



**Pwyllgor Cynllunio**  
***Planning Committee***

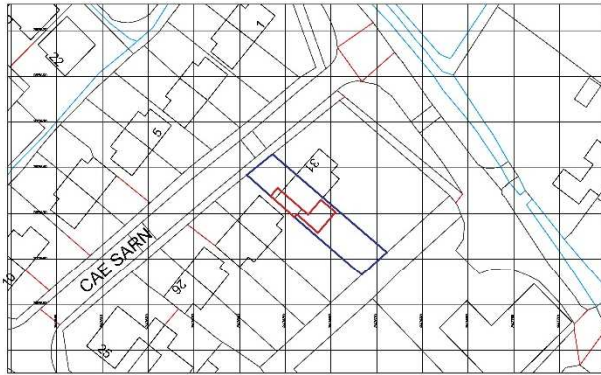
**24/09/2020**

**C20/0324/17/DT**

**Estyniad blaen, ochr a cefn.  
Front, side and rear extension.**

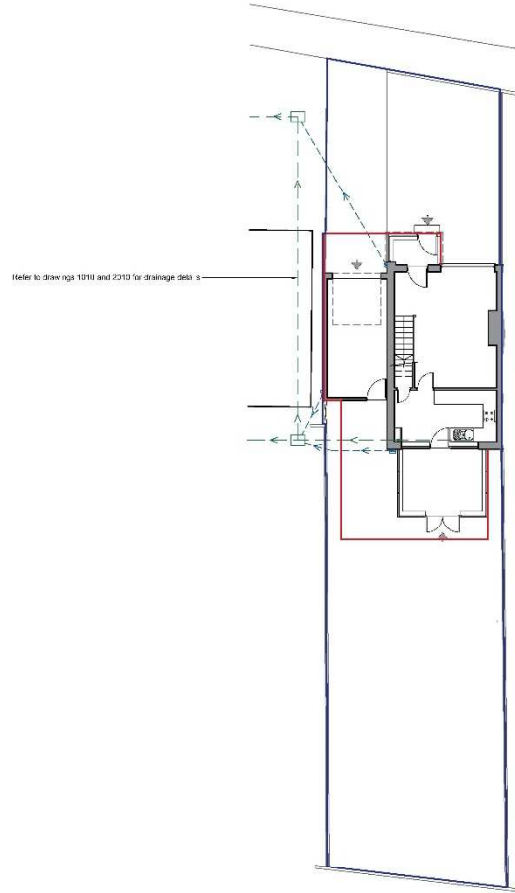
**Y Borth, 30 Cae Sarn, Y Groeslon, Caernarfon,  
Gwynedd, LL54 7TW**

KEY  
 — Ownership Boundary  
 — Development Area



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Site Location Plan  
 Scale: 1:500 @ A1 & 1:1000 @ A3



Site Plan  
 As Existing  
 Scale: 1:100 @ A1 & 1:200 @ A3



0 1 2 5  
 Scale 1:100  
 m

- NOTES
- The design and drawing is to be read in conjunction with and in the light of the accompanying text.
  - Where a drawing shows a detail or section, the drawing must be plotted in situ.
  - For other than the site location plan, the drawing must be checked on site by the contractor, multiple full scale details are required.
  - Contractors must refer to the drawings for all details.
  - A reference to the drawings is to be read in conjunction with the relevant section of the contract.
  - Any other drawings and specifications are to be read in conjunction with the drawings.
  - It is the responsibility of the contractor to ensure that the drawings are correct for the work to be carried out.
  - The drawings are to be read in conjunction with the drawings for the work to be carried out.
  - Where a drawing shows a detail or section, the drawing must be plotted in situ.
  - Where a drawing shows a detail or section, the drawing must be plotted in situ.

- Drawing Status
- F: Final
  - S: Plans Stage
  - P: Planning
  - D: Building Consent
  - Q: Quotation Stage
  - M: Measurement
  - T: Tender
  - C: Construction
  - R: Record

Rev Date Des ACJ Revision

9 13/03/23 GRS J-GR issued to site and LPA for planning.  
 Rev Date Des ACJ Revision

	Mr & Mrs Williams - 30 Cae Sarn, Groeslon	
	TDD.01	No. 1000
Scale (A1)	1:500 & 100	Status: P Revision: 0

Gwynys Iwan Iwan  
 Cwynydd, LL-18-8LZ  
 gethin@roberts.com  
 ARB Registration No: 087700

