

PLANNING COMMITTEE

Application Number:	22/21340/FUL	Date Validated:	18 August 2022
Site Address:	Penyrheol Farm Talgarth Powys LD3 0EY	Decision Due Date:	13 October 2022
Grid Ref:	E: 316142 N:230482	Proposal:	Application for the upgrade of Penyrheol farmhouse including the erection of a rear extension.
Case Officer:	Rhys Pritchard	Community:	Talgarth
Reason(s) Application Reported to Committee:	Then application is submitted by an agent acting on behalf of a relative of a member of the planning team.		
RECOMMENDATION:	Permit, subject to conditions		



Description of development

Full planning permission is sought for the upgrade of Penyrheol farmhouse including the erection of a rear extension. The works will include internal changes, as well as a rear extension and changes to the previously converted, attached barn.

Rear Extension

A rear extension is proposed, creating space for an open-plan kitchen/dining room, replacing the current boot/utility room. The extension will attach to the current ridgeline of the main roof, and will extend slightly out beyond the existing footprint of the property. The development will extend from the roof of the property, and will replace part of the current single-storey section of the western elevation.

The extension will be finished in larch cladding, and the slate roof will match the existing at the property. The extension will be oak-framed, and aluminium doors and windows are proposed. The ground floor of the extension will be fully-glazed. A small anthracite aluminium window is proposed on the first floor of the extension, on the northern side of the structure.

Attached Barn

It is proposed to renovate the existing converted barn, which currently operates as a bedroom and storage area and which the agent asserts has been in use as such for a generation. The footprint will remain the same. The primary elevation of this barn will match the property, which proposes bagged and painted rubble stone walls. The corrugated metal roof will remain, and two rooflights will be installed on the western elevation.

The new glazed windows will be set back from the existing face of the building, and it is proposed to install sliding doors at the rear of the barn. The ground floor will incorporate a living/kitchen space and a bedroom, while the first floor will act as another bedroom.

Other Changes

It is proposed to remove the render on the property and replace this with bagged and painted stone walls to match the barn. On the western elevation, the corrugated roof will extend beyond the barn to replace the existing slate roof on the single storey element of the property. Changes to the window schedule are also proposed, which will all be uniform in material, and will largely mirror their existing positions.

The existing garden room will be slightly altered, to upgrade the roof and windows. The footprint will remain the same.

It is proposed to alter the rear garden to provide a more defined access point to the property, while also providing farmyard space.

1. Site and Context

The proposed development is located approximately 3km south of the settlement of Talgarth. The site is accessed directly off the highway, which runs adjacent to the south-western boundary of the site.

The site is a working-farm and the farmhouse is located directly adjacent to agricultural buildings, with the existing farmyard located at the centre of the building complex.

2. Planning History

App Ref	Description	Decision	Date
11/07492/FUL	Extension of two agricultural sheds and provision of a new agricultural yard with boundary fencing	Application Permitted	13th Feb 2012

21/19707/FUL	Erection of new roof structure to cover an existing manure storage yard	Application Permitted	15th Jul 2021
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3. Relevant Local and National Planning Policy

3.1 Brecon Beacons National Park Authority Local Development Plan (Adopted 2013) and Supplementary Planning Guidance

Policy no.	Policy
SP1	National Park Policy
CYD LPI	Enabling Appropriate Development in the Countryside
SP3	Environmental Protection
1	Appropriate Development in the National Park
3	Sites of European Importance
4	Sites of National Importance
6	Biodiversity and Development
7	Protected and Important Wild Species
10	Water Quality
12	Light Pollution
27	House Extensions and Ancillary Buildings
59	Impacts of Traffic
Supplementary Planning Guidance	
Local Development Plan Policy 27 Householder Design Guide (2017)	
Biodiversity and Development (2016)	
Enabling Appropriate Development in the Countryside (2019)	

3.2 National Development Framework (Future Wales: The National Plan 2040 - February 2021)

4.2 National Planning Policy and Guidance

Document
Planning Policy Wales: 11th Edition (February 2021)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 24: The Historic Environment (2017)

4. Summary of Consultation responses

Consultee	Comments
Talgarth Town	No objections to this Planning Application.

