



Plot 1 Tyllwyd, Wernddu, Neath, SA10 7DZ

Brief Planning Statement

22nd May 2020

Introduction

This planning statement is to support a new planning application on the above plot which is located outside of the Settlement Limits as defined within the Neath Port Talbot Local Development Plan.

The new planning application is for the construction of a 2-storey detached residential dwelling with associated parking and amenity space.

History of the Site

The proposed plot was formally the site of a large residential bungalow. The bungalow was demolished in 2013 by the previous landowner. The site was then split into 2 development plots; Plot 1 & 2.

Planning History

P2012/0134 - The previous landowners obtained planning consent to demolish the existing bungalow and construct a replacement 2 storey dwelling. Works commenced on site with foundations being constructed. However, during construction a mineshaft was located within the plot and works stopped on site. The mineshaft was subsequently capped (all details agreed with the Coal Authority) and the landowner decided to sell the land rather than progress with the construction of the approved dwelling.

Q2019/0048 – A pre-application enquiry was made by the now landowner. This pre-application flagged the issue that the proposed development site is located outside of the Settlement Limits. Following this pre-application advice the landowner liaised with NPT Planning Case Officer Jenny Griffiths who confirmed that Building Control records evidence the foundation construction under P2012/0134 and therefore being outside of Settlement Limits is not an issue with a new application as development works had already commenced on site.

This Planning Application

This planning application proposes one 2-storey detached residential dwelling with associated driveway and amenity space. The following paragraphs outline the Local Development Plan policies that have been considered.



LDP Overarching Policies

SC1 – Settlement Limits

Whilst the site is located outside of the Settlement Limits, works already commenced under a previous consent for a residential dwelling.

LDP Topic Based Policies

SP7 – Housing Requirement

Under Policy SP7 a growth strategy to deliver 8,760 between 2011-2026 is set out. In the 2017/2018 review and monitoring of these targets SP7 is highlighted for further research and investigation. In 2017/2018 housing delivery fell short of target by 477 units; delivering 148 units compared to the 625 units targeted for the year. Whilst these totals are made up of high-volume Policy H1 sites, the delivery of smaller private residential development is an important contribution towards these targets; particularly with the growth in popularity and accessibility to self-build funding. Whilst the proposal is for just 1 unit, this will contribute positively towards the targets set out in SP7.

TR2 – Design & Access of New Development

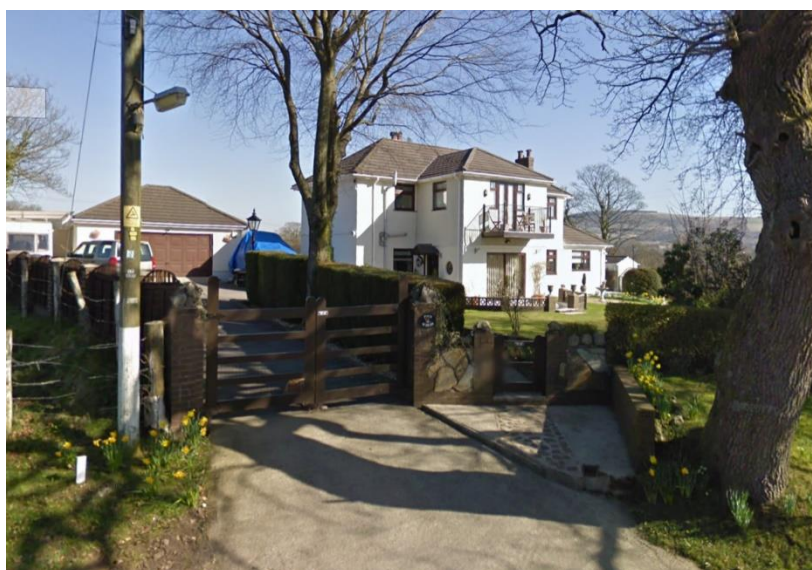
Development on the proposed site will not compromise the safe, effective and efficient use of the existing highway network. The proposed development will have no significant adverse effect nor increase in traffic generation to the existing infrastructure. The development proposals benefit from an existing access off the highway and includes sufficient space for more than 3 off-road parking spaces within the curtilage of the plot. The proposals also offer sufficient space for accessing and egressing the property in a forward gear.

The local area is very popular with cyclists with sufficient infrastructure to move between existing communities safely via bi-cycle.

