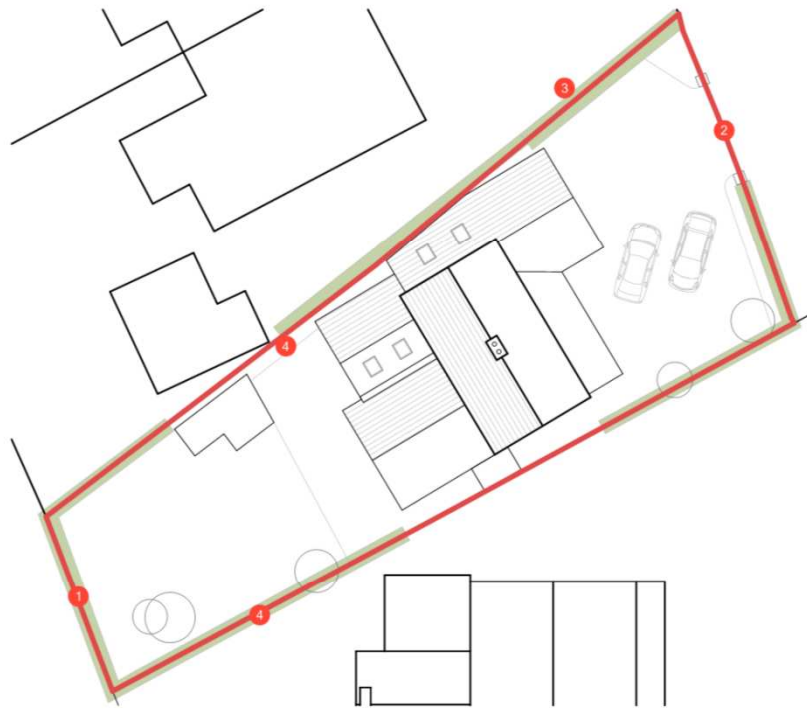
issued for planning approval 01.11.20 P1

project
**Extensions and Alterations to
Ty Pen, Morfa Nefyn**
title
Site Location Plan

scale 1:250 @ A4 date Nov 20

drg no. 2005_01

rev **P1**



Existing Block Plan



Proposed Block Plan

Legend

- 1 Site boundary
- 2 Existing access to be retained
- 3 Existing 1.8m high boundary hedge to be retained
- 4 Existing 1.8m high boundary fence/ wall to be retained
- 5 Indicative planting scheme
- 6 Existing shed to be demolished
- 7 Extensive green roof system

