

ACCESS:

EXTERNAL ACCESS TO EXISTING GROUND FLOOR REAR GARDEN WILL BE FROM EXISTING GROUND FLOOR DINING SPACE THROUGH NEW UPVC EXIT DOOR WITH SIDE PANEL.
EXISTING ACCESS TO EXISTING GROUND FLOOR REAR GARDEN FROM EXISTING GROUND FLOOR REAR KITCHEN WILL BE BLOCKED UP.
PROPOSED ACCESS TO PROPOSED FIRST FLOOR REAR BEDROOM WILL BE FROM EXISTING FIRST FLOOR LANDING SPACE.
PROPOSED ACCESS TO PROPOSED FIRST FLOOR REAR BATHROOM WILL BE FROM EXISTING FIRST FLOOR LANDING SPACE.
EXISTING FIRST FLOOR LANDING SPACE WILL BE ENLARGED TO REAR ALLOWING BETTER ACCESS TO FIRST FLOOR REAR BEDROOM AND BATHROOM.

CHARACTER:

NEW WALL CONSTRUCTION WILL BE TIMBER FRAME, RENDERED AND PAINTED TO MATCH EXISTING.
ROOF OVERHANGS, FASCIAS, GUTTERS & DOWNPIPES WILL MATCH EXISTING.
ALL WINDOWS AND DOORS WILL BE WHITE UPVC TO MATCH EXISTING.
ROOF STRUCTURE FINISH WILL BE CHARCOAL COLOUR TILES TO MATCH EXISTING.
THE PROPOSED STRUCTURE WILL OFFER A LIGHT, AIRY, SPACIOUS ATMOSPHERE.

COMMUNITY SAFETY:

THE PROPOSALS WILL BE WITHIN WALLED/FENCED BOUNDARIES.
SECURITY LIGHTING WILL BE PROVIDED WITHIN THE LOCATION OF THE WALLED/FENCED BOUNDARIES.
ALL NEW WINDOWS & DOORS WILL BE FULLY LOCKABLE.

ENVIRONMENTAL SUSTAINABILITY:

EXISTING HEATING SYSTEM WILL BE CHECKED FOR COMPATIBILITY AND REPLACED OR EXTENDED INTO PROPOSED EXTENSION.
ALL NEW WALLS WILL BE INSULATED TO BUILDING REGULATION REQUIREMENTS.
LOW ENERGY LIGHTING WILL BE PROVIDED THROUGHOUT.

MOVEMENT TO, FROM & WITHIN THE DEVELOPMENT:

LOCAL CYCLING IS ENCOURAGED. TRAFFIC CALMING IS IN PLACE.
CARDIFF/WALES AIRPORT IS A FORTY MINUTE DRIVE AWAY.
AMPLE PARKING IS AVAILABLE ON AND AROUND THE DEVELOPMENT.
MOVEMENT THROUGH THE DEVELOPMENT IS THROUGH SIZEABLE OPENINGS.
LOCAL BUS FACILITIES ARE AVAILABLE WITHIN WALKING DISTANCE.
TRAIN FACILITIES ARE AVAILABLE AT TAFT MERTHRON CENTRE AND TAFT BARROED CENTRE.
HOSPITAL FACILITIES ARE AVAILABLE AT ABERBROGGED AND PRINCE CHARLES HOSPITAL.

CRM No.	RHONDDA CYNON TAF CBC PROSPERITY AND DEVELOPMENT SARDIS HOUSE	
DATE RECEIVED	17 DEC 2019	
REFERRED TO		

Second Storey Rear Extension & Int. Changes.

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