

LAWFUL DEVELOPMENT CERTIFICATE FOR A GRANNY ANNEXE

Part 2

PLANNING & DRAWINGS

**43, TANDEM MILL ROAD, GLAN LLYN,
NEWPORT NP19 4DP**

CONTENT

- 1. Planning Granny Annexe.**
- 2. Site Overview, Planning and Drawings.**

1. Site Overview, Planning and Drawings

43 TANDEM MILL ROAD, GLAN LLYN, NEWPORT NP19 4DP



Background

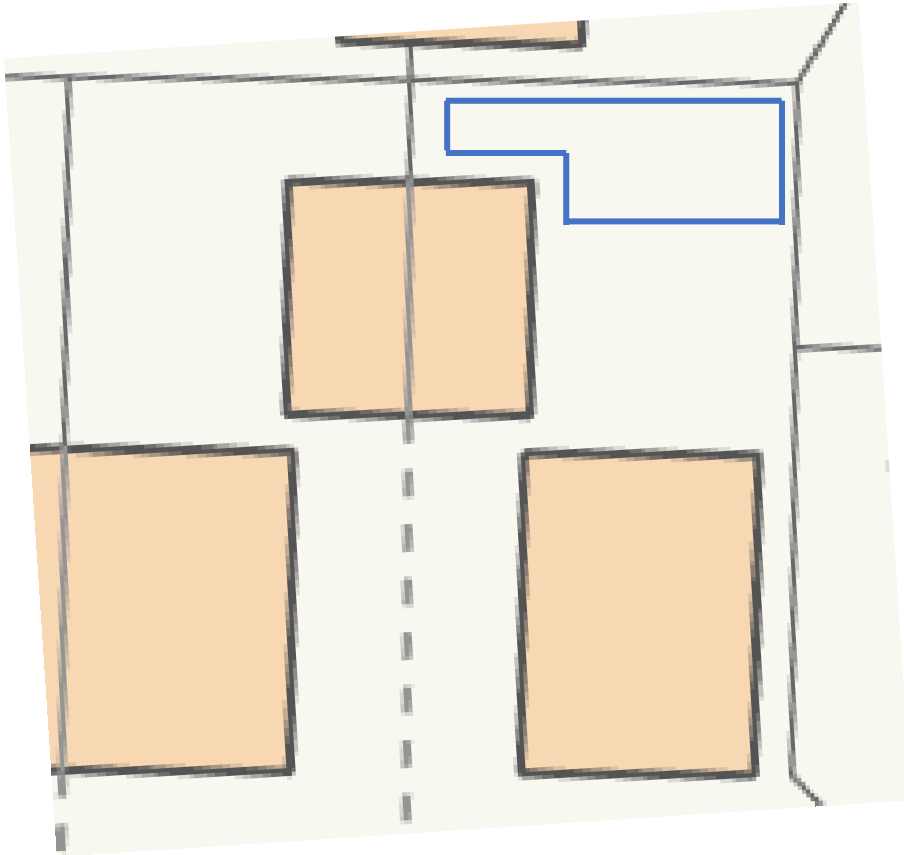
Total area of the Garden is 77.374 sq. metres with the garden shed removed.

Total area of the Annexe is 29.969 sq. metres / 38.73% of the Garden using the area vacated by the garden shed

