

Planning Statement

Outbuilding

Gellinudd Farm
Tramway Road
Gellinudd
Pontardawe
SA8 3HW

Applicant
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1.0 Introduction

The following statement has been developed to provide a summary explanation to the proposed outbuilding structure at Gellinudd Farm. It seeks to provide context to the design methodology and principles supporting the scheme.

The document has been prepared in support of the authority's Local Development Plan (2011-2026) and is aimed at providing appropriate information for the determining of this application and to allow other interested parties to understand how the proposal has taken into account a number of issues such as design, access and local context.

The Evaluation and Design Principles section sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles have been developed around the following headings - Use, Amount, Layout, Scale, Landscaping and Appearance

2.0 Site Assessment and Context

Location

- 2.1 Gellinudd is located North East of Pontardawe and North of Neath. Vehicular access is gained via the A474.
- 2.2 Gellinudd Farm occupies a plot at the northern end of the village and is accessed via Tramway Road.
- 2.3 The property is North of Tramway Road and faces across the valley onto the community of Ynysmeadw. The property is located at a level similar to that of Tramway Road with pasture land to the west sloping down towards the river Tawe.

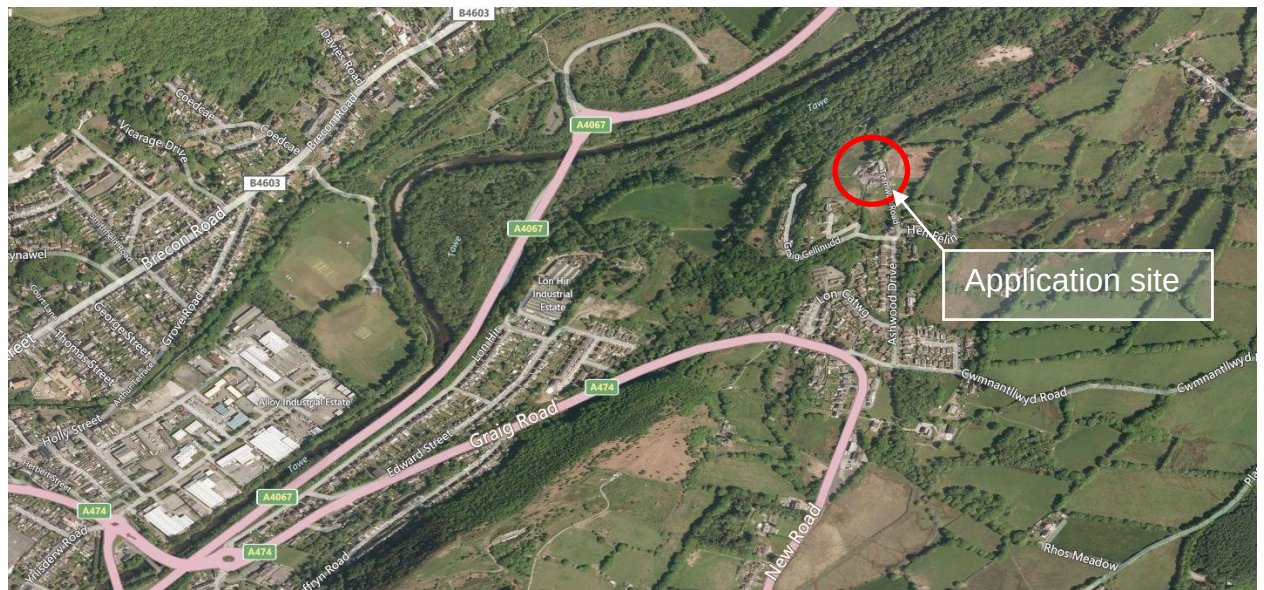


Image 1 – Site Location

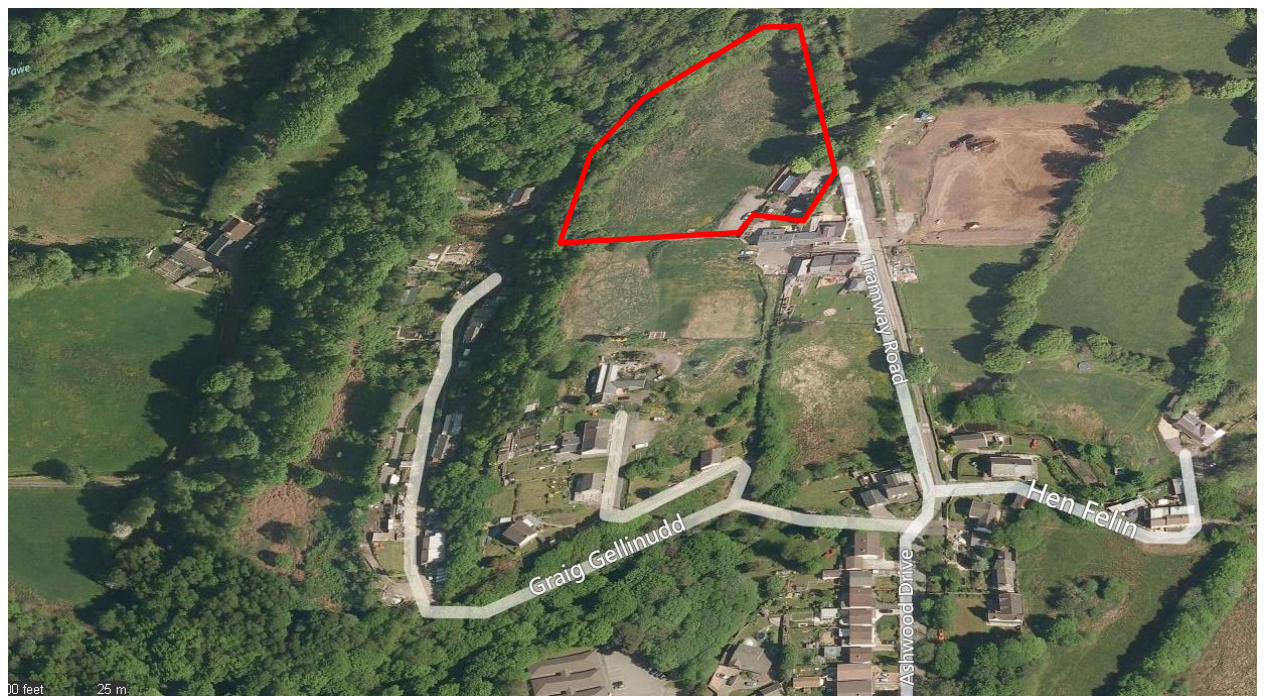


Image 2 – Property location

2.4 The existing site comprises of a 2 storey rendered masonry house, which historically served as the main farm residence for the area. The main access lane / driveway from Tramway Road traverses the property frontage, between a conservatory part way across the front of the property and a drystone retaining wall supporting the elevated access track.



