

Application No. / Rhif Cais: 15/02104/DCH
Date / Dyddiad: 04/09/2015
Please ask for / Gofynnwch am :Hayley Williams
Telephone / Ffon: 029223 30810
Fax / Facs :

Rebecca Crandon
Clerk of Tongwynlais Community Council
31 Greenmeadow Drive
Tongwynlais
Cardiff
CF15 7LU

Dear Madam

**Town and Country Planning Act 1990 (As Amended)
Town and Country Planning (Development Management Procedure) (Wales) Order
2012**

Proposal: NEW FIRST FLOOR EXTENSION FOR BEDROOM AND BATHROOM
Location: 12 QUEEN STREET, TONGWYNLAIS, CARDIFF, CF15 7NL

I have received an application for the above-mentioned proposal which has been submitted under the provisions of the above Acts, and I shall be glad to know whether you wish to make any observations on this proposal.

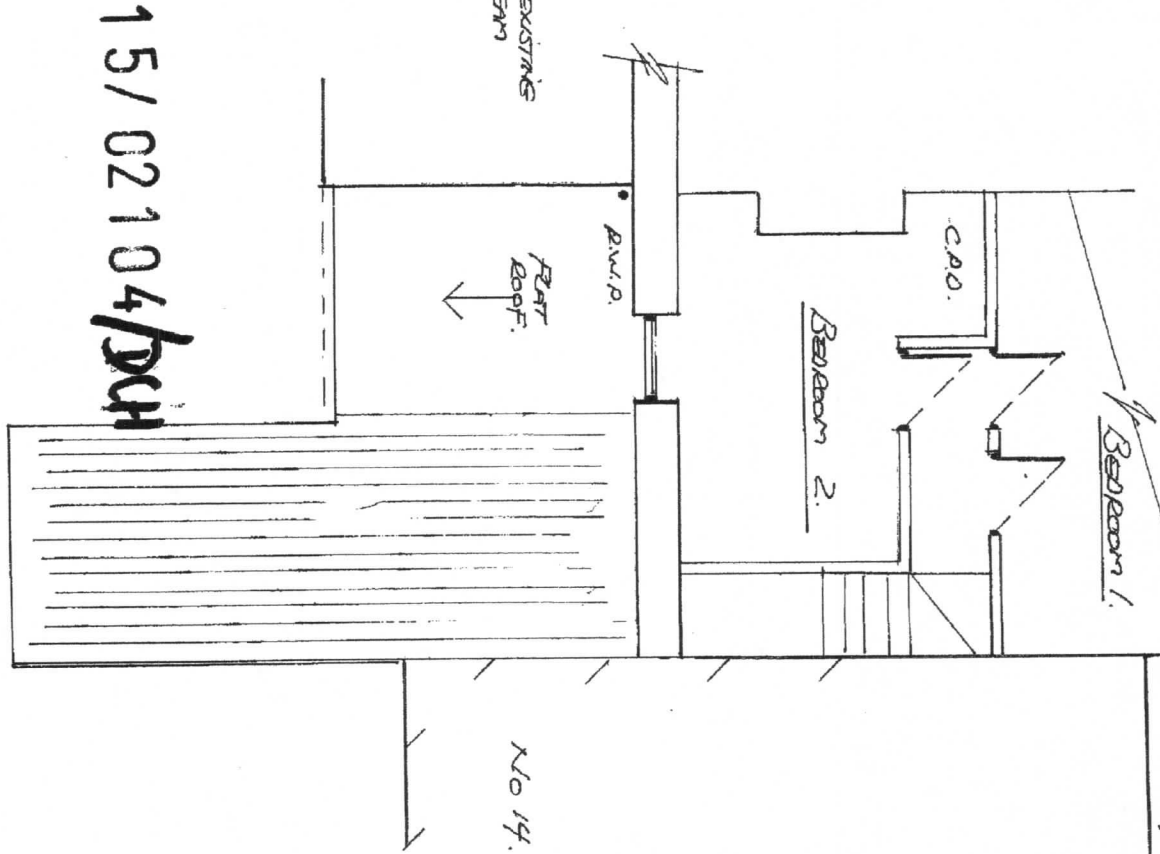
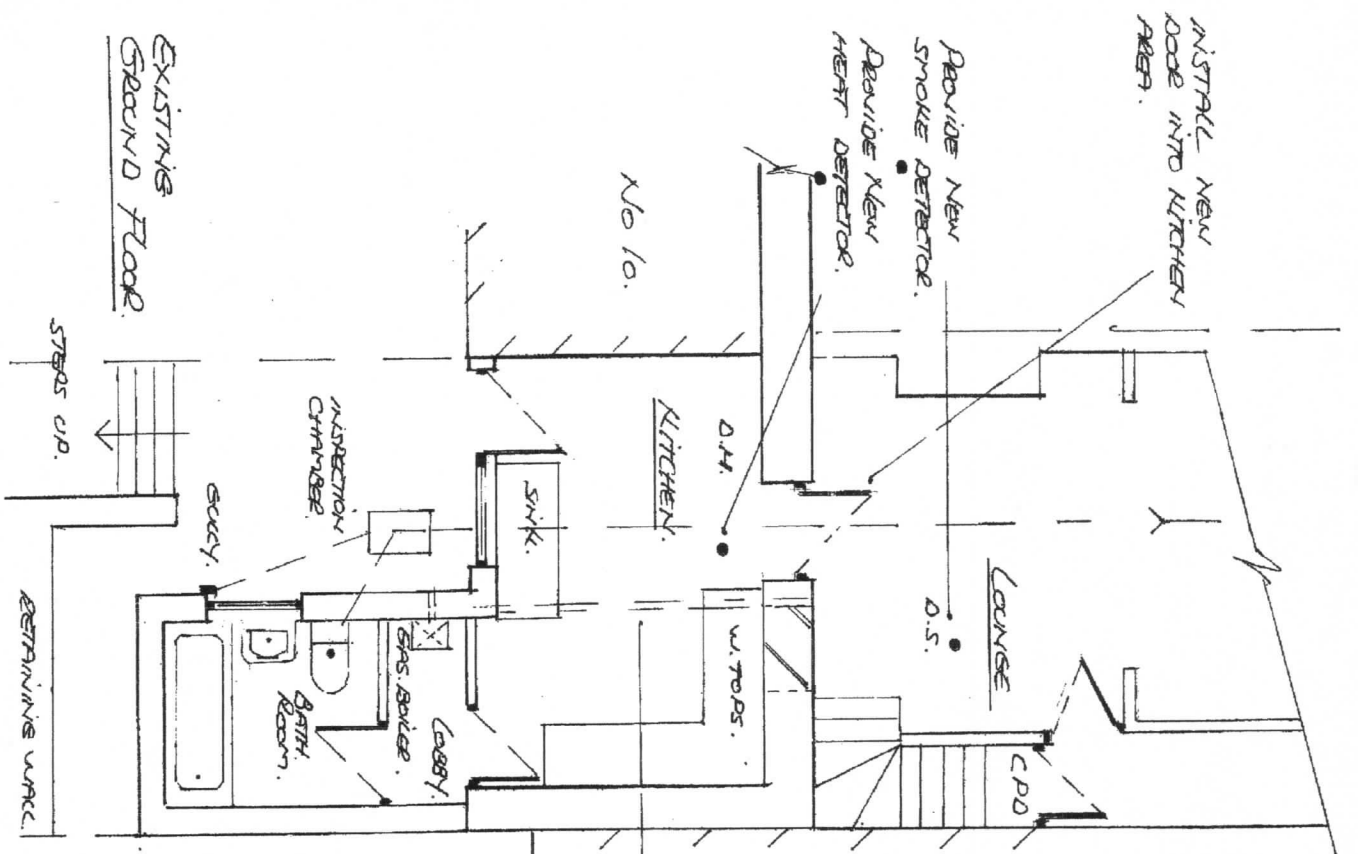
To access application details and plans, please follow this link
[http://planning.cardiff.gov.uk/online-applications/applicationDetails.do?activeTab=summary
&keyVal= CARDIFF DCAPR 113522](http://planning.cardiff.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= CARDIFF DCAPR 113522)

Any observations you may wish to make should be received by me within 21 days of this letter. In the event of no reply being received from you it will be assumed that you have no observations to offer and I will process the application for determination by the Council.

