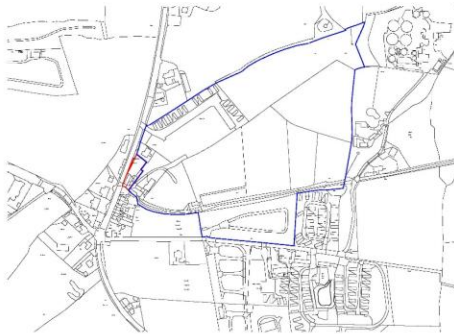
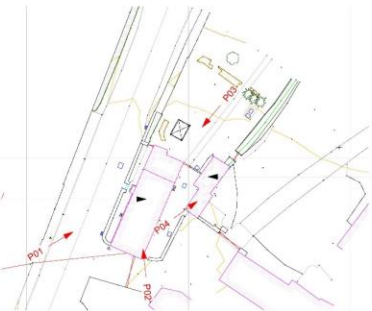


Cynllunio

Derbyn - 24/10/2025



1 LOCATION PLAN
1 : 5000



Existing Dwelling

Existing Outhouses

2 EXISTING BLOCK PLAN
1 : 500



Photograph P01



Photograph P03



Photograph P02



Photograph P04

Biodiversity Enhancements

The following biodiversity enhancements have been recommended by Bethan Moseley Ecologist in her Protected Species Survey Report.

- Two integrated bat boxes must be included in the new building/extension or renovation works and located on the south and eastern elevations just below the fascia. (see drawing OBS-2023-006 GA003 - Proposed Drawings)
- External lighting will be avoided on the south and east side of Sam Farm and integrated bat bricks areas.
- All machinery, equipment including staff boots will be disinfected and washed before entering and leaving the area of the works to stop the introduction or movement of invasive non-native species to the area of the works.
- If the proposed works have not been undertaken within 24 months from the date of this assessment or if there has been any deterioration of the building, a repeat survey needs to be carried out.
- Planting a native hedgerow and trees to increase local foraging opportunities for bats and birds along the field boundary at Sam Farm must be completed to benefit bats and birds. Species can include Aspen, Populus tremuloides, alder *Alnus glutinosa*, field maple *Acer campestre*, sycamore *Acer pseudoplatanus*, birch *Betula* sp., rowan *Sorbus avoparita* and disease-resistant elm *Ulmus procera*, along with native oaks *Quercus robur*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*.
- A check for nesting birds will be completed before the works start (if within the bird breeding season).
- Bats are highly mobile animals and can move in to a property at any time after the survey has taken place. In the unlikely event a bat is found during the works, all works must stop and the licensed bat worker called to assist.

Red hatch indicates 45m splay heading Northwards.

Boundary along public highway highlighted in yellow to be no taller than 1m above road surface.

Dark gray hatch indicates new area of vehicular splay to existing vehicular opening with 6m radii. The demolition of the existing dwelling along with repositioning the new dwelling, will allow the existing vehicular entrance to be improved by improving highway visibility not just for the replacement dwelling, but also for the farm and campsite vehicles.

No improvements to visibility splay in Southern direction can be made as the boundary wall of the neighbouring property is astride the public highway.



Approx location of 20mph sign entering Sam Bach.

19.5m

LON SARN BACH

Sam Farm

45000

2400

Native hedgerow planting to be planted along Northern boundary of site to define boundary between Sam Farm and Sam Farm Bungalow. Hedgerow mix to be as specified opposite.

Solid magenta lines indicates existing dwelling and outbuildings to be demolished.

3No Parking spaces.

Light gray hatch indicates existing tarmac/adam/concrete private road on applicant's land which serves the existing dwelling, the farm and camp site.

3 PROPOSED VISIBILITY SPLAY PLAN
1 : 500



Approx 16m³ surface water soakaway to be located in the lowest point. Stone filled soakaway to meet SuDS requirements.

LON SARN BACH

Sam Farm

Native hedgerow planting to be planted along Northern boundary of site to define boundary between Sam Farm and Sam Farm Bungalow. Hedgerow mix to be as specified opposite.

Existing planting to be retained, garden area to be laid to lawn.

New dwelling to reuse existing foul drainage connection.

New boundary wall up to existing gate post of caravan site. Wall to be natural stone wall.

Sufficient space for 3No car parking spaces. Parking area to be formed with permeable material to allow surface water to drain through.

