

**Cyngor Tref Llanfair Caereinion**  
**Llanfair Caereinion Town Council**

**PLANNING APPLICATION**

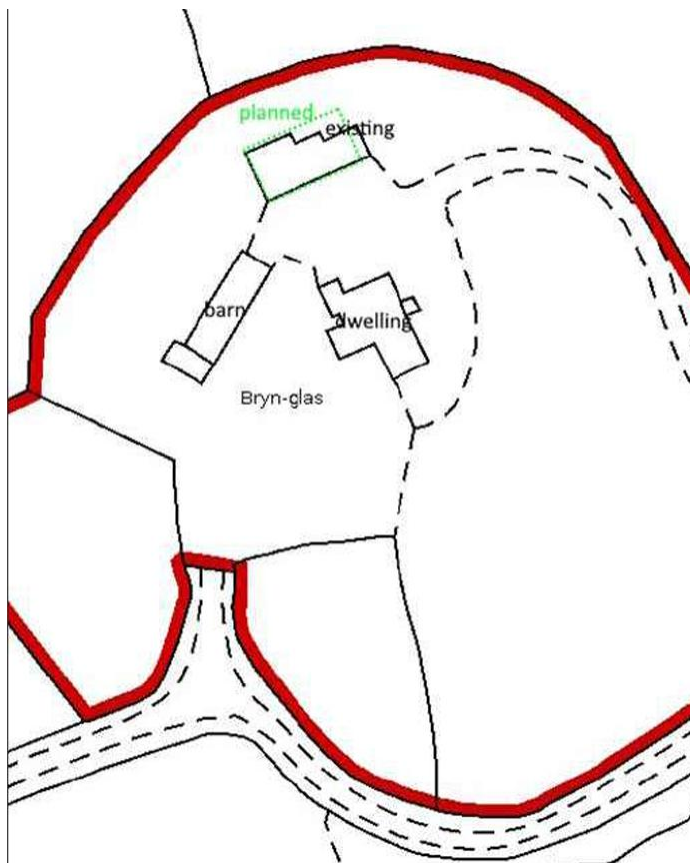
| Ref | Heading                     | Details                                                                                                                                                                   |
|-----|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | DATE RECEIVED               | 15 <sup>th</sup> May 2026                                                                                                                                                 |
| 2   | APPLICATION NUMBER          | P/26/0162/HH                                                                                                                                                              |
| 3   | ADDRESS                     | BRYNGLAS HALL, WATERGATE STREET, LLANFAIR CAEREINION, WELSHPOOL, SY21 0BS                                                                                                 |
| 4   | PCC LINK                    | <a href="#">Planning Application: P/26/0162/HH</a>                                                                                                                        |
| 5   | PROPOSAL                    | Conversion, extension and part demolition of existing brick garage and storage rooms to home office/gym/studio and overflow accommodation to include external alterations |
| 6   | TOWN PLAN POLICY            | There are no specific town council policies which relate to this type of development. Each application taken on its own merits.                                           |
| 7   | POWYS COUNTY COUNCIL POLICY | The County Council has design policies which apply to this type of application.                                                                                           |
| 8   | OTHER INFORMATION           | None                                                                                                                                                                      |
| 9   | CONSULTATION DATE           | 5 <sup>th</sup> June 2026                                                                                                                                                 |