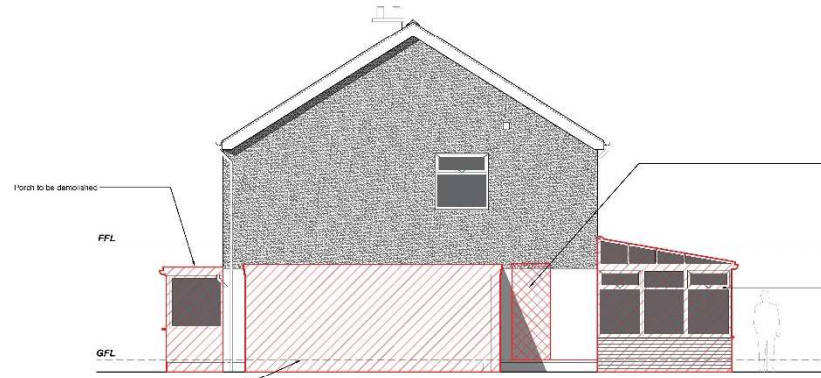


Front Elevation  
As Existing  
Scale: 1:50 @ A1 & 1:100 @ A3

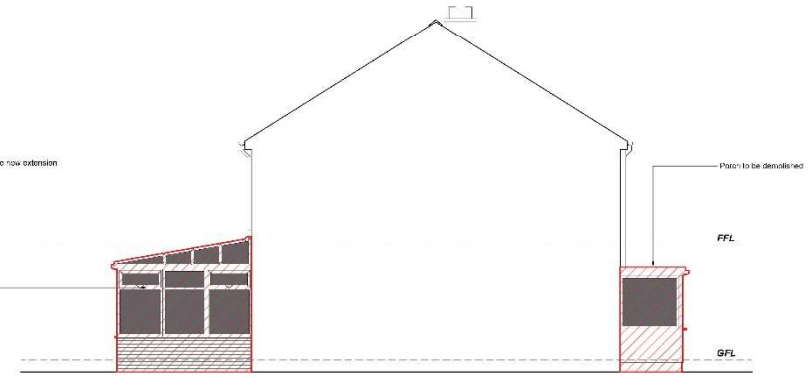


Rear Elevation  
As Existing  
Scale: 1:50 @ A1 & 1:100 @ A3

- KEY
- Areas to be demolished
  - Areas to be altered
  - Existing walls
  - New walls
  - Outline of demolished structure/extension
  - Final drainage
  - Rainwater and surface water drainage



Side Elevation (South-West)  
As Existing  
Scale: 1:50 @ A1 & 1:100 @ A3



Side Elevation (North-East)  
As Existing  
Scale: 1:50 @ A1 & 1:100 @ A3



Notes

1. This does not constitute a structural connection with any of the existing buildings.
2. Where indicated the floor, ceiling or any other floor/ceiling is to be finished in situ.
3. The main structure shall be constructed in brickwork to be finished in situ.
4. All work shall be in accordance with the Building Regulations.
5. All information on this drawing is to be read in conjunction with the relevant Section. Section Plans are available on request.
6. In the event of any discrepancy, the main contract shall prevail.
7. The drawing is for construction purposes only and is not to be used for any other purpose.
8. There are no structural drawings included for information or reference only. If you have any queries regarding the drawings, please contact GTR immediately.
9. Please note GTR is not responsible for any work which is carried out in violation of any law.

Drawing Status	Rev	Date	Drawn	Checked	Revised
P - Feasibility					
S - Sketch Design					
P - Planning					
B - Building Control					
D - Landscape Design					
M - Measurements					
T - Tiers					
C - Construction					
R - Record					

Rev	Date	Drawn	Checked	Revised
1	24-04-23	GJR	North-East Floor plan	
2	19-04-23	GJR	Annotations added, issued for sale and LPA for Planning	
3	14-05-23	GJR	Issued for Client comment	

Mr & Mrs Williams - 30 Cae Sam, Gwrosion

Elevations  
As Existing

Cwynya Llanfothen  
Cwynned, LL48 6LJ  
geth111roberts@gmail.com  
ARB Registration No: 0877001

Project: TDD.01  
No: 1200

Scale (A1): 1:50  
Status: P  
Revisions: 2

**NOTES**

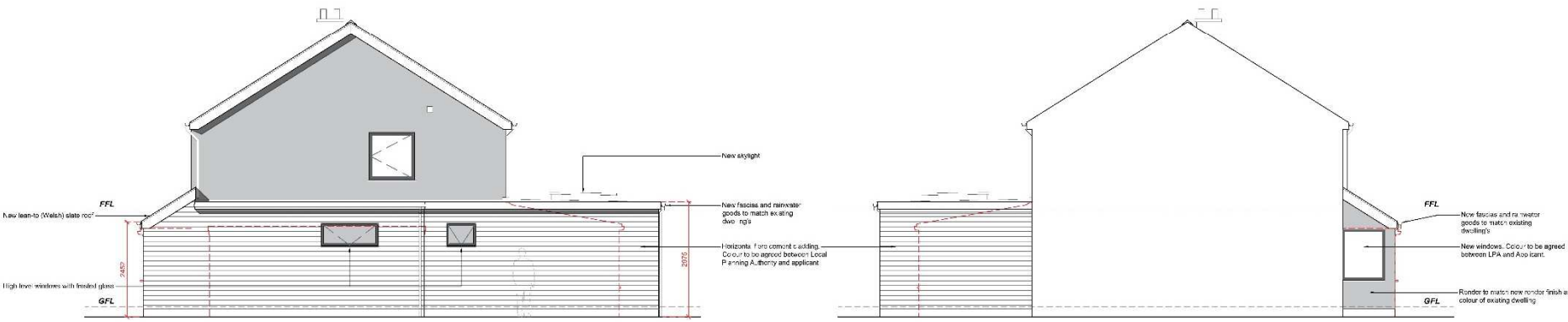
New dark grey UPVC windows to be installed to existing dwelling to match new extension windows. Exact RAL colour to be agreed between LPA and Applicant. All new first floor windows to conform to Building Regulations means of escape (eg. open windows).