 Footprint of existing building



7 Example of a green roof system

green roof annotated
issued for planning approval

04.12.20 P2
01.11.20 P1

project
Extensions and Alterations to Ty Pen, Morfa Nefyn
title
Block Plans

scale 1:250 @ A3 date Nov 20

drg no. 2005_02 rev P2



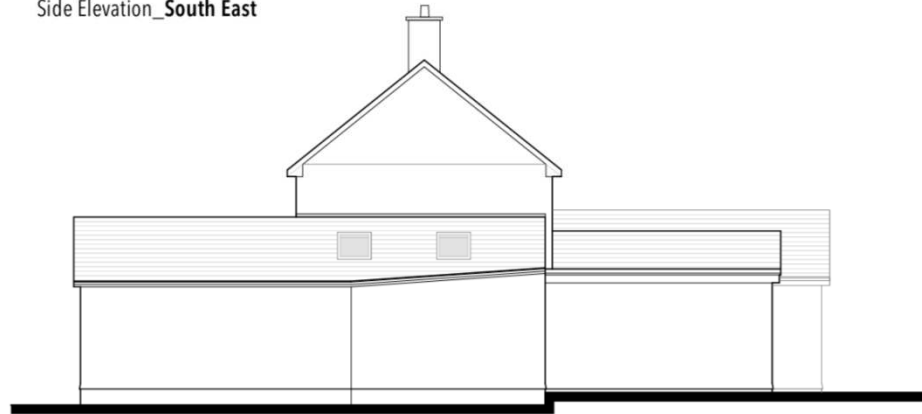
Front Elevation_North East



Side Elevation_South East



Rear Elevation_South West



Side Elevation_North West

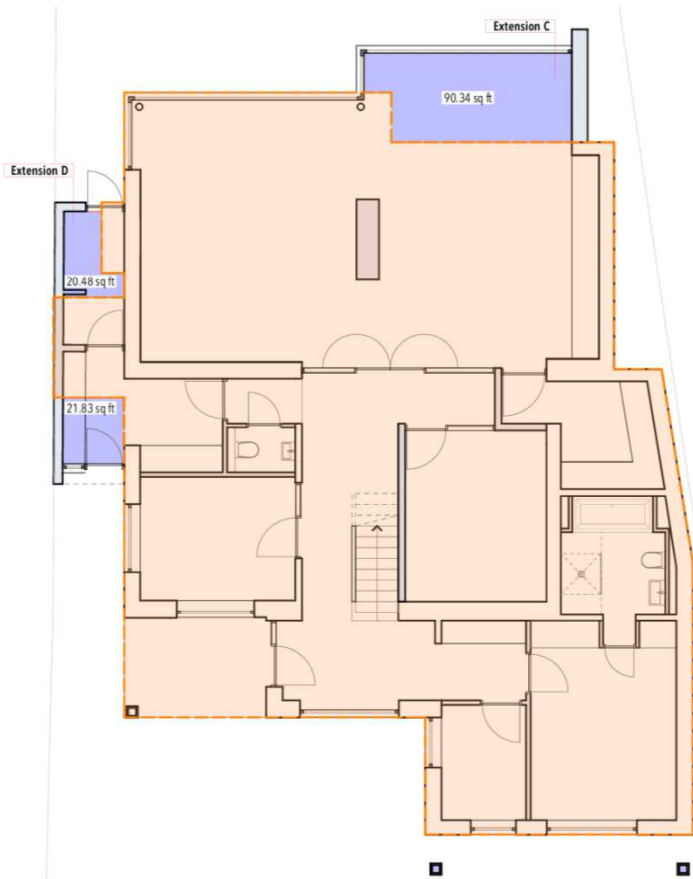
amended in line with survey (see note) 04.12.20 P2
issued for planning approval 01.11.20 P1

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Extensions and Alterations to
Ty Pen, Morfa Nefyn
title
Existing Elevations

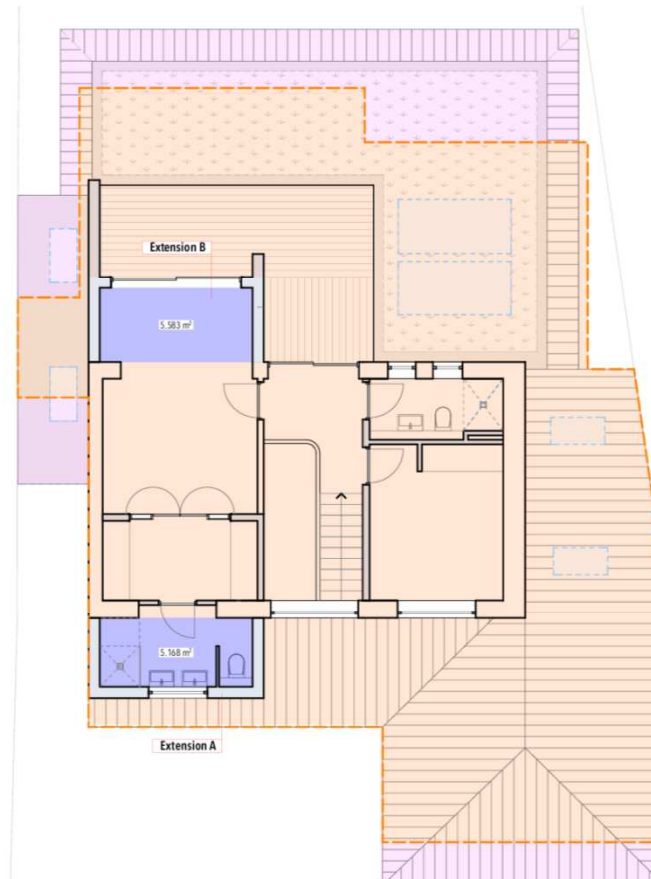
scale 1:100 @ A3 date Nov 20

drg no. 2005_04

rev P2



Proposed Ground Floor Plan



Proposed First Floor Plan

Key:

- Footprint of existing building
- Extent of proposed development
- Extent of new roof/ overhangs

Accommodation Schedule:	Existing	Proposed
Bedrooms	4	3
*GIA	2,089 sqft	2,380 sqft
Floorspace gain	291sqft equates to 14% increase	

*GIA: Gross Internal Area

floor areas & schedule added 04.12.20 P3
 coloured ref added 18.11.20 P2
 issued for planning approval 01.11.20 P1

project
Extensions and Alterations to Ty Pen, Morfa Nefyn

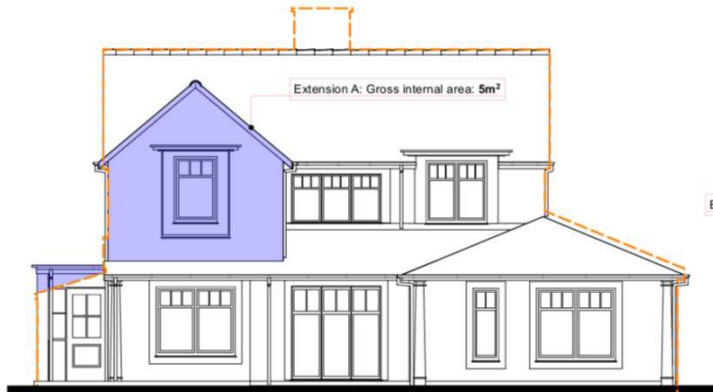
title
Comparison Sheet 1: Floor Plans

scale 1:100 @ A3 date Nov 20