Council	
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Powys County Council Highways	<p>The County Council as Highway Authority for the County Class III Highway, C0087</p> <p>Wish the following recommendations/Observations be applied</p> <p>Thank you for consulting the Highway Authority on this matter.</p> <p>Based on the information provided, the Highway Authority does not wish to comment on this application.</p>
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Planning Ecologist Area 2	<p>The development proposals are for the upgrade of Penyrheol farmhouse, including the erection of a rear extension. The site lies within a rural area near Talgarth. The application site is within the river Wye SAC catchment and the application will need to be screened in accordance with Natural Resources Wales' latest advice for planning applications within the riverine Special Areas of Conservation (SACs) catchments (version 3 issued 22nd July 2022). However, the development is not considered likely to increase the volume and phosphorus concentration of wastewater.</p> <p>A bat survey report has been submitted, which details surveys undertaken in April 2022 and June 2022. Small numbers of common pipistrelle were confirmed as roosting in the adjoining barn. No bats emerged from the farmhouse.</p> <p>As such, an EPS licence from NRW will be required prior to the commencement of development.</p> <p>Providing the development is carried out in strict accordance with the recommendations set out within Section 9.0 and 10.0 'Proposed Mitigation', no negative impact upon the favourable conservation status of bats is anticipated.</p> <p>It is recommended that the enhancements proposed for the adjacent barn be included and submitted within a relevant drawing, so that enhancements can be appropriately conditioned.</p> <p>Provided the above information is received, there is no ecological objection to approval of this application subject to the imposition of planning conditions and informative notes to safeguard and enhance nature conservation interests at the site.</p>
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NP Heritage Officer Building Conservation	<p>Penyrheol Farmhouse and the stone barns appear on the 1942 Tithe map for Talgarth, indicating that they are at least early - mid 19th century in date. The vernacular character of the farmhouse is compromised by the insertion of modern windows but retains a traditional form. The barn is attached to the farmhouse's northeast gable.</p> <p>With the proposed works to the barn, the treatment of the cart opening is not entirely clear. It would be helpful to see a section drawing and details of what the shaded section of horizontal lines within the opening represents, and also the dark grey solid section to the right of the window, below the eaves.</p> <p>There is no objection to the principle of a two-storey extension to the rear of the farmhouse. However, the rear of the building is prominent due to the way the farmhouse is sited gable end to the highway. The large amount of glazing shown to the west elevation gives the extension an urban character that is at odds with the host building and the surrounding context. Although details of materials are provided for the extension's side elevations and roof, there is little information about the west elevation. What is the structural frame made of, and what does the infill high in the gable consist of? The extent of glazing needs to be reduced and it is suggested that texture is added through material choice. Possibly some</p>
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	local stone in combination with the timber cladding. Although the glazing needs to be reduced, a contemporary style and larger than normal windows could be appropriate.
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NP Heritage Officer Building Conservation	<p>I note the comments made previously on this application By Janet Poole dated 20th October 2022. I agree with her observations.</p> <p>The farmhouse and barns are typical historical agricultural structures, which date from approx. the mid C19th. These types of vernacular buildings contribute considerably to the character and quality of the National Park. This is particularly so in this case where the buildings are very visible from the public road.</p> <p>I think the proposals regarding the cart shed opening are acceptable, since it will clearly identify this historical opening but using contrasting modern design and materials.</p> <p>I note the amendments to the plans relating to Janet's design concerns with the West elevation of the two story extension. I am unconvinced that this entirely alleviates these concerns. It is still a very prominent part of the building and even with the amendments I consider it would still have an urban character which it at odds with the historical buildings and the overall character of the National Park. I would suggest that a better solution might be to have a fully glazed ground floor opening to the west so that the proposed dining / seating area can make the most of the natural light and views. On the first floor for the master bedroom where more privacy could be supposed to be required, I would suggest that a gable infill (ideally of stone (and possibly timber) as Janet suggests) with smaller more historically proportioned window openings placed symmetrically across the elevation if more than one is required. These could have the same vertical emphasis as the current proposal but be smaller and reminiscent of hay barn loft door openings? I would be happy to consider other alternatives, but remind the applicants that traditionally barns would have more openings on the ground floor with fewer and practically positioned openings on the first floor as illustrated by hay lofts, granaries etc.</p>
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NP Heritage Officer Building Conservation	No Objections
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Copies of the full consultation responses can be found on our website at: <https://planningonline.beacons-npa.gov.uk/online-applications/?lang=EN>