Existing down-pipe render to be removed and replaced with new light horizontal render (Rendex) similar to existing finish. Colour to be agreed between LPA and Applicant.

All existing fascias and rainwater goods to be replaced with new dark coloured UPVC. Colour to be agreed between LPA and Applicant.

**KEY**

- Outline of demolished structure/extension
- Rail drainage
- Rainwater and surface water drainage



Notes	Revised	By	Date	Reason
1. This document is for the use of the contractor with and at the discretion of the contractor only.				
2. Where a date is given, it is the date of issue of this document. It is the responsibility of the contractor to ensure that the latest version of this document is used.				
3. The date of issue of this document is the date of issue of the latest version of this document.				
4. All information on this drawing is to be read in conjunction with the relevant Section - Section Package available on the project website or in the contract documents.				
5. In the event of any discrepancy, the contract documents shall prevail.				
6. This drawing is for the use of the contractor only and is not to be used for any other purpose without the written consent of the architect.				
7. There are no implied warranties, express or implied, in this drawing.				
8. The architect's liability is limited to the design and construction of the building as shown on this drawing.				
9. The architect is not responsible for any errors or omissions in this drawing.				

**gethinroberts**

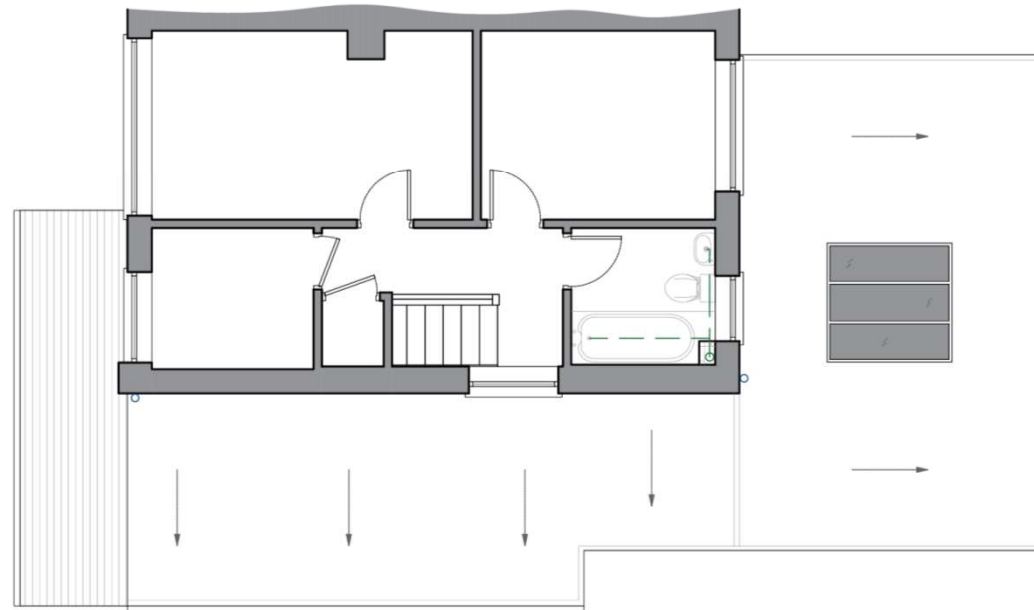
Mr & Mrs Williams - 30 Cae Sam, Greslon

Project: TDD.01 No: 2200

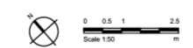
Elevations As Proposed

Scale (A1): 1:50 Status: P Revision: 3

Cwmyn Llaniethon  
Cwmyn, LL48 6LJ  
geth11111@gmail.com  
ARB Registration No: 0877001



First Floor Plan  
As Proposed  
Scale - 1:50 @ A3



**Notes:**

1. Any long format drawing is to be read in conjunction with and at the scale of the accompanying title sheet.
2. Where a section is shown in black or grey an exact line drawing shall be provided in color.
3. The client is responsible for ensuring all dimensions are to the finished work by the contractor, subject to the Local Authority's requirements.
4. Where dimensions are given in millimeters, they shall be rounded up to the nearest millimeter.
5. All information on this drawing is to be read in conjunction with the relevant Gethin Roberts Planner Architect (GROPA) specification and any additional drawings and specifications by separate sheets.
6. The client is responsible for ensuring all dimensions are to the finished work.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was made.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact GROPA immediately.
9. Gethin Roberts (GROPA) cannot be held responsible for any errors arising from changes made to an uncontrolled copy file.