Image 3 – Illustrating existing private access track / driveway from Tramway Road across property frontage. Main access via black metal gates, with field access via existing timber gate (end of masonry wall).



Image 4 – Illustrating existing grass sloped field access for quad (via timber gate), to remain unchanged.



Image 5 – Illustrating second point of existing field access quad vehicle (adjacent to drystone wall boundary)

- 2.5 The proposed outbuilding would be accessed from the main driveway by means of an existing access ramp into the field (refer to section 4). The access would be solely for quad bike / trailer access, which is the current mode for servicing / maintaining the existing fields. This does not damage the field surface (as illustrated). No defined access track will be required for the proposed development.



Image 5 – Illustrating existing access track / driveway from Tramway Road across property frontage. Image also illustrates sloped topography of adjacent field.

- 2.6 The surrounding houses are of similar age and appearance, and typical to the local communities of the lower Swansea Valley as a whole. It is proposed that the outbuilding will therefore be compatible with the streetscape, although not wholly visible from each of the neighbouring properties. The landscaping on the site will maintain the standard of the residential amenity.

Boundaries

- 2.7 The plot consists of a mixture of boundary treatments, including drystone walls, timber fences, post and wire fences and dense vegetation.
- 2.8 All boundaries are well established and well defined on site.

Economic

- 2.9 It is considered that the development of the site for a new outbuilding will have limited impact on the local economy. All materials and tradesmen required for the construction are to be locally sourced.

Property

The property is not listed and was the original farm property for the area.