Perimeter fence 1.83 metres high, Annexe at its highest point 2.5 metres

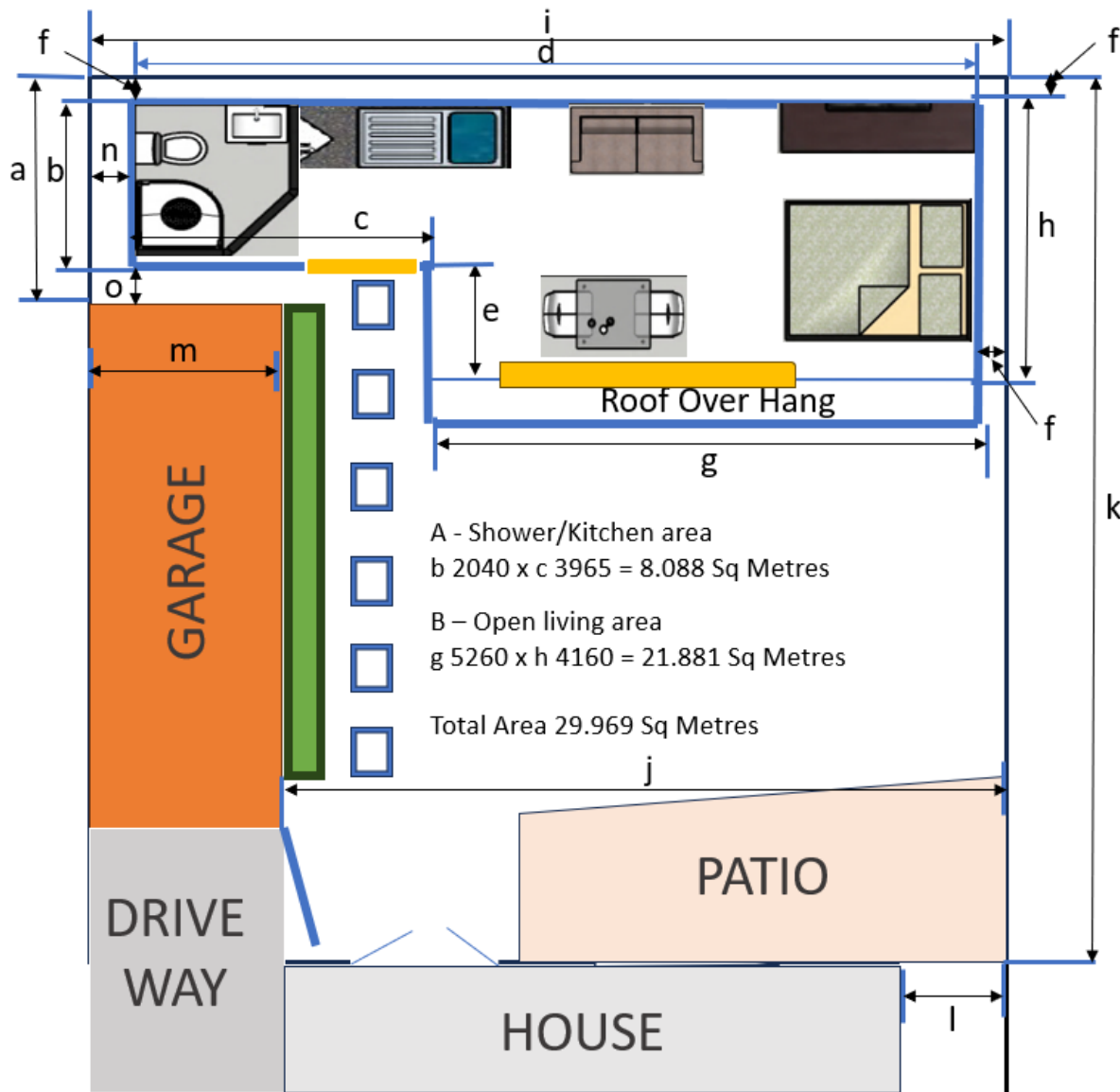


Not to Scale



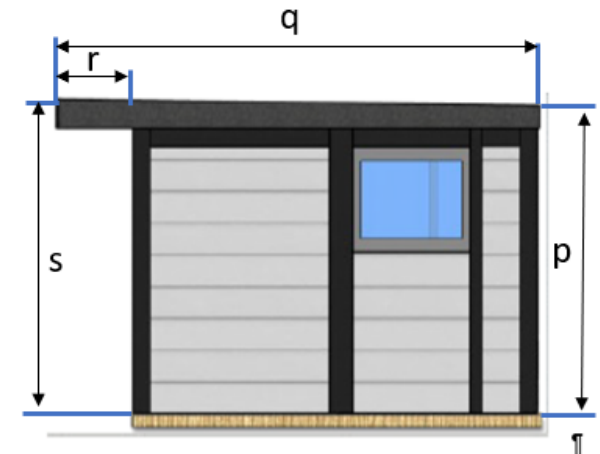
Not to scale, however measurements are accurate

The Annexe will be a SIP (Structural Insulated Panel) construction



Sizes in MM

- a. 2700
- b. 2040
- c. 3965
- d. 9225
- e. 1220
- f. 330
- g. 5260
- h. 3260
- i. 10215
- j. 6,910
- k. 9,906
- l. 905
- m. 3305
- n. 660
- o. 660
- p. 2350
- q. 3590
- r. 330
- s. 2500



3 Panel Bifold Doors
2600mm x 1900 mm

Floor to ceiling Window
1000mm x 1900 mm

The benefits of using Structural Insulated Panels (SIPs) in construction include:

- **Energy Efficiency:** SIPs have high insulation properties, which helps to reduce energy consumption and lower heating and cooling costs.
- **Speed of Construction:** SIPs can be installed quickly and efficiently, reducing the construction time compared to traditional building methods.
- **Structural Strength:** SIPs are engineered to provide a strong and rigid structure, making them ideal for building homes and other structures.
- **Improved Air Quality:** SIPs have a tight air seal, which helps to reduce air infiltration and improve indoor air quality.
- **Increased Comfort:** SIPs provide a consistent indoor temperature and help to minimise temperature fluctuations, making the interior more comfortable.
- **Cost Savings:** SIPs can provide cost savings in the long run due to their energy efficiency and reduced construction time.
- **Environmentally Friendly:** SIPs are made from renewable resources, such as wood, and are recyclable, making them a more environmentally friendly option compared to other building materials.

Examples of design and finish - Not to Scale