Rev	Date	Drawn	Checked	Reason
1	15-03-20	GWR	GWR	Reduction in door raised into Porch. Annotations added. Issued to SE and LPA for Planning
2	14-03-20	GWR	GWR	Issued for Client comment

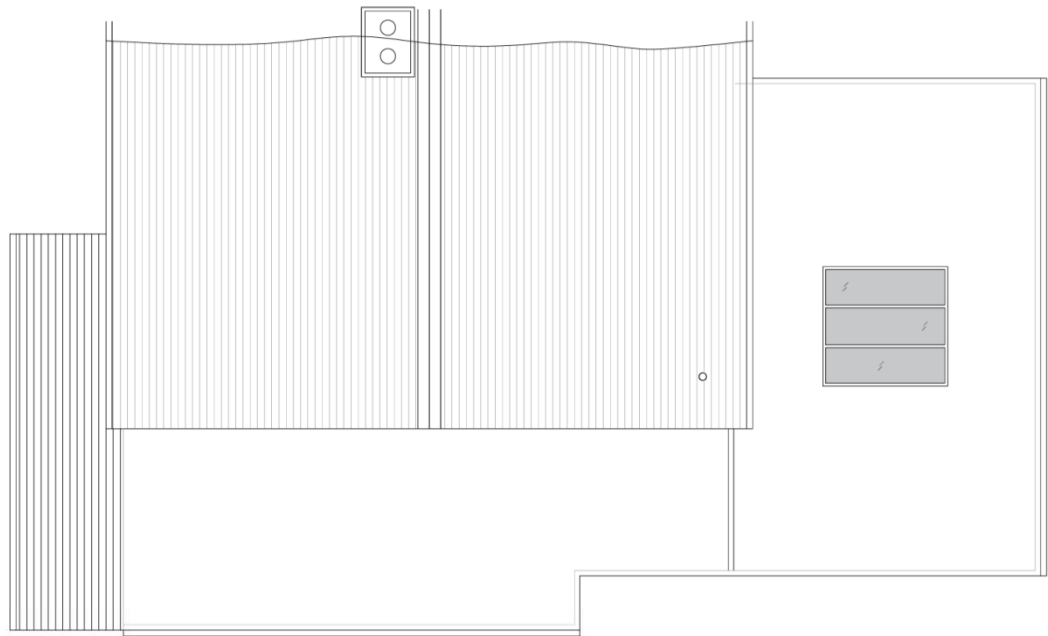
**gethinroberts** **g**

Mr & Mrs Williams - 30 Cae Sam, Groeslon

Project: **TDD.01** No: **2011**

Scale (1:50) Status: **P** Revision: **1**

Gwynnys, Llanfihaban  
Gwynedd, LL48 8LJ  
gethinroberts@gmail.com  
ARB Registration No: 0877099



Roof Plan  
As Proposed  
Scale - 1:50 @ A3



- Notes**
1. Any hatched drawing is to be read in conjunction with and at the scale of the accompanying cut.
  2. Where letters other than black or grey are used, the drawing must be plotted in colour.
  3. For class 'C' construction drawings all dimensions are to be checked on site by the contractor, making a list of any discrepancies.
  4. Local Authority approvals only.
  5. Where dimensions, materials, or dimensions are in italics, they are to be read in conjunction with the relevant British Standards Partwork Approval (BSPA) specification and trade connection drawings and information by specialist.
  6. All construction on this drawing is to be read in conjunction with the relevant British Standards Partwork Approval (BSPA) specification and trade connection drawings and information by specialist.
  7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was created.
  8. This drawing is intended for use as a reference document only. If you have any queries regarding the drawing, please contact GPR/A immediately.
  9. Please note GPR/A cannot be held responsible for any errors arising from changes made to an uncontrolled copy file.