4 PROPOSED BLOCK PLAN
1 : 500

Notes



B	Drawing updated for planning app	Hyd '25
A	Visibility splay reduced to 45m	Ebr '24
No.	Description	Date
DO NOT SCALE FROM DRAWING		
CHECK ALL DIMENSIONS ON SITE		

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E-mail: info@obsvyf.co.uk



Mr & Mrs M. J. Griffith
Sarn Farm, Sarn Bach, Abersoch,
Gwynedd, LL53 7BG

Location Plans & Photos

Drawn by	GLU	Date	Chwe 2023
Drawing No	Rev		
OBS-2023-006 GA001	B		

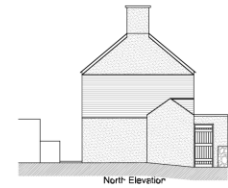
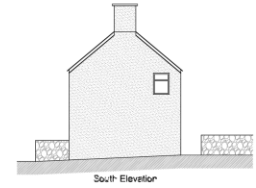
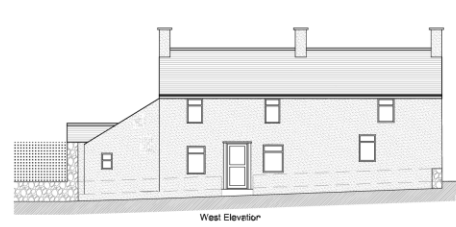
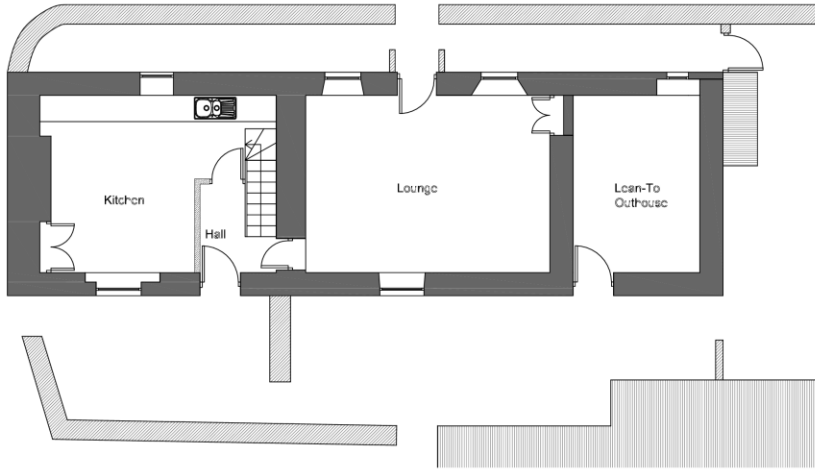
Citation ISO Certification

Quality management ISO 9001:2015

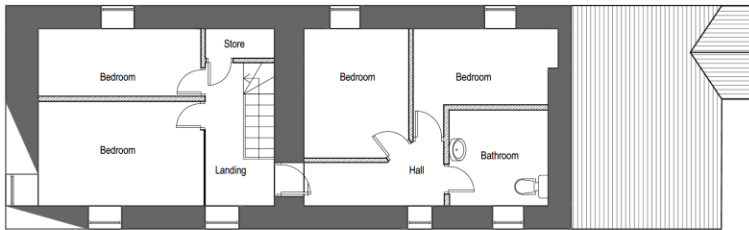
Certificate No: 310902021

Scale @ A2

As indicated



2 EXISTING ELEVATIONS
1:100



1 EXISTING FLOOR PLANS
1:50

DO NOT SCALE FROM DRAWING	Notes
CHECK ALL DIMENSIONS ON SITE	
Scale @ A1	As indicated

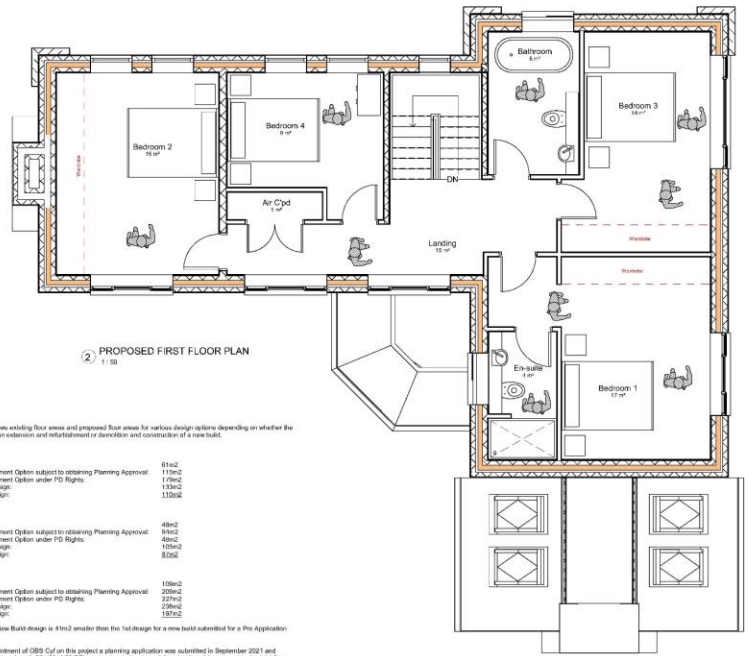
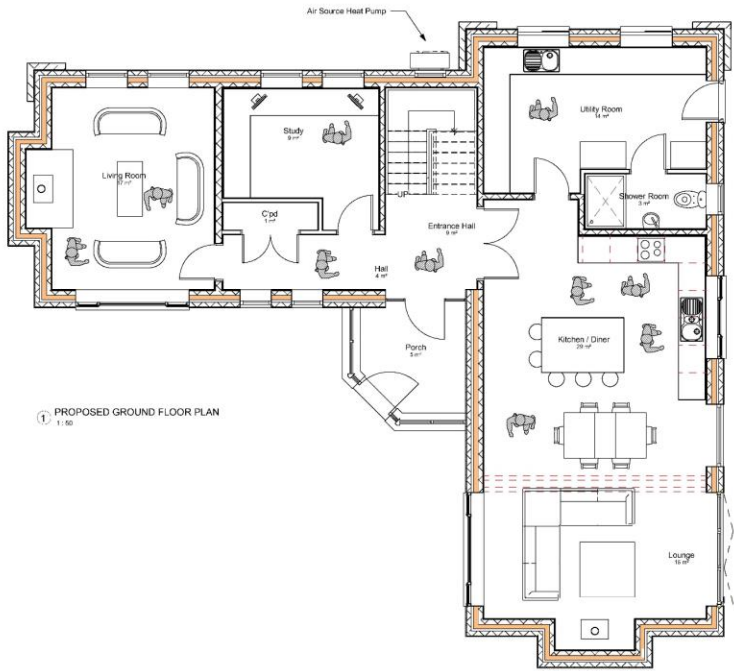
No.	Description	Date
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Mr & Mrs M. J. Griffith
Sarn Farm, Sarn Bach, Abersoch,
Gwynedd, LL53 7BG