5. Third Party Representations

The application was advertised by way of a site notice on site. No third-party comments have been received.

6. Well Being and Future Generations (Wales) Act 2015

The well-being of Future Generations (Wales) Act places a duty on public bodies to carry out sustainable development to improve the way in which we achieve the social, economic, environmental and cultural well-being of Wales. The National Park must act in accordance with the sustainable development principle and seek to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. As part of this duty public bodies must set and publish objectives which are designed to maximise its contribution to achieving each of the well-being goals. The 7 goals are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The primary objective of Planning Policy Wales Edition 11 (2021) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales as required by the Well-being of Future Generations (Wales) Act 2015.

7. Planning Obligations:

No planning obligations have been sought in respect of the proposed development.

8. Assessment:

8.1 Key Gateway Test – Strategic and Spatial Choices:

The application is considered against Planning Policy Wales Edition 11 (2021) and the first stage of consideration is to assess the proposed development against the Strategic and Spatial Choices issues and the national sustainable place making outcomes.

8.1.1 Good design

The proposed development will upgrade and extend the existing farmhouse, to create a more functional living accommodation. The proposed materials will improve the visual appearance of the barn and the property, and the extension is suitable in its design. The scale is considered acceptable, and the design appropriate.

8.1.2 Promoting healthier places

The proposal will promote the physical and mental wellbeing of the users of this development, by improving the building quality.

8.1.3 The Welsh Language

The development will not have a negative impact on the Welsh language. The Welsh farm name will remain.

8.1.4 Sustainable Management of Natural Resources

The site is located within the River Wye Special Area of Conservation (SAC). The proposal will retain the existing occupancy at the site, and a condition will be added to ensure the barn will not be occupied as a separate unit. The proposal is not considered to result in an increase in the volume of wastewater, and therefore is not likely to result in any likely significant effect on the conservation objectives of the SAC.

9. Placemaking in Rural Areas

The proposal is located in an area of open countryside as defined by the LDP Proposals Map. The LDP defines countryside locations as areas unsuitable to accommodate future development in accordance

with the Environmental Capacity of the National Park. The LDP defines a 15 year vision for the future of the Countryside which emphasises the importance of supporting the countryside as a living and working landscape, internationally recognised for its outstanding natural beauty and cultural traditions.

As such, in these areas, there is a presumption against development with the exception given to those development forms where there is a defined essential need for a countryside location. Strategy policy CYD LPI sets out the forms of development that are considered acceptable within these parameters.

Criterion 1 refers to proposals that capitalise on improving the existing building stock within countryside locations. Further information was requested regarding the percentage increase of the dwelling as a result of the development, on account of the barn conversion appearing to be installed after 1948.

With this development, it appears that the net increase in property size will exceed 30%. However, on balance, it is deemed that the development's scale is acceptable, as the extension is acceptable in size and scale, and will utilise existing floorspace in its erection.

9.1 Managing Settlement Form

The proposal is located in the open countryside, the impact of the proposal has been considered on immediate site surroundings, rather than on settlement form.

9.2 Assessing the sustainable benefits of development (PPW para 2.21):

9.2.1 Social considerations

The development will provide an extension to the existing property, which will likely improve the quality of life for its occupants going forward.

9.2.2 Economic considerations

The development will assist with the ongoing economic success of the farm, which is currently in use.

9.2.3 Cultural considerations

The site is located within an area of natural beauty. The proposed changes will allow the occupants to continue to enjoy the culture of the local area, and the National Park as a whole.