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## LOCATION PLAN

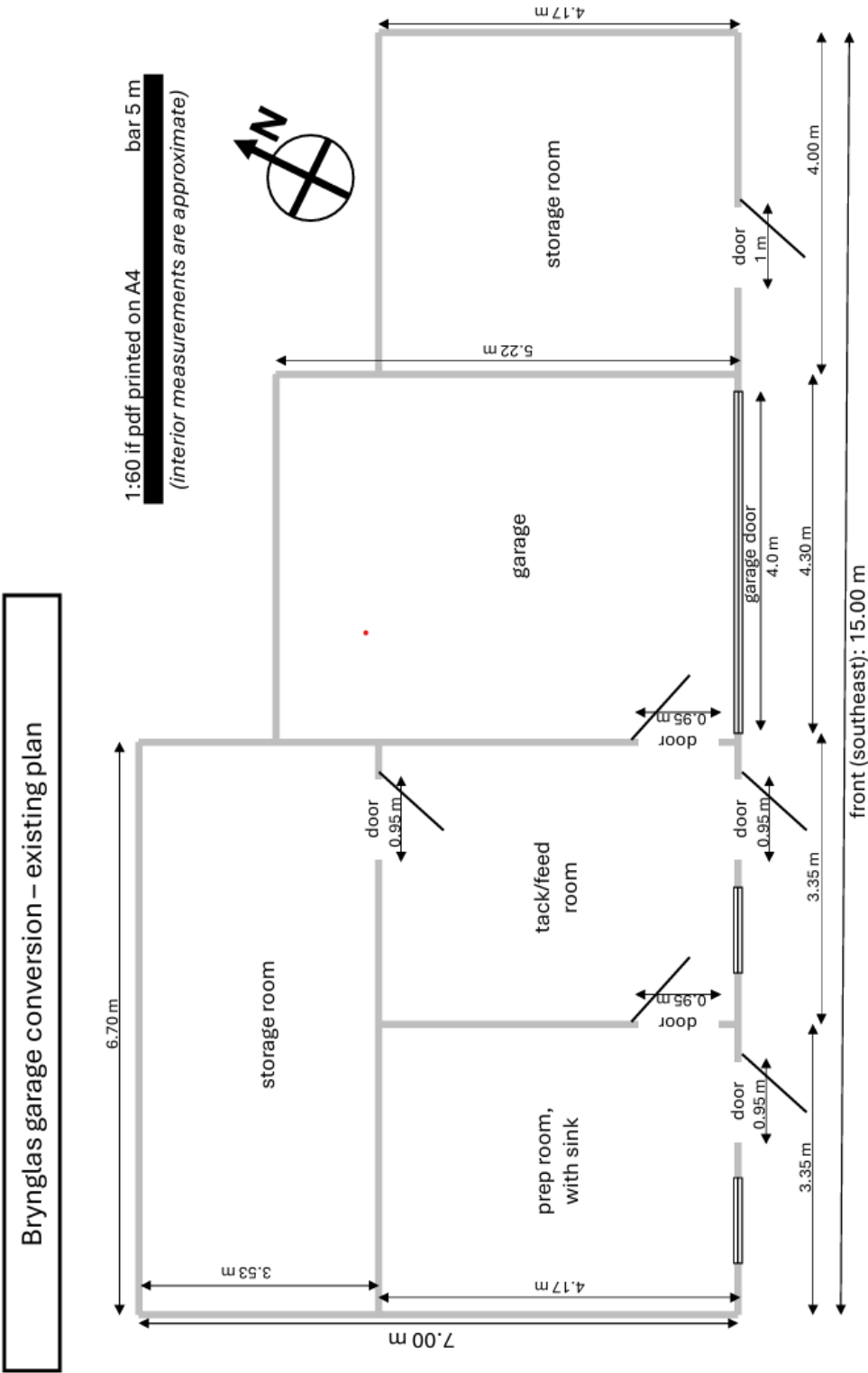


## SITE PLAN



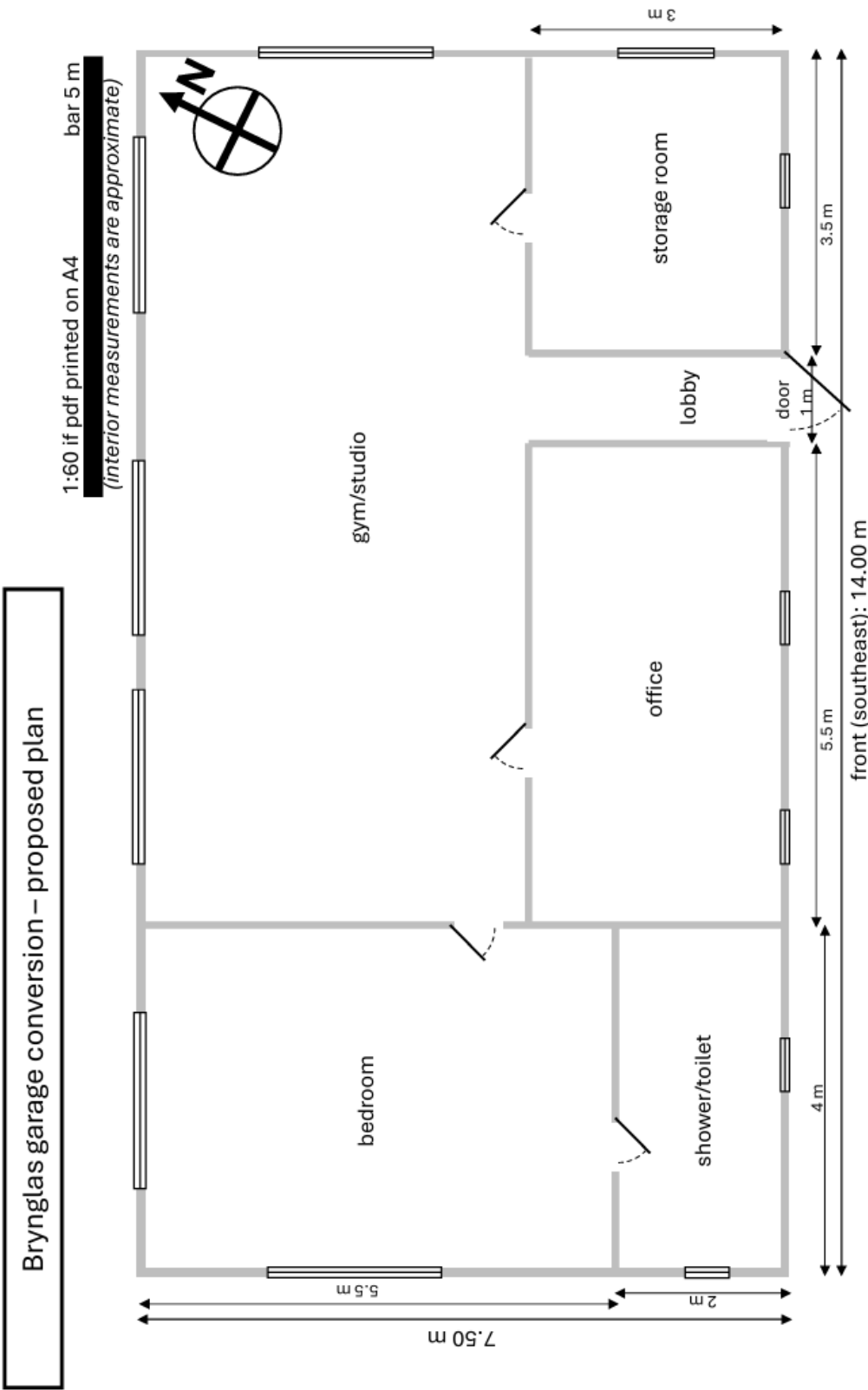
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EXISTING PLANS