3.0 Evaluation and Design Principles

- 3.1 The proposed outbuilding would be 5m high to the apex and 5m in depth. This would fit within the natural terrace within the field ground profile, with existing drystone retaining walls having previously been constructed to define the area. The dimensions maximise the unobtrusive space without compromising the natural topography or the need to remove any of the semi mature trees bounding the field. No engineering works are required to facilitate the structure. The structure will be built to accord with the existing site levels.



Image 6 – View across the fields back towards the property and points of access.

- 3.2 The proposed location enables easy field access and has been identified to avoid large scale structural works to facilitate a level plateau. The ground profile and existing drystone walls around the proposed site provide a partly screened area which is also sympathetic to the surrounding vernacular.



Image 7 – Image identifies stepped access near the main gated property entrance and the sloped topography of the adjacent field.

- 3.3 The eastern boundary of the field once formed a tram incline down towards the river Tawe. Remnants of a former ticket house remain near the current gated entrance. Whilst the new building is sufficiently

detached from this structure, it also mirrors the historic character of buildings / outbuildings along the length of the tramway.

- 3.4 The proposed structure is to be located within the land registered as part of Gellinudd Farm. The site has not served as a working farm for several years and a number of the original farm plots and the former barn have been sold off by the previous owner. Significant effort has been made over recent years to recover the fields and woodlands to their current state, which offer significant environmental and ecological benefits for the area. The proposed new outbuilding is to provide storage for plant required to maintain the site for agricultural purposes. The outbuilding has also been designed for future adaptation to provide field shelter for sheep or horses, should the need arise.
- 3.5 The structure would not take up a significant area of field / amenity space. The plot/land ownership is relatively large and generous, with the scale of the proposed building being sympathetic to its surroundings. The structure is to be located near to the edge of the field where it will have limited visual intrusion due to the screening afforded by the boundary tree line and the natural field topography.



Image 8 – Proposed location of outbuilding. Footprint is defined by a levelled area recessed into the slope of the field.

- 3.6 The building is to be split into three bays; two with open access for plant storage, with a secured end bay. Each of the following are designed to be adaptable to accommodate animal shelter if/when necessary.
- 3.7 No trees are to be felled / pruned as part of the proposed works. The existing semi mature trees bounding the field and abutting Tramway Road will provide a screen to the rear of the outbuilding.

- 3.8 It is considered that the proposed structure will not substantially alter the size of the settlement, and therefore will not impact on it or on current local service provisions. The potential for nearby houses to be overlooked by the development has been considered and the site has been designed to take this into account.

Appearance

- 3.6 The new structure would be a traditional English Oak framed construction, employing traditional mortise and tenon pegged joints and exposed beams / rafters. It is suggested that this would provide an attractive 'barn style' subservient outbuilding of traditional and high quality construction and appearance, entirely suited to this location. Roof slates would match the main house and character of the local community.
- 3.7 The building has been located to compliment to natural topography of the field. The sloped profile of the field will obscure the southern face of the building, whilst levels have been designed to facilitate a gentle graded access to the building frontage.



Image 9 – View looking up from the bottom of the field towards the main dwelling and driveway, with proposed location of outbuilding to the left.

- 3.7 Although no landscaping is specifically proposed as part of this application, the existing gardens to the property are already attractively landscaped and well maintained. No trees or landscaping areas would be removed as part of the proposals.

Sustainable Development

- 3.8 The new structure will be constructed of oak sourced from sustainable / renewable forests, so the construction of the building itself is highly sustainable.
- 3.9 The construction of the new outbuilding will improve the adaptability and longevity of the main house, providing additional/enhanced storage space for future occupiers.
- 3.10 There will be no risk of flooding, on or off the site as sufficient drainage will be provided. Surface water runoff is to be managed using a Sustainable Urban Drainage system, by means of an adjacent soakaway. Surface water from the building will be conserved by the use of water butts, with the overflow diverted via land drains into a purposely constructed soakaway. Slate chippings will be used as a porous medium around the side and rear of the building
- 3.11 The timberwork will have a natural finish to provide the appropriate historic character reference as a traditional outbuilding within an agricultural setting. It has been sympathetically designed to complement the appearance of the existing building. The building has a simple and rustic appearance that compliments, rather than competes with the main building.
- 3.13 The profile of the existing plateau area will remain unchanged, avoiding the need for significant retaining structures to provide a level area. The location and scale of the proposed structure is both logical and appropriate to the dwelling.
- 3.14 There will be no pollution resulting from the proposed development
- 3.15 The structure is for domestic use entirely ancillary to the use of the main property as a single residential dwelling. This is an outbuilding that would provide storage for materials and plant required to maintain the land.

