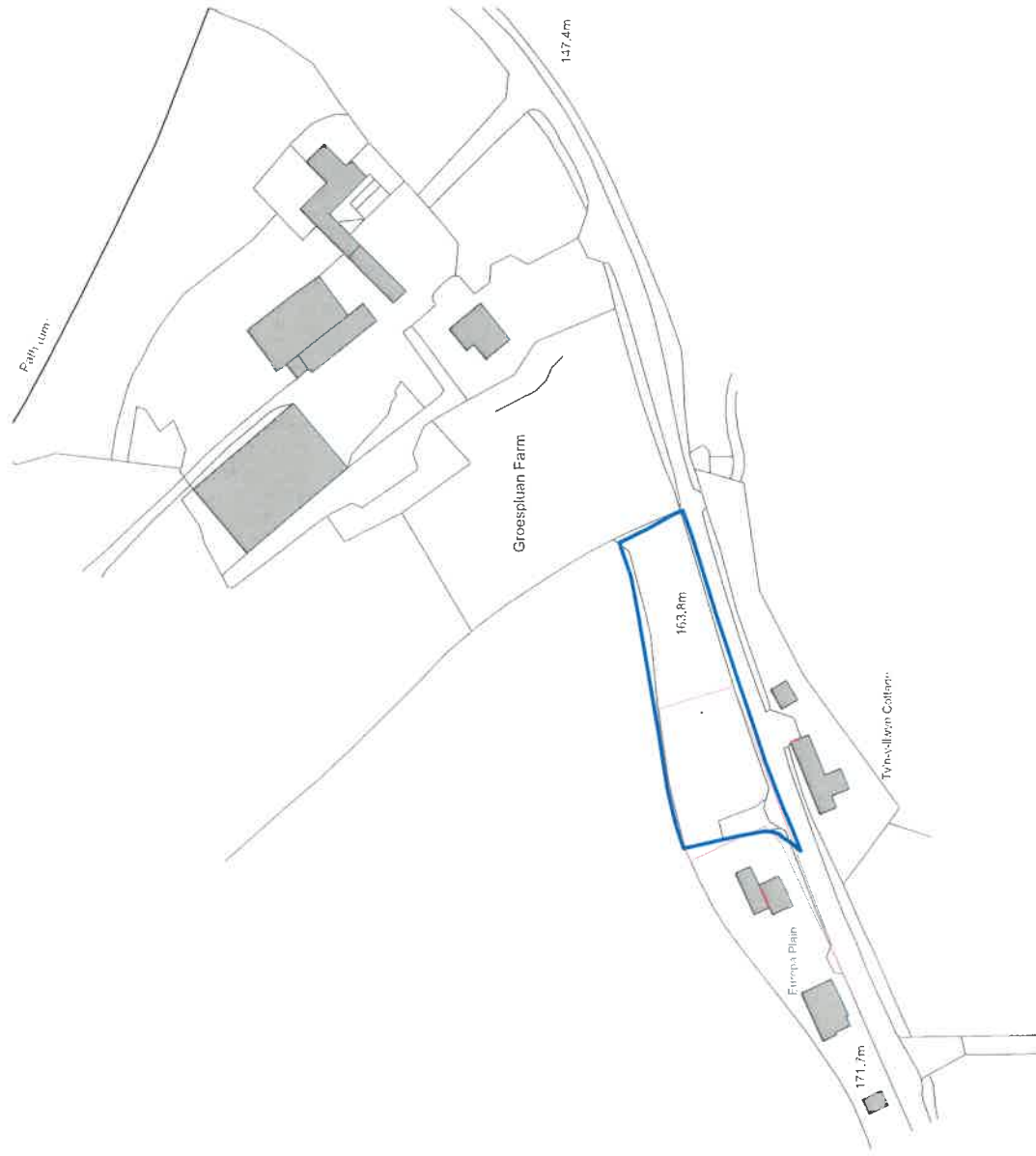




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SITE LOCATION PLAN

Scale 1:1250 @ A3 Paper Size

Scale Bar



4 5

10m

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Legend

- 0. Entrance Hall
- 1. Utility
- 2. WC
- 3. External Covered Porch
- 4. Garden Store
- 5. Study
- 6. Master Bedroom Ensuite
- 7. Master Bedroom
- 8. Living Room
- 9. Covered rear porch
- 10. Workshop
- 11. Bin Storage
- 12. Garage, bicycle and battery storage
- 13. Bedroom 2
- 14. Bathroom
- 15. Bedroom 3
- 16. Dining Area
- 17. Kitchen
- 18. Balcony

Externally lighting limited to entrance and areas to minimise the impact on night skies and wildlife.