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PROPOSED PLANS



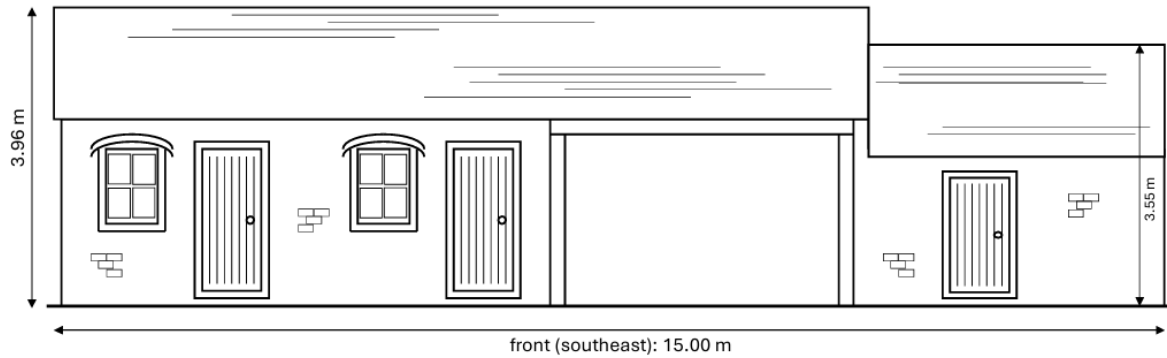
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### ELEVATIONS