4.0 Access

- 4.1 The existing access to the property is via a personal gate to the front of the property from Tramway Road. This will be unaffected by the works. Existing stepped access is available near the main gate (image 7) or two existing ramps are available – see below

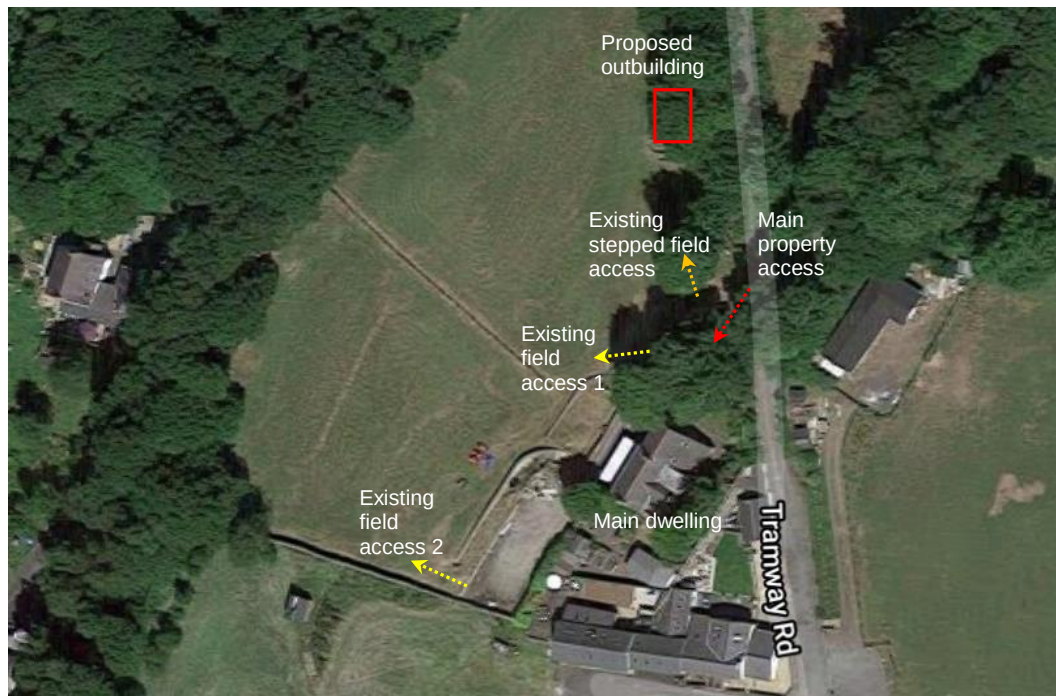


Image 10 – Location of all existing points of access.

- 4.2 There are two gated points of access from the driveway into the field. This is for quad bike / trailer access only. This avoid the need for the provision of a formal access track as larger vehicles will not be facilitated.
- 4.3 The works which are the subject of this application will not affect the access arrangements to the site or into the property itself.
- 4.4 Two grassed sloped access ramps provide the current means of access from the main property entrance into the field. These are to remain unchanged and will continue to provide access for a quad bike and associated pant for field/ woodland maintenance. The form of access avoids the need for surfaced access routes and thereby limits the visual intrusion between the main point of access and the proposed outbuilding.

5.0 Conclusion

- 5.1 The above demonstrates that the design, layout and appearance of the proposed outbuilding would be entirely appropriate to this property in terms of size and position on the plot, as well as being subservient to the main house and not having any undue impact on any neighbouring properties. It would provide an attractive high quality structure of appropriate appearance, entirely suited to the character and nature of this property and would not materially alter the existing character and appearance of the surrounding community. It will also enable the appropriate management of the site with due regard to both aesthetic and environmental impact.