9.2.4 Environmental considerations

The development will extend into the current garden of the property, which will not have an environmental impact. The development also includes appropriate mitigation for protected species, a number of biodiversity enhancements which will reduce further any potential environmental impacts of the development.

9.3 Detailed Impact Assessment:

9.3.1 Distinctive and natural places

9.3.1.1 Landscape and Visual Amenity

Policy I of the LDP: Appropriate Development in the National Park

All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:

- i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment;

Policy 27 (a) of the LDP states that 'Extensions and ancillary buildings to dwellings will be permitted where the proposal is appropriate to the scale and design and setting of the original dwelling.

Consultation was sent to the National Park Heritage Officer for Built Heritage, due to the changes to the barn. No objection was raised to the scheme once amendments were received.

Despite the already mentioned increase of over 30%, it is concluded that the proposed size, scale and design of the extension are appropriate. Therefore, there will be no adverse impact on visual amenity to the surrounding area.

As such, the development would comply with policy I of the LDP, and with policy 27 of the LDP.

9.3.1.2 Biodiversity

The LDP includes the following policies regarding ecological issues and safeguarding biodiversity are as follows:

- Policy SP3 'Environmental Protection'
- Policy I 'Appropriate Development in the National Park'
- Policy 6 'Biodiversity and Development'
- Policy 7 'Protected and important Wild Species'

Representation has been received from the National Park's Planning Ecologist, who requested further information in support of the development. Following this, no objection has been raised to the scheme regarding ecology, subject to the imposition of planning conditions and informative notes.

No additional external lighting has been proposed within this development, and therefore there are no issues with regards to policy 12 of the LDP.

Policy I of the Local Development Plan and Section 6 of the Environment (Wales) Act 2016 require the BBNPA to seek to maintain and enhance biodiversity. The Welsh Government letter to Chief Planning Officers dated 23rd October 2019 has also clarified the necessity for developments to include biodiversity enhancement measures prior to determination of applications.

Further enhancements were included within the bat report (dated July 2022). These have been included on the proposed drawings, and a condition has been added to ensure this is adhered to.

As such, the proposal would comply with the above policies.

9.3.2 Active and Social Places

9.3.2.1- Transport

Planning Policy Wales states that the Welsh Government is committed to reducing reliance on the private car and supporting a model shift to walking, cycling and public transport. Delivering this objective will make an important contribution to decarbonisation, improving air quality, increasing physical activity, improving the health of the nation and realising the goals of the Well-being of Future Generations Act. (para 4.1.9).

Policy 59 of the LDP refers to the impact of traffic and states that development will be permitted where appropriate access can be achieved. Criterion (c) states that access will be considered to be inappropriate where there is an unacceptable impact on road safety.

The site is in a rural location and PPW acknowledges in paragraph 3.39 that opportunities for reducing car use and increasing walking, cycling and the use of public transport are more limited than in urban areas.

Powys County Council Highways Authority were consulted on the application raising no objections.

As such the proposal would comply with policy 59 of the LDP.

9.3.2.2. Neighbouring Amenity

Planning Policy Wales (Edition 11, February 2021) states:

'Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people'. (2.7, PPW, 2021)

There are no properties immediately near the site, and the extension will not be seen from any nearby properties.

Given the proposed location of the proposed scheme, it is considered unlikely that the proposed development would have a detrimental impact on neighbour amenity. Therefore, this proposed development is considered to be acceptable and to be in accordance in relation to residential neighbour amenity impact.

9.3.3 Productive and enterprising places

9.3.3.1 Tourism

PPW states that "Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales" (para 5.5.1)

PPW para 5.5.3 states that "rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural

tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.”.

The proposed development will have no impact on tourism within the National Park.

10 Conclusion

This application has been considered against the adopted policies of the Brecon Beacons National Park Authority Local Development Plan (2013). In making a recommendation National Policies within Planning Policy Wales (Edition 11, 2021) and Policies CYD LPI, SPI, SP3, 1, 3, 4, 6, 7, 10, 12, 27 and 59 of the Development Plan, the comments made by the consultees and other interested parties have been taken into consideration. The proposal is considered to comply with the above policies.