Lighting shall be restricted to use of downlighters or coveled or hooded luminaires angled downwards preventing light spill above the horizontal plane and there shall be no direct or indirect illumination of adjacent vegetation. Use of bulbs emitting light from the cool-white colour spectrum shall be avoided. Lighting shall be controlled using PIR motion sensors set to 2 minute maximum.

L1, L2, L3 and L7 are in addition to downlighters located under roof structures to further minimise impact of lighting.

Planning Ref: 13032026
Date: 13/03/2026
Drawn: Rebecca Richardson

Rebecca Richardson

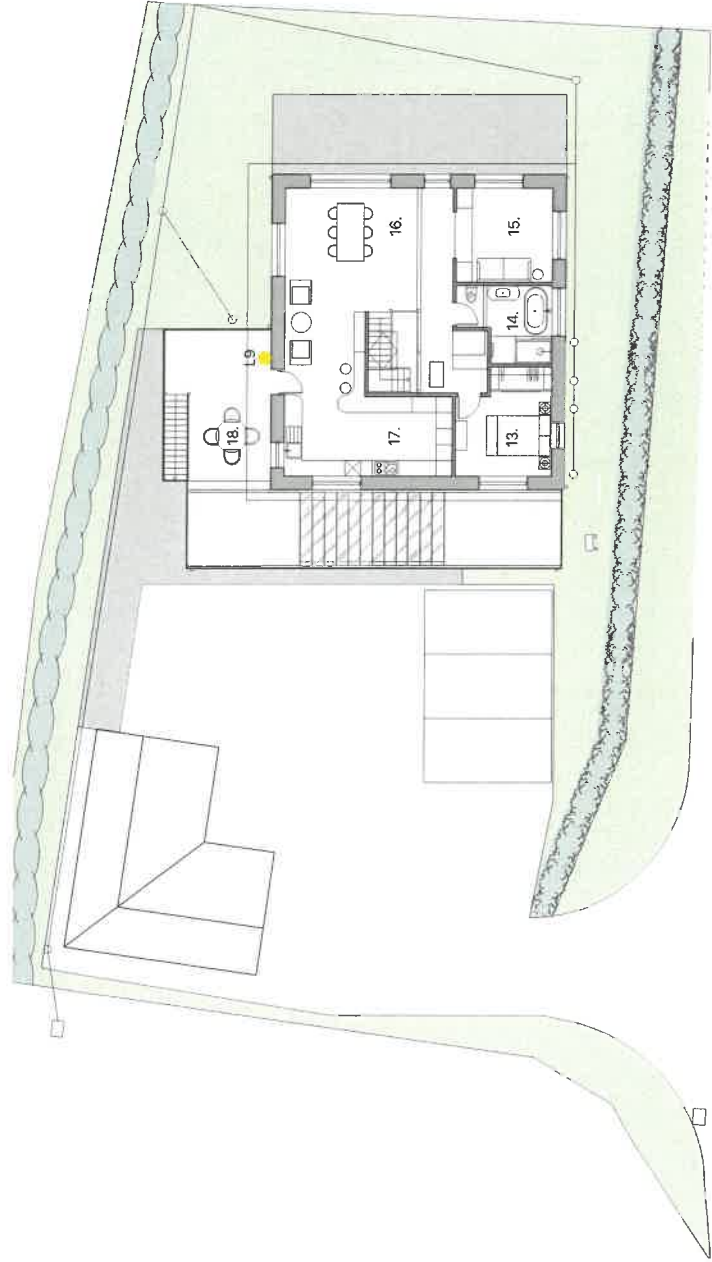
Tel: +44 (0)1815 685424

Bryn Gader
Llanymlyn, SY22 5LY
UK

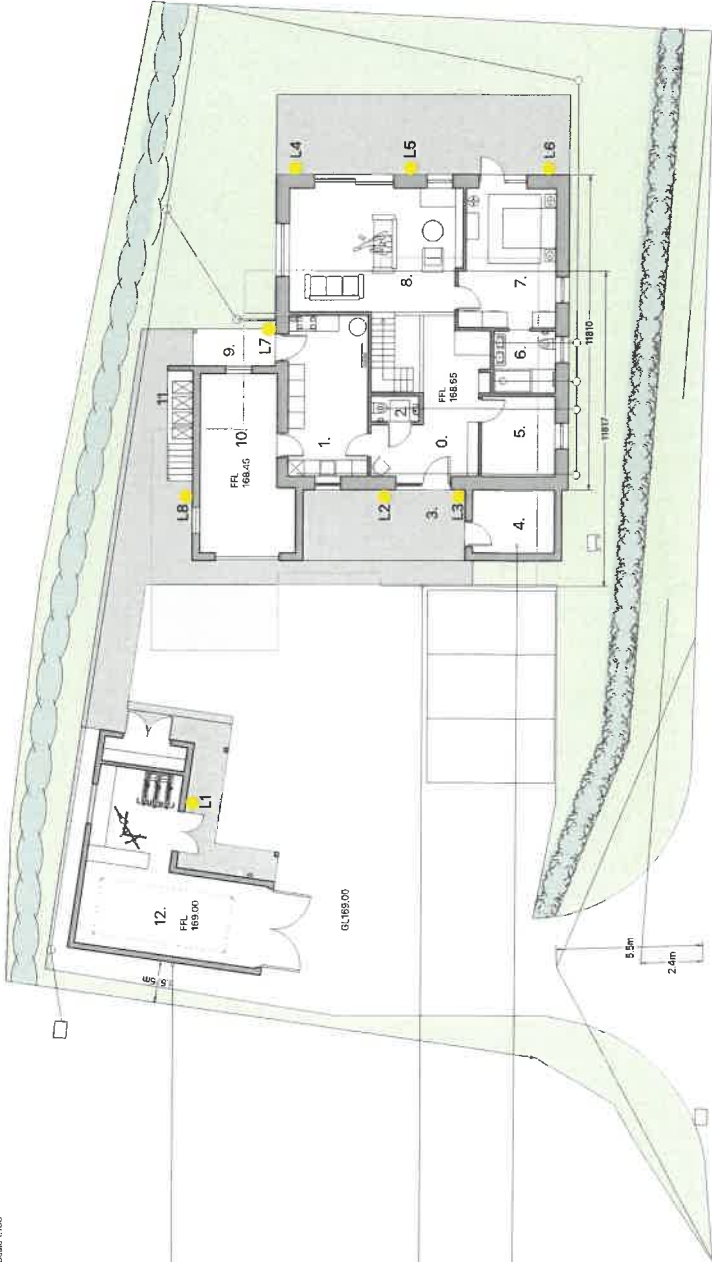
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Project: East of Europa Plain
Title: Proposed Floor Plans
Scale at A1: Scale at A3
1:100 1:200
Drawing No: 084_A02

PLANNING



PROPOSAL
Scale 1:100
first floor plan



PROPOSAL
Scale 1:100
ground floor plan

Alterations from approved plans 25/0768/REM

1 Garage, bicycle storage and batteries and inverter location for photovoltaic panel energy generation.

2 Dotted outline of the house position as approved in Section 73 application 25/0768/REM. Proposed footprint moved further offset from nearest property.

3 Addition of garden storage and external porch providing a shelter to the entrance area from rain and prevailing south-westerly winds



Reference number

25/0768/REM

Date of decision (date must be pre-application submission)