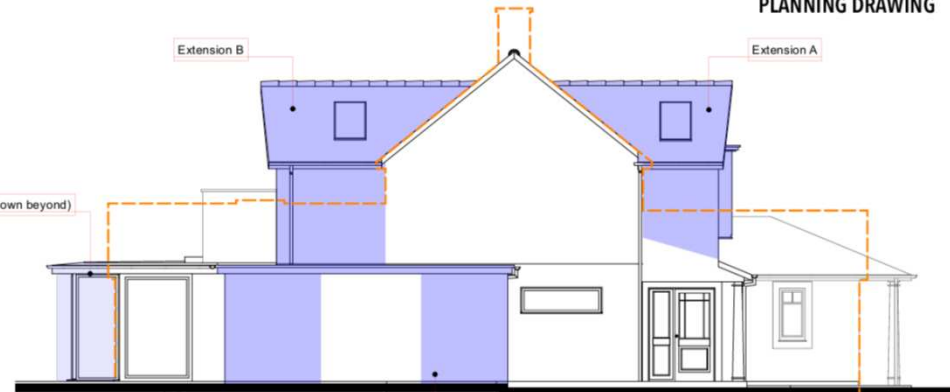
drg no. 2005_07

rev P3

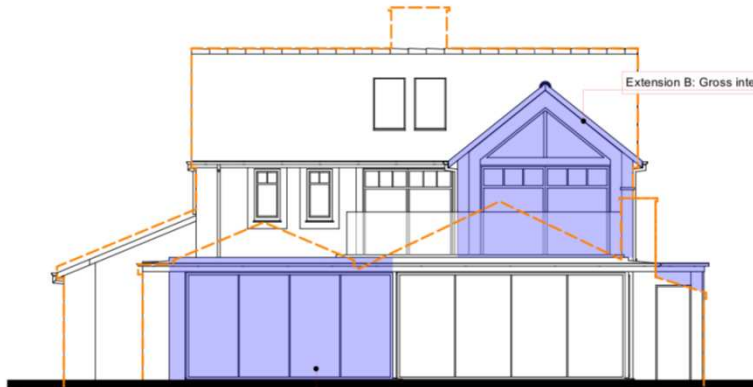
PLANNING DRAWING



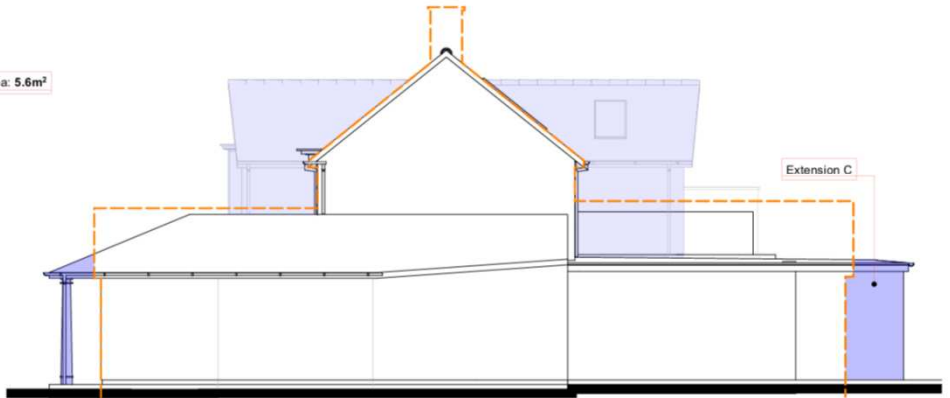
Front Elevation_North East



Side Elevation_South East



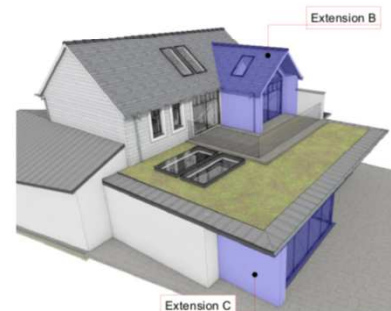
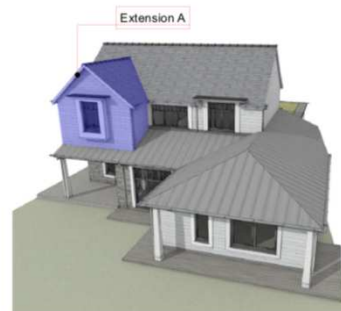
Rear Elevation_South West



Side Elevation_North West

Key:

-  Outline of existing building
-  Extent of proposed development



comparison drawing revised 04.12.20 P3
 coloured ref added 18.11.20 P2
 issued for planning approval 01.11.20 P1