National Park Purpose and Duty

The proposed parking area would contribute to the National Park’s Purpose and Duty, by promoting and contributing to the opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. It would also not be detrimental to the conservation of the natural beauty of the Park.

Sustainable Development

The proposal delivers a positive impact on the environmental well-being of Wales, without adversely impacting on the other pillars of sustainability. The application is therefore recommended for approval as it delivers sustainable development and meets current needs without hindering those of future generations.

11 Recommendation: Permit subject to conditions

Conditions and/or Reasons:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (Drawing nos. PRF01, PRF03A, PRF08B, PRF09B, PRF10B and PRF11B) unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development shall be carried out in accordance with the recommendations in section 9 of the bat survey report (Dated July 2022). The biodiversity mitigation, compensation and enhancement measures shall be undertaken and/or installed prior to first use of the development and maintained thereafter. Following the installation of the mitigation, compensation and enhancement measures, a report (prepared by a suitably qualified ecological consultant) confirming their adequate installation or implementation shall be submitted to the Local Planning Authority.
- 4 The biodiversity enhancement scheme as shown on drawing nos. PRF03A and PRF10B shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details and maintained thereafter. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.
- 5 No external lighting shall be installed until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with wildlife corridors and biodiversity enhancement measures and shall be implemented as approved.

Reasons:

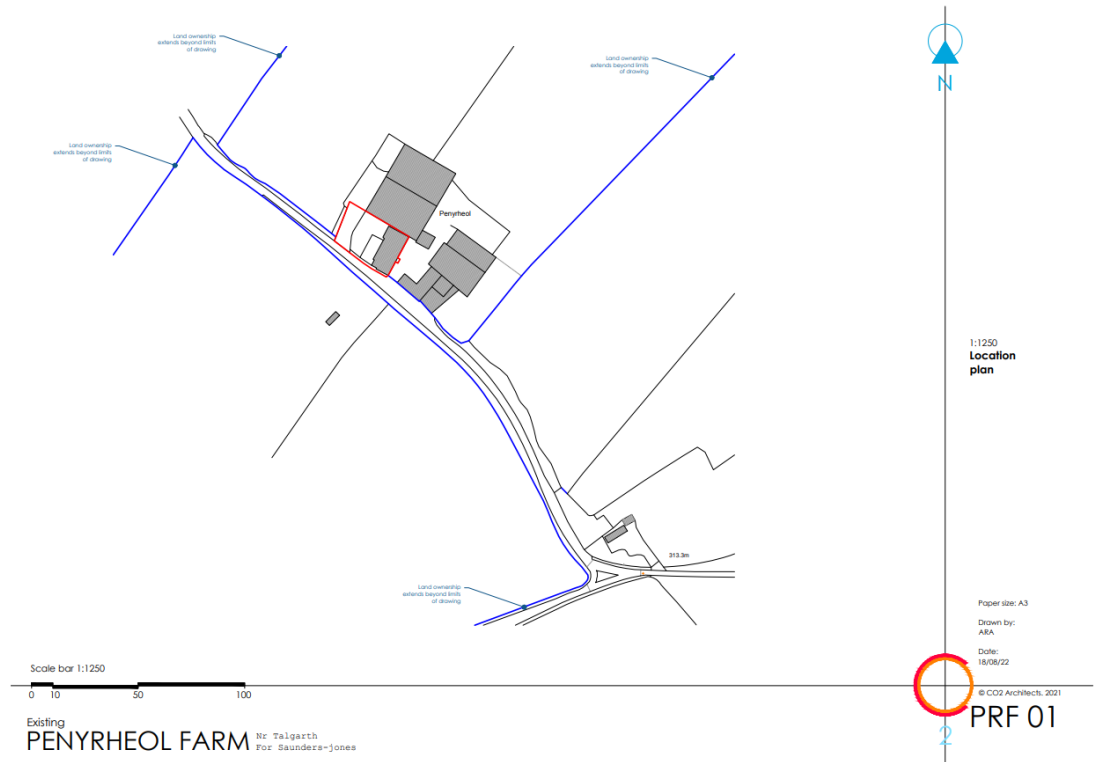
- 1- Required to be imposed by section 91 of the Town and Country Planning Act 1990.
- 2- To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3- To comply with Section 6 of Planning Policy Wales (2021) Technical Advice Note 5 and Policies SP3, 1, 6 and 7 of the adopted Local Development Plan for the BBNP and the Environment (Wales) Act 2016
- 4- To comply with Section 6 of Planning Policy Wales (2021) Technical Advice Note 5 and Policies SP3, 1, 6 and 7 of the adopted Local Development Plan for the BBNP and the Environment (Wales) Act 2016
- 5- To comply with Section 6 of Planning Policy Wales (2021) Technical Advice Note 5 and Policies SP3 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended) and the Environment (Wales) Act 2016