Existing Drawings

Tel: 01584 519679	
Email: info@obocf.co.uk	
Drawn by: GJ	Date: Chw 2023
Drawn by:	Rev:
OBS-2023-006 GA002	



Floor Areas GFA

The following table shows existing floor areas and proposed floor areas for various design options depending on whether the proposal would be for an extension and refurbishment or demolition and construction of a new build.

Second Floor

Existing	61m ²
Extension & Refurbishment Option subject to obtaining Planning Approval	115m ²
Extension & Refurbishment Option under PD Rights	115m ²
Pre App New Build Design	150m ²
Current New Build Design	150m ²

First Floor

Existing	48m ²
Extension & Refurbishment Option subject to obtaining Planning Approval	48m ²
Extension & Refurbishment Option under PD Rights	48m ²
Pre App New Build Design	102m ²
Current New Build Design	82m ²

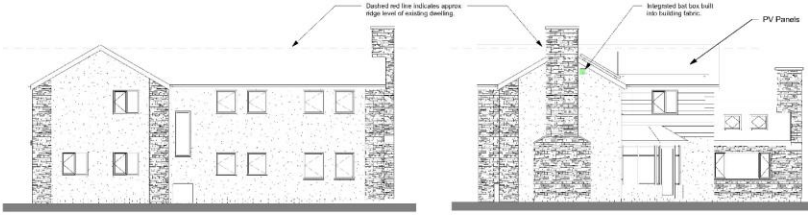
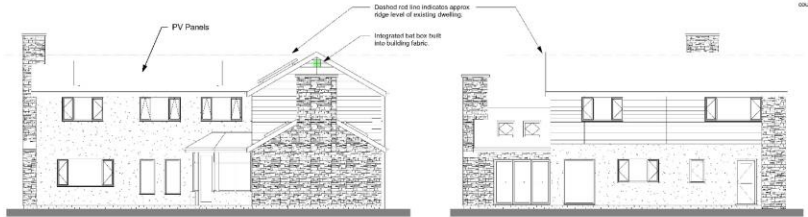
Total

Existing	109m ²
Extension & Refurbishment Option subject to obtaining Planning Approval	209m ²
Extension & Refurbishment Option under PD Rights	209m ²
Pre App New Build Design	252m ²
Current New Build Design	192m ²

Therefore the current New Build design is 41m² smaller than the last design for a new build submitted for a Pre Application Enquiry, ref Y220161.

Note: Prior to the appointment of O&S C/o J on this project a planning application was submitted in September 2021 and refused on October 2021 under ref: C21/0364/RES/21 for a total and after for existing dwelling, the proposed total a total floor area of 250m² over both floors. Therefore the current New Build design is 58m² smaller than the application is varied and withdrew the existing scheme was refused.

The current New Build design is 30m² smaller than what would be possible to construct under PD Rights. The existing dwelling could be extended under Permitted Development Rights where the Council have no control over its size, shape and design.



External Lighting

All external lights (above doors) are to be facing the ground (with a cover) to prevent any external light spillage, be of low lumen output and installation, be on the warm white spectrum (max 2700K) LED lights shall be used, and be as a linear to reduce the amount of light pollution and disturbance.

External lighting will be located on the south and east side of Sann Farm and integrated best bricks areas.

C	Stone cladding added & windows added	18/24
B	Drawing updated for planning app	25
A	Floor area reduced to 192m ²	24
No.	Description	Date

DO NOT SCALE FROM DRAWING
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Tel: 01784 430475
Email: info@outline.co.uk



Mr & Mrs M. J. Griffith
Sann Farm, Sann Bach,
Abersoch, Gwynedd, LL53 78G