BE1 – Design

Local Context & Character

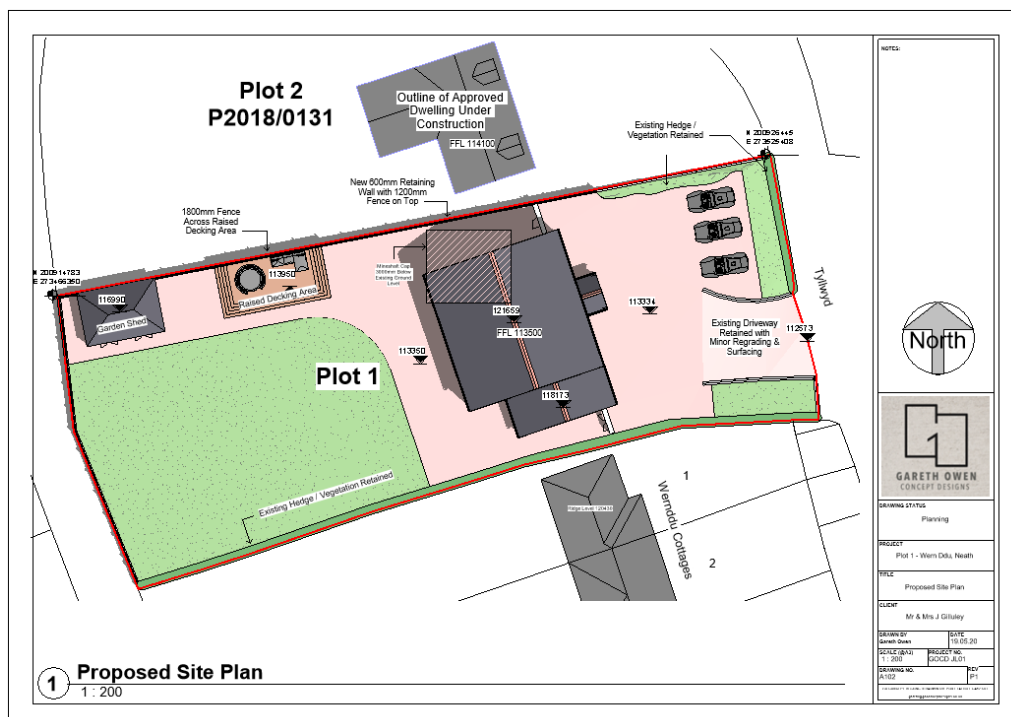
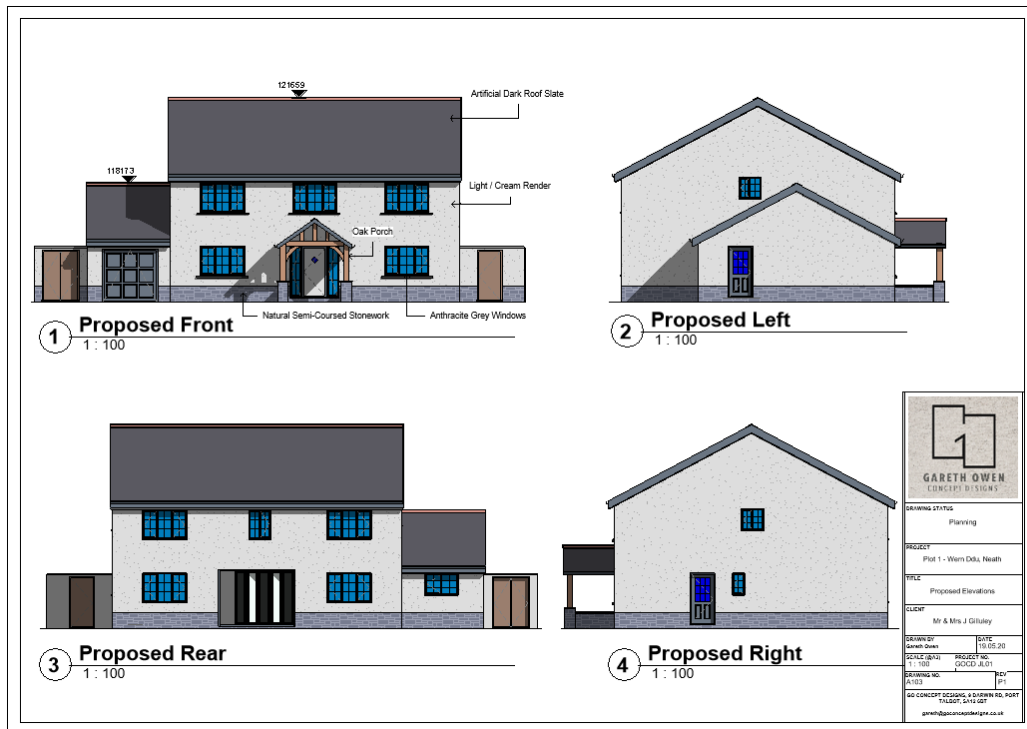
The proposed development site is situated in a semi-rural area with boundaries to the existing highway and adjacent agricultural fields. The nearby and adjacent dwellings form part of a historical development instigated by housing requirements for nearby coal mine workers; these were likely constructed around the 1920's. Adjacent to the proposed development plot there is a row of 3 terrace properties (two end terraces and one mid terrace); these are known as the Wernddu Cottages. The external materials for these properties are that of typical cottages of that era albeit it appears the roof tiles have been replaced with clay tiles; lightly rendered external walls and terracotta clay tiles. The existing property opposite the proposed development site, 'The Four Winds', shares these same aesthetic finishes.



Proposed Design

The proposed designs take cognisance of the existing properties in the area and utilises similar external materials. The proposed dwelling maintains alignment with the existing Wernddu Cottages. The volume and scale of the proposed property is also in keeping with others in the local area and particular attention has been paid the street scene; keeping a 'cottage' feel to the new proposed dwelling to complement and enhance the existing street scene.

The design allows sufficient off road parking with space for at least 3 cars which can all access and egress the property in forward gear.





Summary

The proposed development has been designed to naturally fit in with the surrounding area through the use of features and elevation treatments common to the locality.

The relevant LDP Policies have been reviewed and considered, and it is believed that the proposed development is compliant with these policies and would constitute suitable and sought-after infill development at this vacant brownfield site.