Yours faithfully

**James Clemence
HEAD OF PLANNING**

DRAWING NO. 1.
SCALE 1/50



15/02104/DM

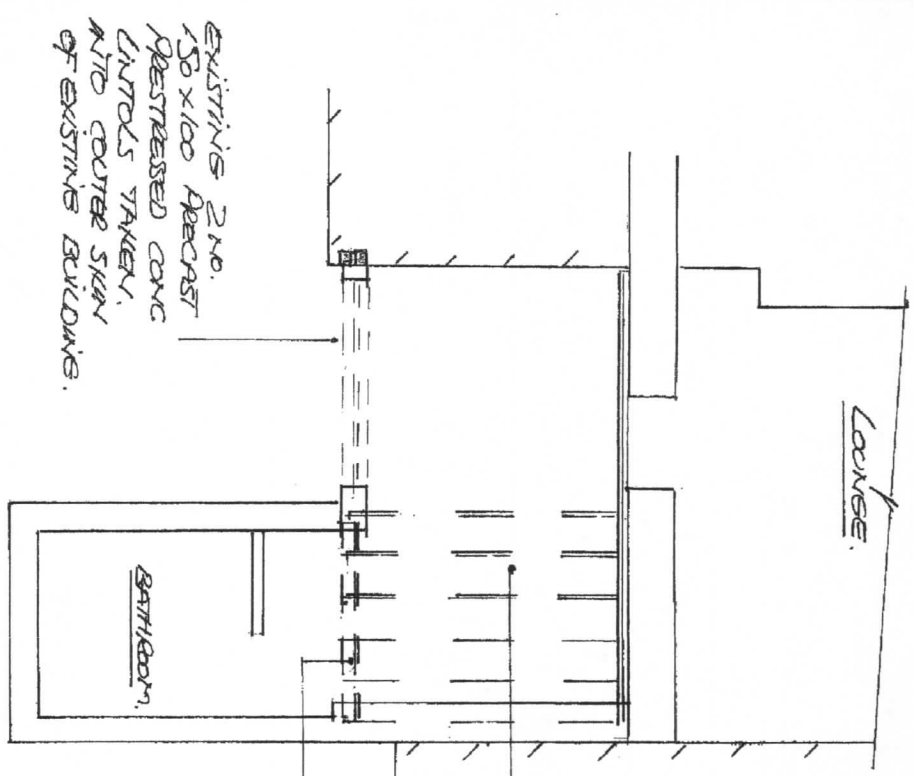
POSITION OF EXISTING BEAM

No 10.

No 14.

DRAWINGS NO. 5.
SCALE 1/50

NEW AND EXISTING FLOOR JOIST LAYOUT



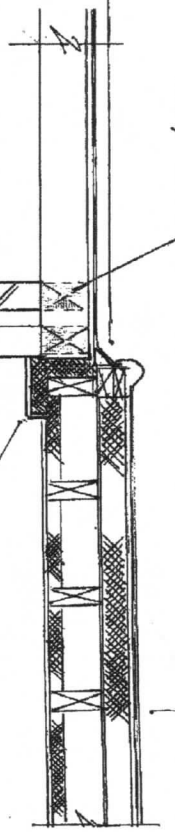
175x50 TIMBER BEAMER BOLTED TO WALL AT 450mm CENTRES WITH 12mm DIA. 150 LONG EXPANDING BOLTS OR RESIN ANCHOR BOLTS - PROVIDE 50mm SQUARE WASHERS TO HEAD OF BOLTS

NOTE JOIST HANGERS TO BE USED TO SUPPORT ALL NEW AND EXISTING FLAT ROOF JOISTS. EXISTING FLAT ROOF JOISTS 175x50 NEW FLOOR JOISTS 175x50 C16 GRADE JOISTS TO BE DOCKED BELOW BATH AND PARTITION WALL.

PROVIDE 2ND. 200x50 C24 GRADE TIMBER BEAMS OVER TO SUPPORT NEW FLOOR JOISTS PROVIDE 12mm DIA BOLTS AT 450 CENTRES WITH TIMBER CONNECTORS AND 50mm SQUARE WASHERS EACH END. 100mm BEAMS TO ENDS AND JOIST HANGERS TO NEW JOIST ENDS.

REMOVE FACIA AND BECK/BLOCK UP TO UNDERSIDE OF EXISTING ROOF DECK. BATH SKINS. OF WALL.

MAKE GOOD TO EXISTING ROOF MEMBRANE



INSTALL AS SHOWN. WITH VAPOUR CHECK BELOW PLASTERBOARD.

NOTE PERMISSION TO CONNECT ROOFS AND PARTY WALL AGREEMENT TO BE OBTAINED FROM NEIGHBOUR AND OWNER.

No 10.

DETAIL OF NEW TO ADJACENT ROOF

NOTE THERE IS NO ROOF VENTILATION TO ADJACENT ROOF ALONG THE FACIA AT ABUTMENT.

EXISTING 2ND. 150x100 PRECAST PRESTRESSED CONCRETE CONTROLS TAKEN. AND COVER SKIN OF EXISTING BUILDING.