Informative Notes:

- 1 **Warning: A European protected species (EPS) Licence is required for this development.** This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at:
<https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/european-protected-species/?lang=en>
- 2 All nesting birds, their nests, eggs and young are protected by law and it is an offence to:
 - o intentionally kill, injure or take any wild bird
 - o intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
 - o intentionally take or destroy the egg of any wild bird
 - o intentionally (or recklessly) disturb any wild bird listed on Schedule I while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to 5,000 pounds, six months imprisonment or both.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built, (usually between late February and late August). If a nest is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales.
- 3 Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended) and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at:
NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000

Site Location Plan



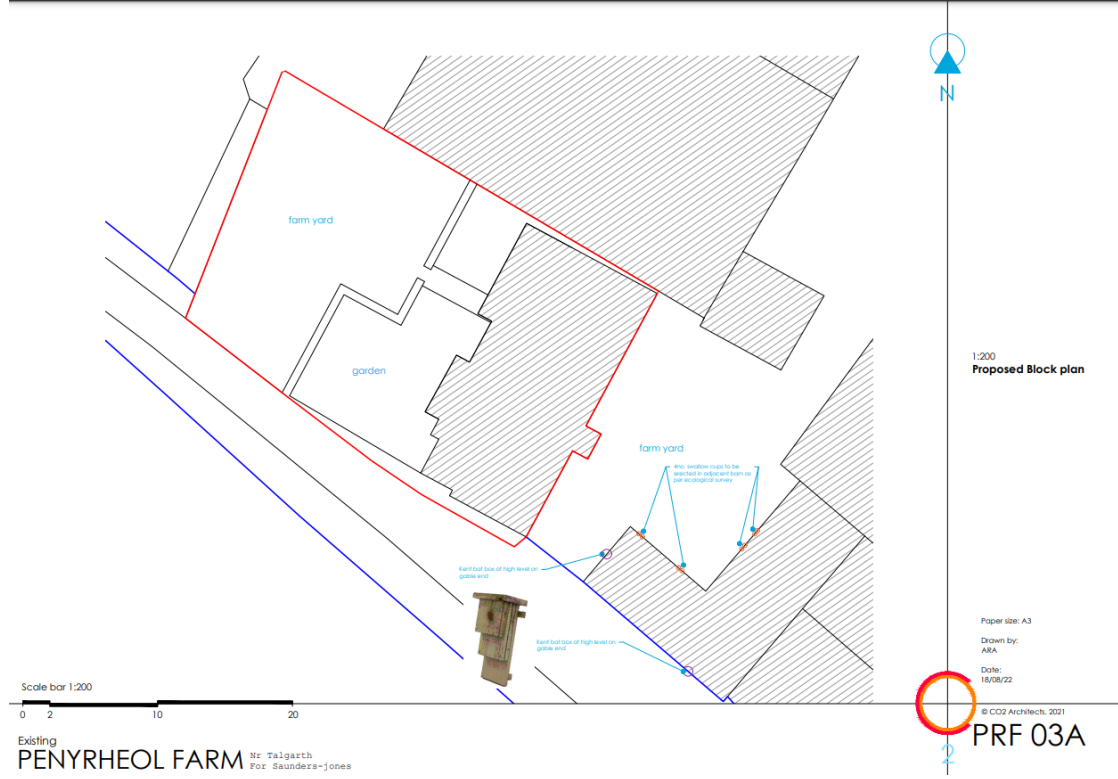
Existing
PENYRHEOL FARM Nr Talgarth
For Saunders-Jones