Rev	Date	Drawn	Auth	Revised
1	15-03-20	GPR/A	GPR/A	Bedroom 4 door moved into Porch. Annotations added. Issued to SE and LPA for Planning
2	14-07-20	GPR/A	GPR/A	Issued for Client comment

<p>Mr &amp; Mrs Williams - 30 Cae Sarn, Groeslon</p>	Project	TDD.01	No	2012
	Scale	1:50	Block	P
Roof Plan As Proposed	Revision	1		



Side Elevation  
As Proposed  
Scale: 1:50 @ A3

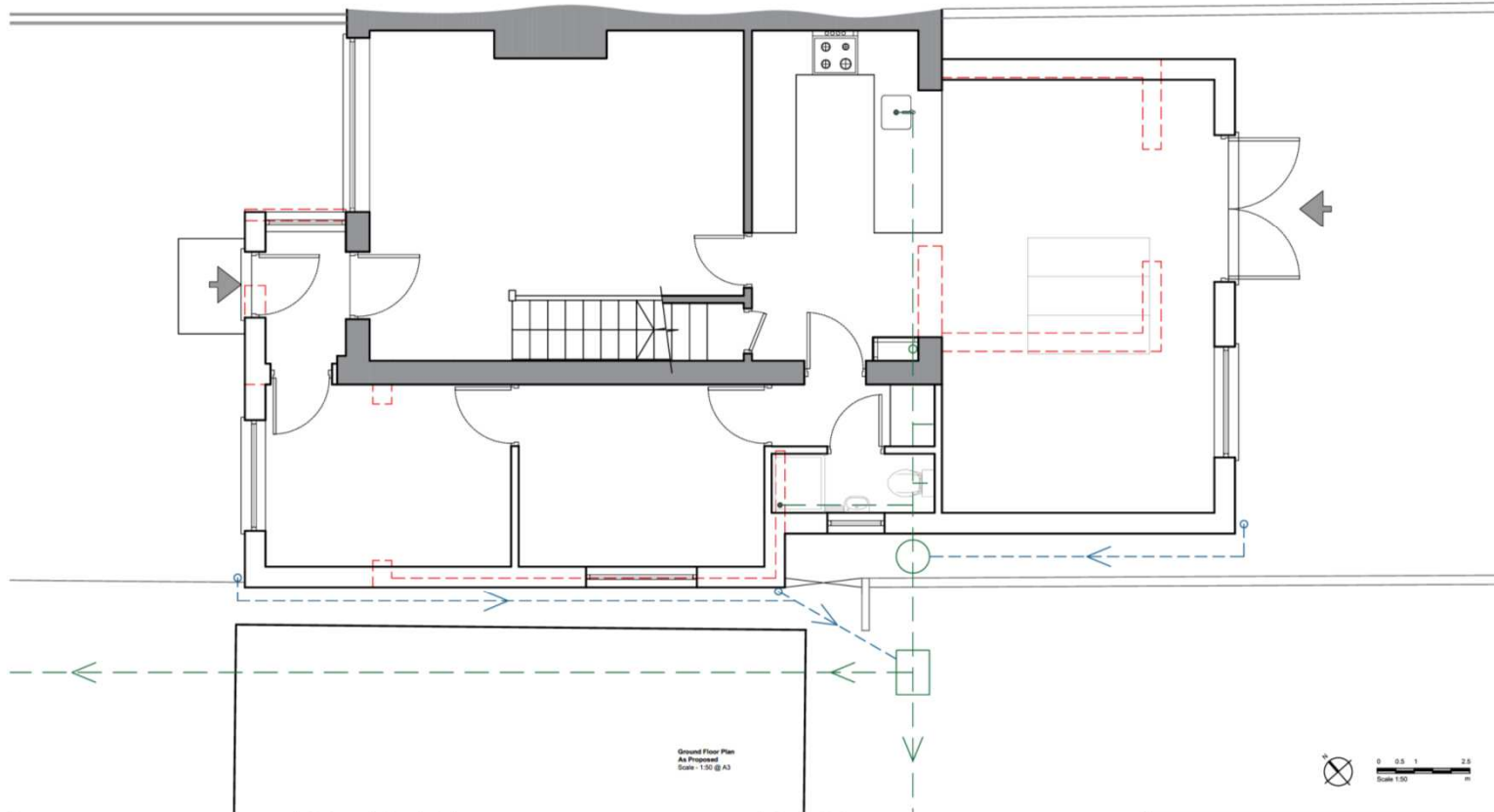


- Notes:**
1. Any long format drawing is to be read in conjunction with and at the discretion of the accompanying plot.
  2. Wherever shown other than black or grey the client or user should refer to the manufacturer's data sheet.
  3. For major CC construction elements an elevation should be included on site to be made available, making it to:
  4. Local Authority approval only.
  5. Unless otherwise indicated all dimensions are in millimetres.
  6. All dimensions shown on drawings are to be used in conjunction with the relevant British Standard unless stated otherwise.
  7. GPR's (General Practice) and their contractors shall be responsible for providing all information by contractor.
  8. In the absence of other drawings, the client is responsible for the relevant British Standard unless stated otherwise.
  9. This drawing may contain building information for others and it is to be used solely for the purposes for which it was issued.
  10. If you are an interested party please contact the architect prior to any use of this drawing.
  11. Please refer to the relevant British Standard for information on the use of this drawing.
  12. Please refer to the relevant British Standard for information on the use of this drawing.
- © 2022 GETHIN ROBERTS PRINCEPALS ARCHITECT