project
**Extensions and Alterations to
 Ty Pen, Morfa Nefyn**

title
**Comparison Sheet 2:
 Elevations**

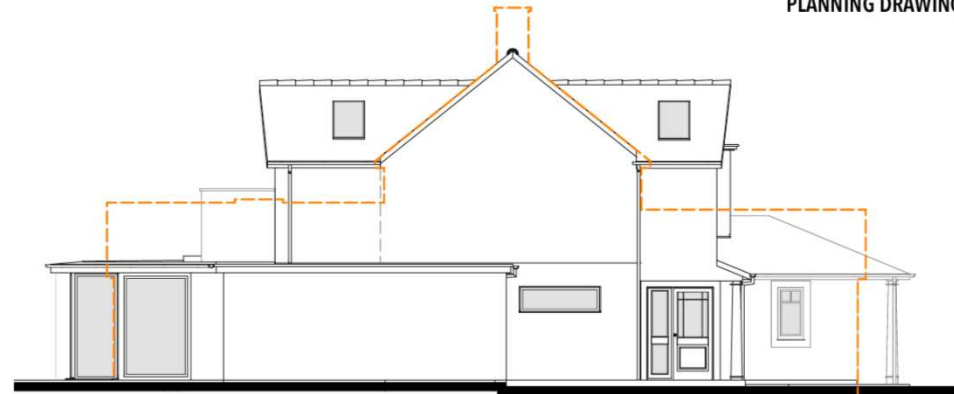
scale 1:100 @ A3 date Nov 20

drg no. 2005_08

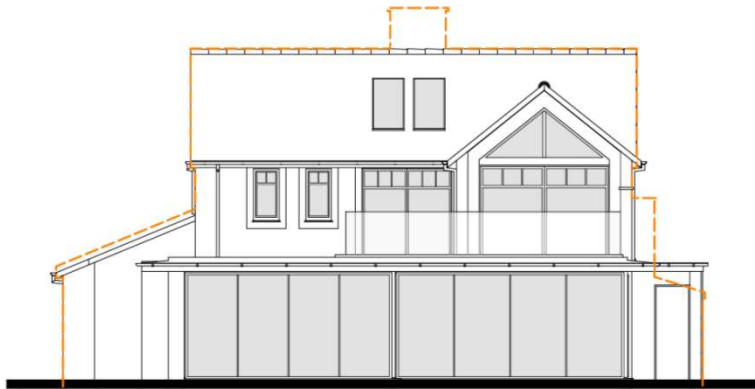
rev P3



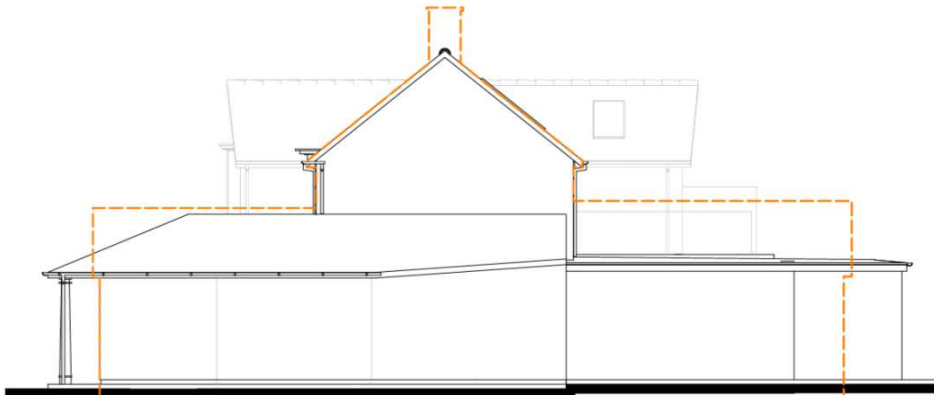
Front Elevation_North East



Side Elevation_South East



Rear Elevation_South West



Side Elevation_North West

Key:

 Outline of existing building

issued for planning approval 01.11.20 P1

project
Extensions and Alterations to
Ty Pen, Morfa Nefyn

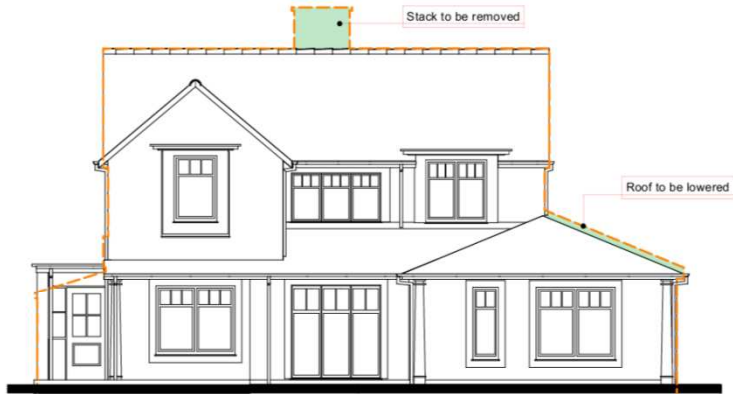
title
Proposed Elevations
(B&W Version)