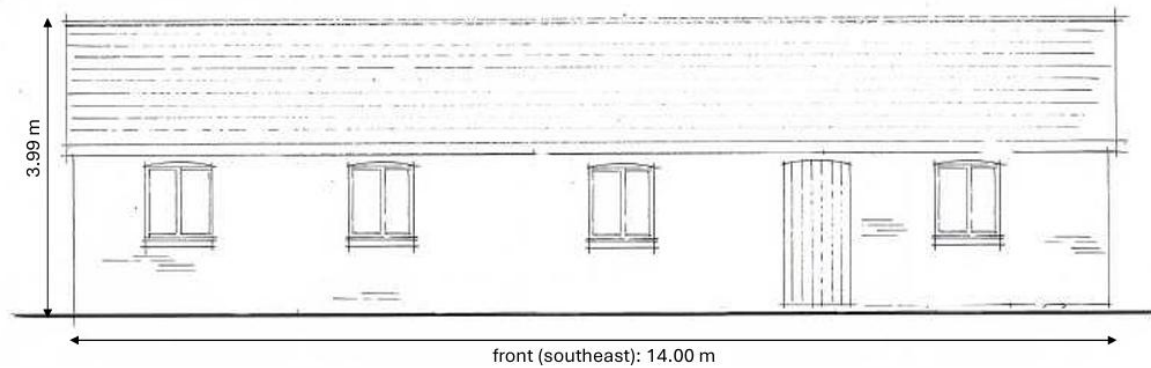
Brynglas garage conversion – existing SE elevation

1:60 if pdf printed on A4 bar 5 m



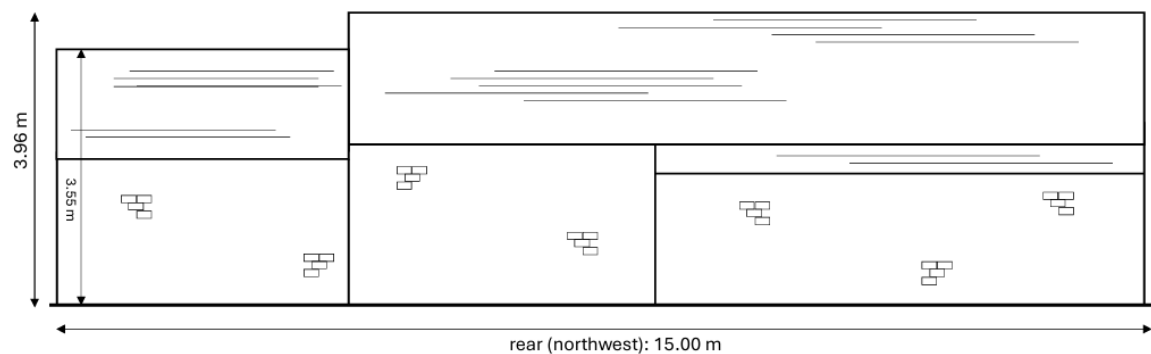
Brynglas garage conversion – proposed SE elevation