Rev	Date	Des	Auth	Reason

<p><b>gethinroberts</b> <b>g</b></p> <p>Mr &amp; Mrs Williams - 30 Cae Sam, Groeslon</p> <p>Front &amp; Rear Elevations As Proposed</p>	<p>Project: TDD.01</p> <p>Scale: 1:50</p>	<p>Rev: P</p>	<p>Issue: 0</p>
		<p>Rev: P</p>	<p>Issue: 0</p>
		<p>Rev: P</p>	<p>Issue: 0</p>





Ground Floor Plan  
As Proposed  
Scale - 1:50 @ A3

- Notes**
1. Only this formal drawing is to be used in conjunction with any of the scales of the accompanying set.
  2. Where necessary other than this set any detail the drawing must be printed in colour.
  3. The scope of Construction drawings shall be determined by the contractor, leading to the Local Authority approval only.
  4. Unless otherwise indicated, all dimensions are in millimetres.
  5. All dimensions on this drawing are to be taken in conjunction with the relevant Building Regulations Particular Architectural (BAP) specification and take into account drawings and information by specialist.
  6. In the event of any discrepancy, please contact us immediately.
  7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
  8. Where any dimensional discrepancy is noted by administration personnel only, if you have any queries regarding the drawings, please contact GWRP immediately.
  9. Where any GWRP errors are noted, please contact GWRP immediately for any services arising from changes made to an approved drawing.

**Drawing Status**

F	Finalist
S	Sketch Design
P	Planning
B	Building Control
D	Developed Design
M	Measurement
T	Tender
C	Construction
R	Record

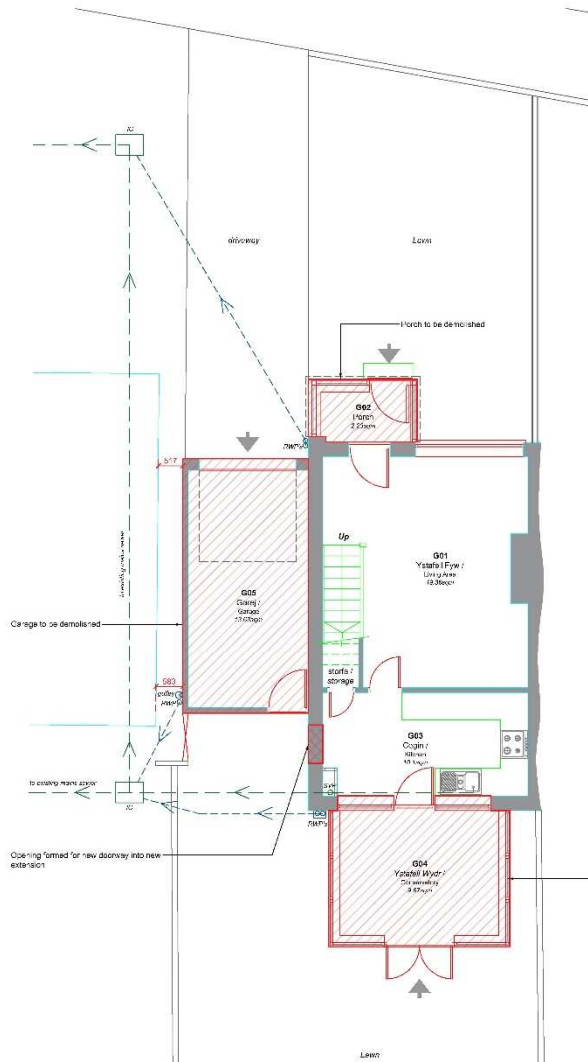
No.	Date	Drawn	Auth.	Revision
1	14-03-20	GWR	GWR	Redesign of door raised into Porch. Annotations added. Issued to BE and LPA for Planning.
2	14-03-20	GWR	GWR	Issued for Client comment.

No.	Date	Drawn	Auth.	Revision
1	14-03-20	GWR	GWR	Redesign of door raised into Porch. Annotations added. Issued to BE and LPA for Planning.
2	14-03-20	GWR	GWR	Issued for Client comment.

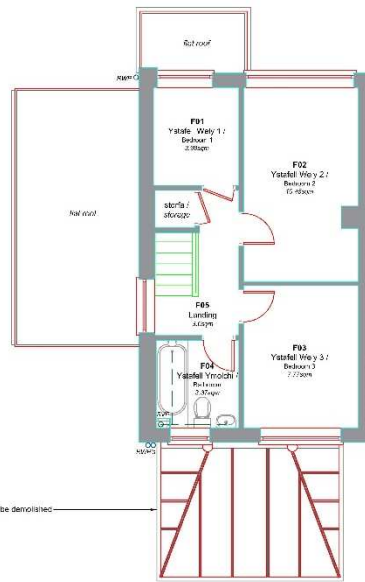
**gethinroberts g**  
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Gwynedd, LL48 8LJ  
gethinroberts@gmail.com  
A/RB Registration No. 087705