scale 1:100 @ A3 date Dec 20

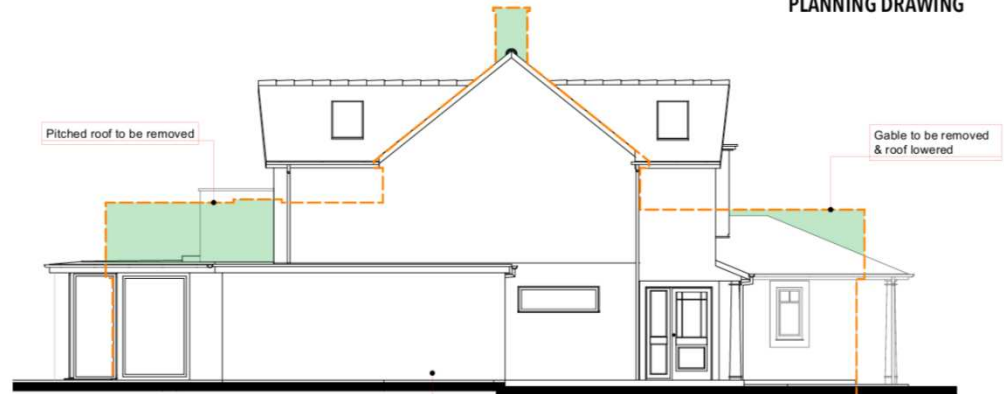
drg no. 2005_10

rev P1

PLANNING DRAWING



Front Elevation_North East



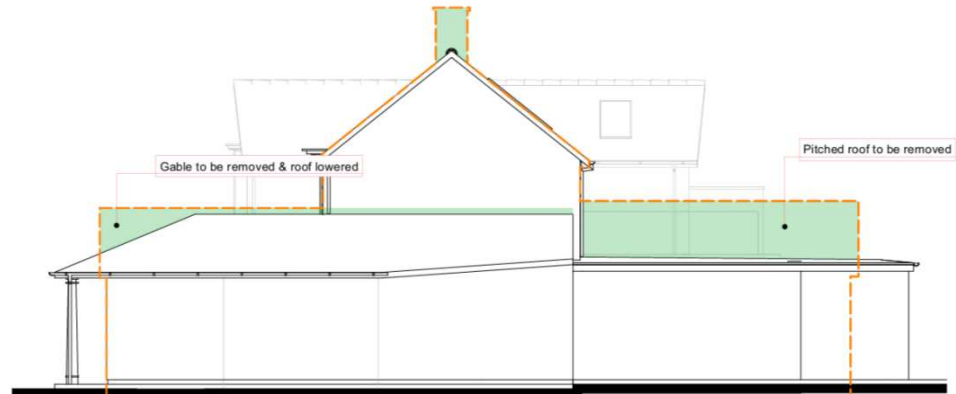
Side Elevation_South East

Extension D: Gross internal area: 3.9m²



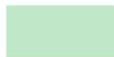
Rear Elevation_South West

Dual pitch roofs to be removed



Side Elevation_North West

Key:

 Extent of reduction in mass

issued for planning approval

01.11.20 P1

project
Extensions and Alterations to
Ty Pen, Morfa Nefyn

title
Comparison Sheet 3:
Elevations

scale 1:100 @ A3 date Dec 20

drg no. 2005_11

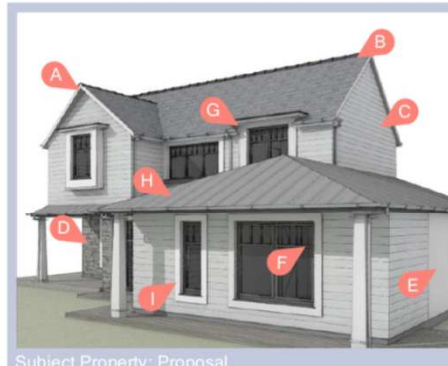
rev P1

PLANNING DRAWING

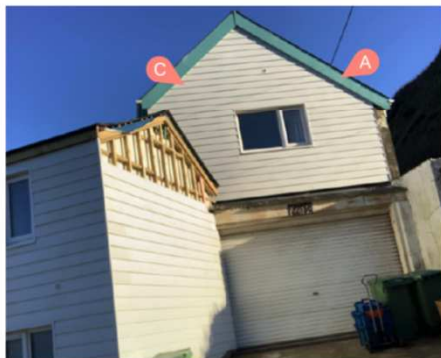
Key

- A** Feature gable projection
- B** Pitched Welsh slate roof
- C** Weather boarding system
- D** Natural stone facing
- E** Light coloured render system
- F** Fenestration style/ detailing
- G** Lead dormer style roof
- H** Hipped roof arrangement
- I** Framed apertures

Photographs taken Dec 2020, within 450 metres of the subject property



Subject Property: Proposal



issued for planning approval 07.12.20 P1

project

Extensions and Alterations to Ty Pen, Morfa Nefyn

title

Comparison Sheet 4: Exemplar Images

scale **Not to Scale** date **Dec 20**

drg no. **2005_12**

rev **P1**









BRYNIA