1:1250
**Location
plan**

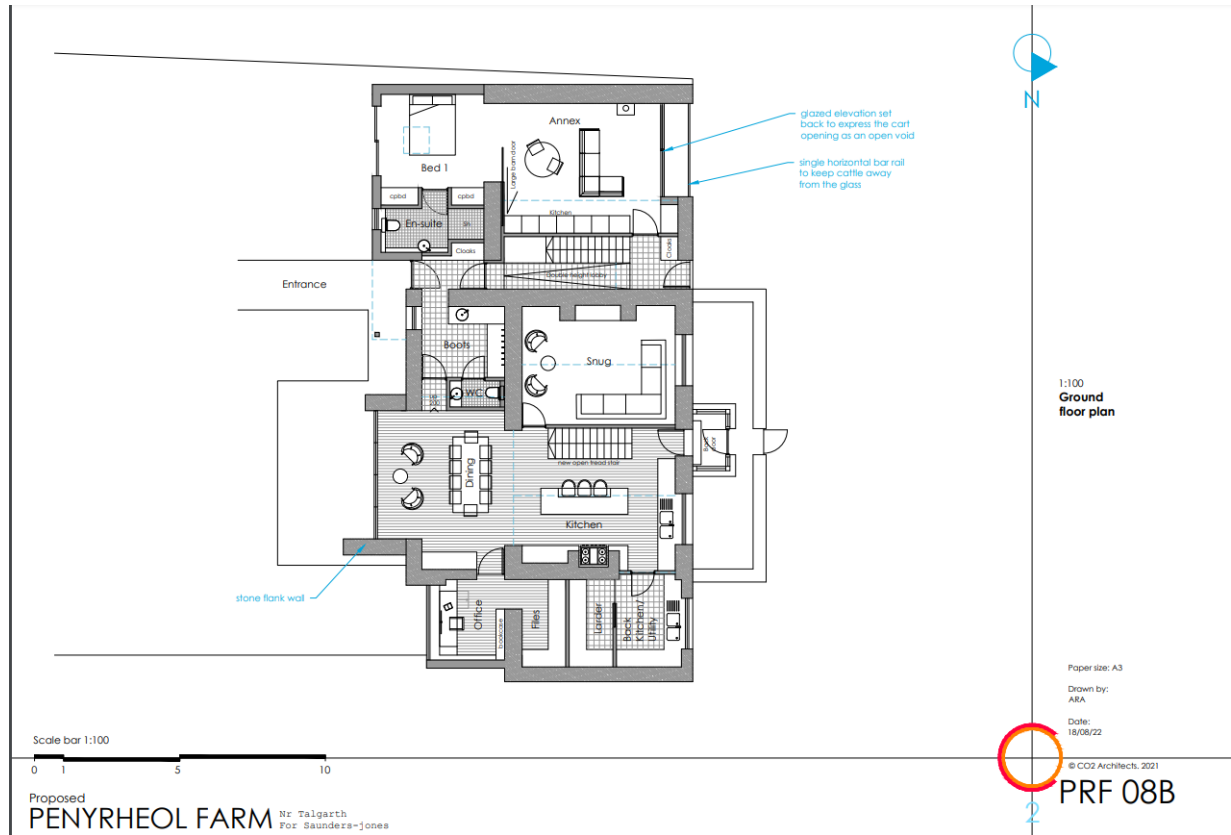
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PRF 01