Mr & Mrs Williams - 30 Cae Sarn, Gwreslon

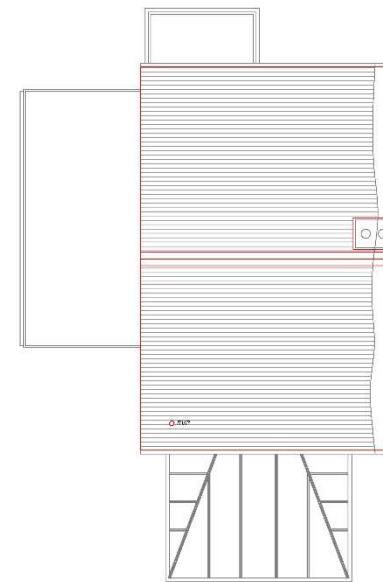
Project: TDD.01  
Year: 2010  
Scale: 1:50  
Status: P  
Revision: 1



**Ground Floor Plan  
As Existing**  
Scale: 1:50 @ A1 & 1:100 @ A3  
Floor area (including Storage) = 54.96sq.m



**First Floor Plan  
As Existing**  
Scale: 1:50 @ A1 & 1:100 @ A3  
Floor area = 28.77sq.m



**Roof Plan  
As Existing**  
Scale: 1:50 @ A1 & 1:100 @ A3

- KEY**
- Areas to be demolished
  - Areas to be retained
  - Existing walls
  - New walls
  - Outline of demolished structure/extension
  - Foul drainage
  - Rainwater and surface water drainage



- Notes**
1. This does not include any work to be carried out in connection with any of the scope of the accompanying work.
  2. Where indicated on the floor plan, any area that is to be demolished is shown in red.
  3. The area of the floor plan that is to be retained is shown in green.
  4. The area of the floor plan that is to be demolished is shown in red.
  5. All information on this drawing is to be read in conjunction with the relevant Section - Section Plans & Details - (SPP) and the relevant drawings and specifications.
  6. In the event of any discrepancy, the most recent drawing shall prevail.
  7. The drawing is to be used for the purpose of obtaining planning permission only. It is not to be used for any other purpose.
  8. There are no implied warranties, expressed or implied, in this drawing.
  9. The drawing is to be used for the purpose of obtaining planning permission only. It is not to be used for any other purpose.
  10. The drawing is to be used for the purpose of obtaining planning permission only. It is not to be used for any other purpose.

Revisio	Drawn	Checked	Date	Description

Rev	Date	By	Check	Description
1	14-05-20	GR	SR	Revised drawing issued to client for comment
2	14-05-20	GR	SR	Revised drawing issued to client for comment
3	14-05-20	GR	SR	Revised drawing issued to client for comment
4	14-05-20	GR	SR	Revised drawing issued to client for comment
5	14-05-20	GR	SR	Revised drawing issued to client for comment
6	14-05-20	GR	SR	Revised drawing issued to client for comment
7	14-05-20	GR	SR	Revised drawing issued to client for comment
8	14-05-20	GR	SR	Revised drawing issued to client for comment
9	14-05-20	GR	SR	Revised drawing issued to client for comment
10	14-05-20	GR	SR	Revised drawing issued to client for comment