1:60 if pdf printed on A4 bar 5 m



Brynglas garage conversion – existing NW elevation

1:60 if pdf printed on A4 bar 5 m



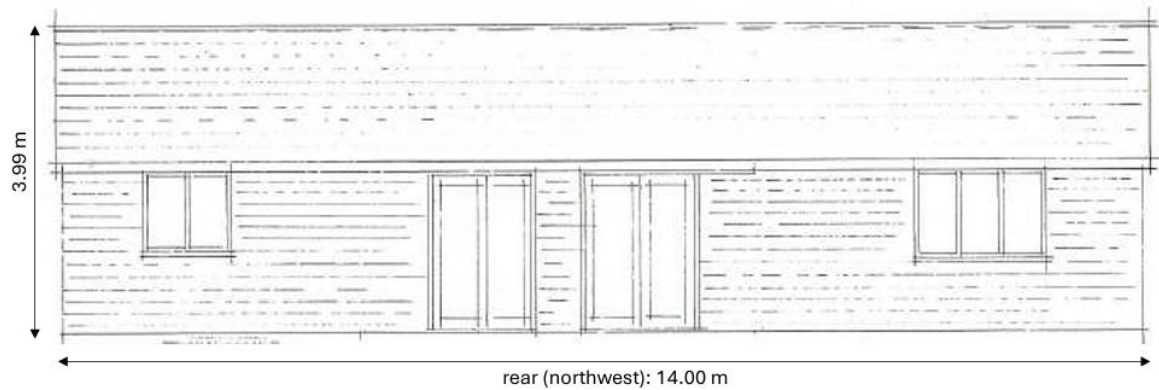
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Brynglas garage conversion – proposed NW elevation

1:60 if pdf printed on A4

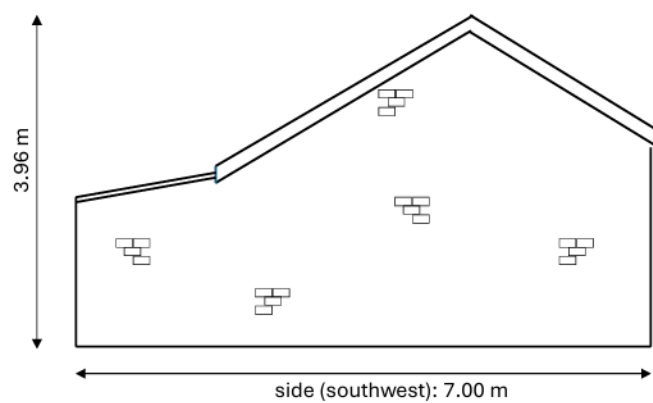
bar 5 m



Brynglas garage conversion – existing SW elevation

1:60 if pdf printed on A4

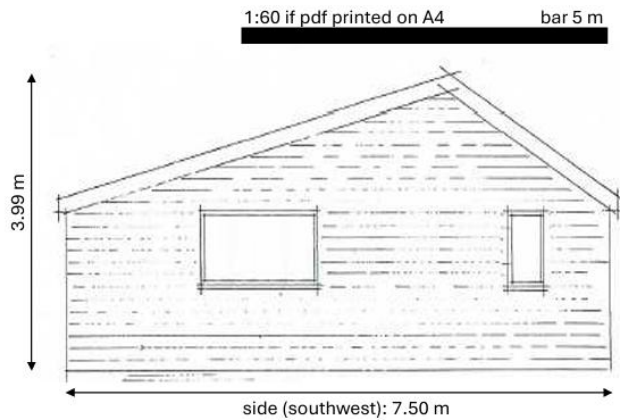
bar 5 m



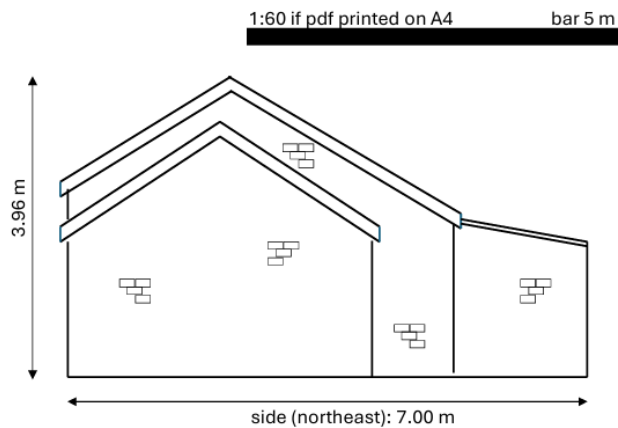
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Brynglas garage conversion – proposed SW elevation



Brynglas garage conversion – existing NE elevation



Brynglas garage conversion – proposed NE elevation

