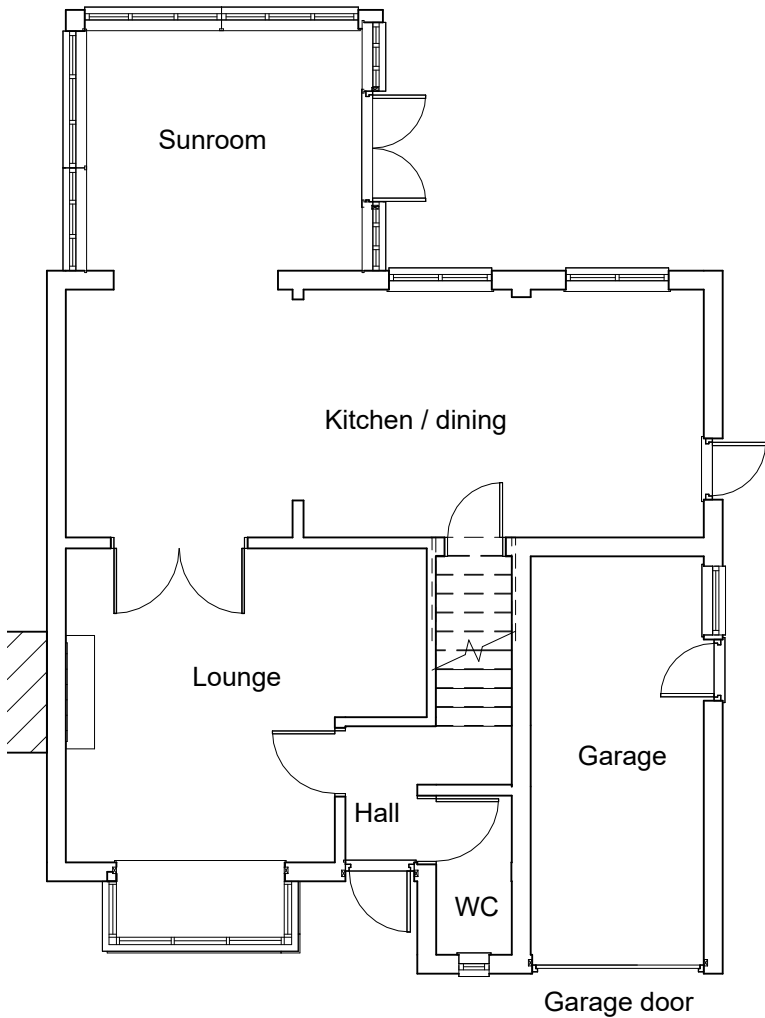




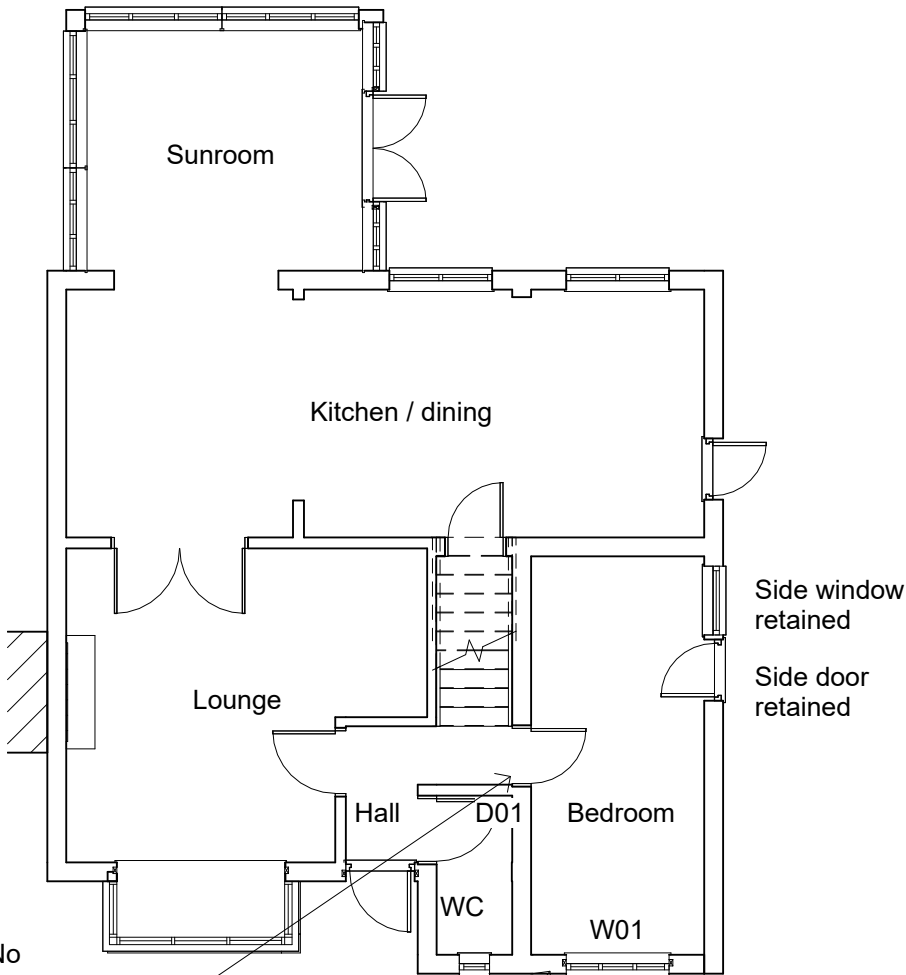
Grounded in your neighbourhood

HUNTER ELLIS LTD
07897 048603 | admin@hunter-ellis.co.uk
Southgate House, Gloucester GL1 1UB

01 EXISTING GROUND FLOOR



02 PROPOSED GROUND FLOOR



Convert integral garage to a bedroom forming part of the existing dwelling. Replace garage door with window and matching masonry infill. Retain side door, side window and roof form.

0 5 m

1:100 at A3

DRAFT P3 | Complete red placeholders before issue

Do not scale from this drawing. All dimensions are to be checked on site before works commence.

Prepared for a proposed Certificate of Lawful Development. Read with the application description and planning evidence.

Boundaries are for planning identification only. Based on title, OS and client information; not for legal determination or setting out.

Planning drawing only. Refer to the separate Building Regulations package for construction details and technical design.

Read with the related planning drawings. Drawing issue status and any outstanding checks are stated on each sheet.

HEDD26002-CLD03

Ground-floor plans

69 Wentwood Road

Sue Brown

69 Wentwood Road, Caerleon, Newport, NP18 3RW

1 : 100 @ A3

DRAFT P3

M Tutton

23/09/2026

01 EXISTING FRONT ELEVATION



PROPOSED EXTERNAL WORKS

Remove garage door. Infill with facing masonry to match the existing material, bond and mortar. Fine down render finish.

Retain existing building height, roof form and footprint. Retain side door and side window.

New front window W01 shown as currently modelled: 1360 x 910 mm; sill 1200 mm and head 2110 mm above dwelling floor datum. Frame finish to match existing.

02 PROPOSED FRONT ELEVATION



0 5 m
1:100 at A3



HUNTER ELLIS LTD
07897 048603 | admin@hunter-ellis.co.uk
Southgate House, Gloucester GL1 1UB

Do not scale from this drawing. All dimensions are to be checked on site before works commence.

Prepared for a proposed Certificate of Lawful Development. Read with the application description and planning evidence.

Boundaries are for planning identification only. Based on title, OS and client information; not for legal determination or setting out.

Planning drawing only. Refer to the separate Building Regulations package for construction details and technical design.

Read with the related planning drawings. Drawing issue status and any outstanding checks are stated on each sheet.

HEDD26002-CLD04

Front elevations

69 Wentwood Road

Sue Brown

69 Wentwood Road, Caerleon, Newport, NP18 3RW

1 : 100	@ A3	DRAFT P3
---------	------	----------

M Tutton	23/09/2026
----------	------------