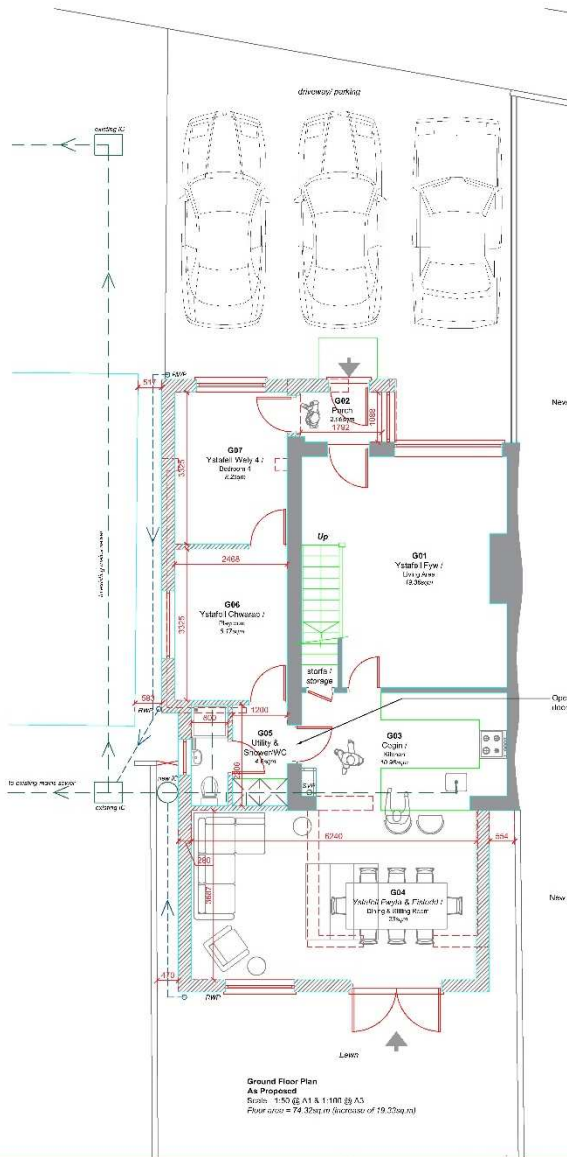
**gethinroberts** gethinroberts.com

Mr & Mrs Williams - 30 Cae Sam, Grosron

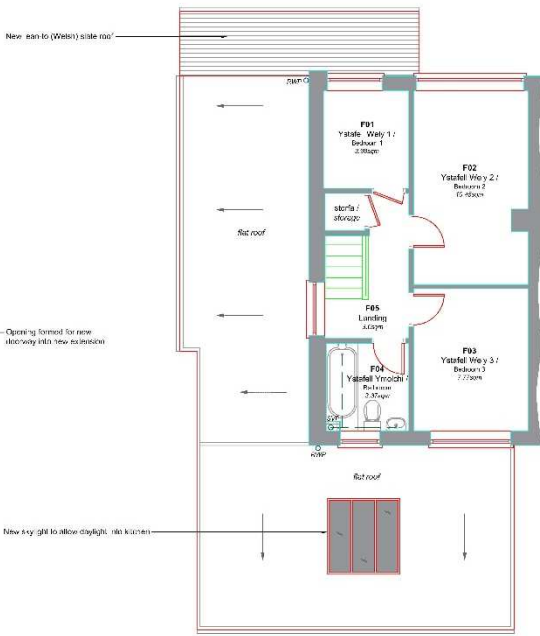
Project: **TDD.01** No: **1010**

Scale (A1): **1:50** Status: **P** Revision: **2**

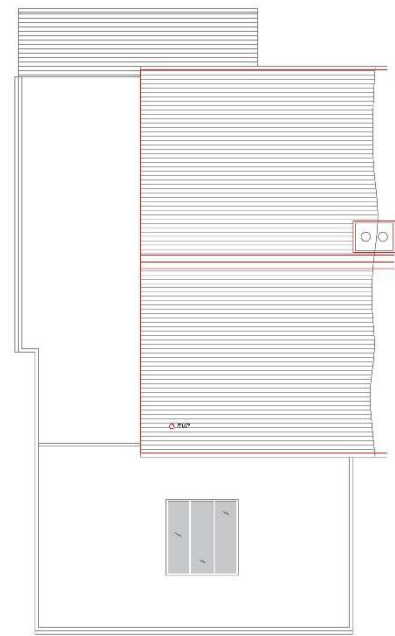
Cwmyn Llanifrothen  
Cwmyn Llanifrothen, LL48 6LJ  
gethinroberts@gmail.com  
ARB Registration No: 0877001



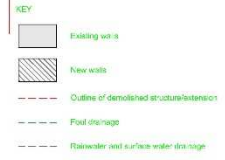
**Ground Floor Plan  
As Proposed**  
Scale: 1:50 @ A1 & 1:100 @ A3  
Floor area = 74.52sqm (decrease of 19.52sqm)



**First Floor Plan  
As Proposed**  
Scale: 1:50 @ A1 & 1:100 @ A3  
Floor area = 68.77sqm



**Roof Plan  
As Proposed**  
Scale: 1:50 @ A1 & 1:100 @ A3



- Notes**
1. This does not include any structural work or any other work of a structural nature.
  2. Where indicated by the floor levels, any work is to be done in accordance with the relevant building regulations.
  3. All work is to be done in accordance with the relevant building regulations.
  4. All work is to be done in accordance with the relevant building regulations.
  5. All work is to be done in accordance with the relevant building regulations.
  6. All work is to be done in accordance with the relevant building regulations.
  7. All work is to be done in accordance with the relevant building regulations.
  8. All work is to be done in accordance with the relevant building regulations.
  9. All work is to be done in accordance with the relevant building regulations.
  10. All work is to be done in accordance with the relevant building regulations.

Rev	Date	By	Check	Remarks
1	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
2	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
3	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
4	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
5	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
6	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
7	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
8	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
9	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.
10	19-03-20	GR	SR	Revised floor levels to correct position. Floor of new extension with reference as per Client request.

**gethinroberts**  
gethinroberts.com

**Mr & Mrs Williams - 30 Cae Sam, Greslon**

**Floor Plans & Roof Plan  
As Proposed**

Project: **TDD.01** No: **2010**  
Scale: **1:50** Status: **P** Revision: **2**

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geth111roberts@gmail.com  
ARB Registration No: 0877001