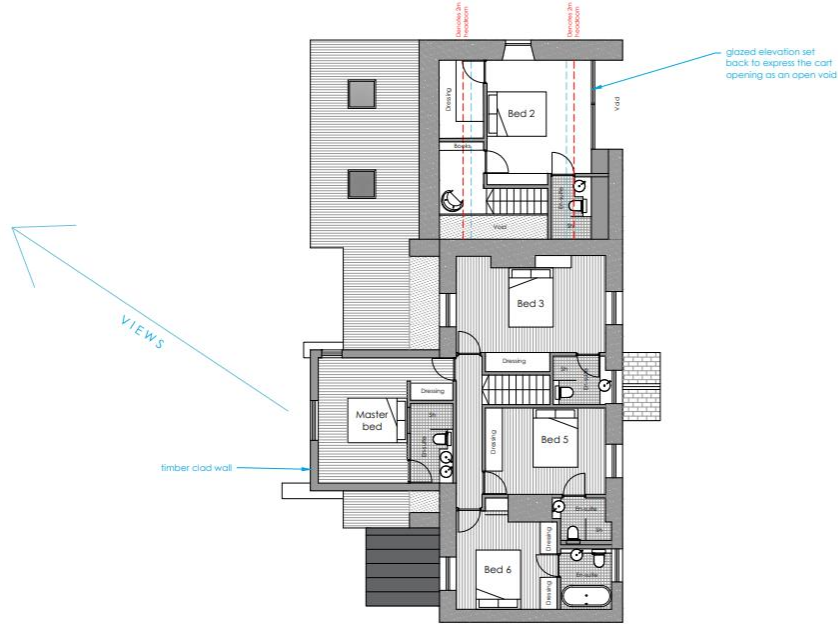
Proposed Block Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Scale bar 1:100



Proposed
PENYRHEOL FARM Nr Talgarth
For Saunders-jones



1:100
First floor plan

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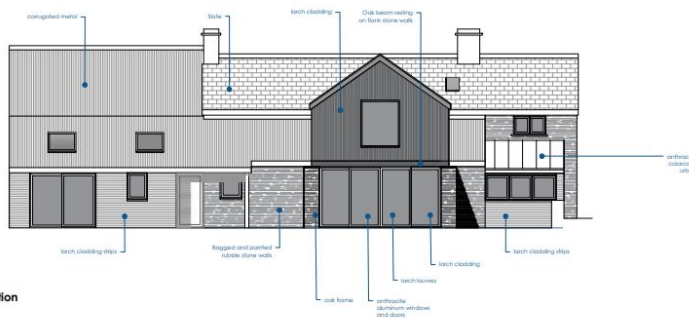
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PRF 09B

Proposed East and West Elevations



1:100
East Elevation



1:100
West Elevation

Scale bar 1:100



Proposed
PENYRHEOL FARM Nr Talgarth
For Saunders-Jones

Paper size: A3

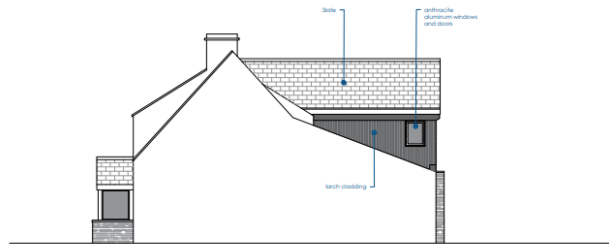
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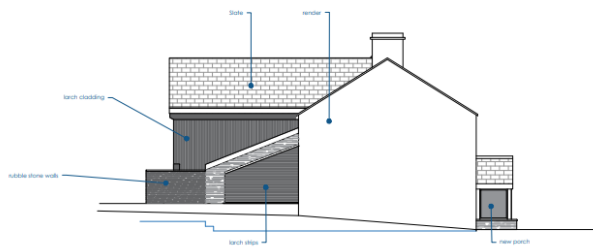
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PRF 10B

Proposed North and South Elevations



1:100
North Elevation



1:100
South Elevation

Scale bar 1:100



Proposed
PENYRHEOL FARM Site: Talgarth
For: Saunders-Jones

Paper size: A3
Drawn by:
ARA
Date:
18/08/22



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PRF 11B