22/08/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition no 2: The development shall be carried out in accordance with the following approved plans and documents. Location Plan: Drawing No 001 Rev B Site Plan Existing: Drawing No 010 Rev C Site Plan Proposed: Drawing No 020 Rev K Proposed Block Plan: Drawing No 015 Rev A Proposed Plans: Drawing Nos 021 Rev K, 022 Rev I and 023 Rev H Proposed Elevations: Drawing Nos 026 Rev J, 028 Rev K and 027 Rev B, Proposed Planting Plan: Drawing No. 005--3. Design and Access Statement Rev C, dated May 2025 Green Infrastructure Statement and Biodiversity Enhancement (Rev 21/5/25).

Condition no 3: The development shall be undertaken in strict accordance with the biodiversity enhancements, hedgerow protection measures, methodology for planting and aftercare management as detailed in the Green Infrastructure Statement and Biodiversity Enhancement (Rev 21/5/25) and on approved Drawings Nos. 005, 026 Rev J and 028 Rev K. The measures identified shall be adhered to and implemented in full.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

I would like the conditions 2 and 3 to be amended to reflect the new set of drawings

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition no 2 - Remove the drawings

No 010 Rev C Site Plan Proposed
No 020 Rev K Proposed Block Plan
No 015 Rev A Proposed Plans
Nos 021 Rev K, 022 Rev I and 023 Rev H Proposed Elevations
Drawing Nos 026 Rev J, 028 Rev K and 027 Rev B Proposed Planting Plan
Drawing No. 005--3. Design and Access Statement Rev C, dated May 2025
Green Infrastructure Statement and Biodiversity Enhancement (Rev 21/5/25)

Replace with drawings:

084 A00 Site Location Plan
084 A01 Proposed Site, Landscape, Lighting and Biodiversity Enhancements Plan
084 A02 Proposed Floor plans
084 A03 Proposed Elevations
Green Infrastructure Statement and Biodiversity Enhancements