



PLANNING STATEMENT

**SINGLE RESIDENTIAL DWELLING AT LAND AT NEUADD ROAD,
GWAUN-CAE-GURWEN, NEATH PORT TALBOT**

**On behalf of
Mr J. Morgan**

**Our Ref: 1196.a
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Prepared by: JDE/SB**

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1.0 INTRODUCTION

1.1 Evans Banks Planning has been instructed by Mr. J Morgan (the Applicant) to prepare and submit an outline planning application for a single dwelling at land at Neuadd Road, Gwaun-Cae-Gurwen. This Planning Statement therefore forms part of the submissions of the application to be considered by the Authority and provides information on the following points:

- A brief description of the site and surrounding area
- A description of the proposed development
- Consideration of relevant planning policy
- Accessibility
- Character
- Community Safety
- Environmental Sustainability

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application site is located within a residential area of Gwaun-Cae-Gurwen., which is sandwiched between the villages of Lower Bynamman to the North and Cwmgors to the South. The site itself is generally flat in nature and currently primarily laid to grass, as shown in Photograph 1 below.



Photograph 1

- 2.1.2 The existing site boundaries are made up of a mix of rendered walls shared with adjoining properties and stock proof fencing. The site then adjoins a large field (owned by the Applicant) at its rear, but this is not included within the application site. This land arrangement is illustrated in Photograph 2 below.



Photograph 2

2.1.3 Access to the site is gained directly off Neuadd Road.

2.2 THE SURROUNDING AREA

2.2.1 Gwaun-Cae-Gurwen contains a range of community facilities and services, all within walking distance of the application site. These include a rugby club, a doctors surgery, food outlets, a community centre, a primary school and convenience store.

2.2.2 Near to the application site is also located a regularly served bus stop (Heol-Y-Neuadd) that provides excellent access to the nearby larger settlement of Ammanford with its associated facilities and services and access to the city of Swansea.

2.2.3 In terms of the local housing stock, this is somewhat varied in terms of scale and appearance. To illustrate this point, directly adjacent to the site is a single-storey bungalow (Photograph 3) and a semi-detached two-storey dwellinghouse (Photograph 4), whilst a single-storey bungalow (Photograph 5) is located opposite the application site alongside a two-storey property (Photograph 6).



Photograph 3



Photograph 4



Photograph 5



Photograph 6

2.2.4 On-street parking is available on Neuadd Road for all properties, although a number also have off-street provision.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above and the requirements of the Applicant, the following design principles and parameters have influenced the design subject of this planning application:

- **Scale** – To make efficient use of the application site but be respectful of existing adjoining properties.
- **Design** – To draw on existing dwelling examples, but to be influenced by on-site attributes and sustainable development aspirations.
- **Access** – To provide a safe means of access to and from the site.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks outline planning permission for a single two storey residential dwelling. All matters other than the principle of the proposal and its means of access are reserved for consideration as part of future planning applications. The following information is therefore for illustrative purposes only as to how the proposal could be designed

General Scale and Siting

- 3.2 The general layout of the site has been steered by a number of on-site and off-site factors. Its point of access will continue to be directly off Neuadd Road, but the internal siting arrangements for the development will ensure that access continues to be available to the rear parcel of land following the construction of any dwelling on the site. Notwithstanding this arrangement, the positioning of the proposed dwelling and associated parking area is still sympathetic and reflective of the general layout of existing properties in the immediate area.
- 3.3 The proposed dwelling will be detached in nature and will be two storey in scale. Although the final design of the proposed unit has yet to be determined, the respective scale parameters for the proposed dwelling can be found on the accompanying drawings and have been chosen to ensure no detriment on any visual or residential amenity. The property's private amenity space will then be largely positioned to the rear of the new dwelling.
- 3.4 Parking will all be off-street in format and will be positioned at the side and front of the dwelling.

External Finishes

- 3.5 It is proposed that the dwelling will have external finishes to match those of the local vernacular, with all fenestration and rainwater goods to also draw on those used in nearby dwellings.

Means of Enclosure

- 3.6 It is suggested that the boundaries of the application site will remain largely unchanged, although further detail on this matter will be submitted as part of any future reserved matters application.

Drainage

- 3.7 All foul water will be disposed of via the public sewer. It is anticipated that all rainwater will be disposed of via soakaways.

4.0 LOCAL PLANNING POLICY

4.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the application site is positioned is the Neath Port Talbot Council (LDP). It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of the planning application in question, including the following:

- SP3 – Sustainable Communities
- SC1 – Settlement Limits
- TR2 – Design and Access of New Development

4.2 POLICY SP3 – SUSTAINABLE COMMUNITIES

4.2.1 Policy SP3 (*Sustainable Communities*) is included as an Overarching Policy within NPT LDP and has been underpinned by a comprehensive review of settlements establishing current role and function of each settlement. Policy SP3 states the “*delivery of sustainable, healthy and cohesive communities and the conservation of the countryside will be promoted by:*

1. *Defining sustainable communities and locations for development by the identification of a settlement hierarchy that reflects the role and function of settlements.*
2. *Defining settlement limits within which development which accords with the settlement hierarchy will be permitted in principle.*
3. *Resisting inappropriate development outside settlement limits.*

4.2.2 Within the ‘Settlement Hierarchy’ Gwaun-Cae-Gurwen is classified as a ‘Large Local Centre’, defined as a settlement with adequate public transport links with clusters of

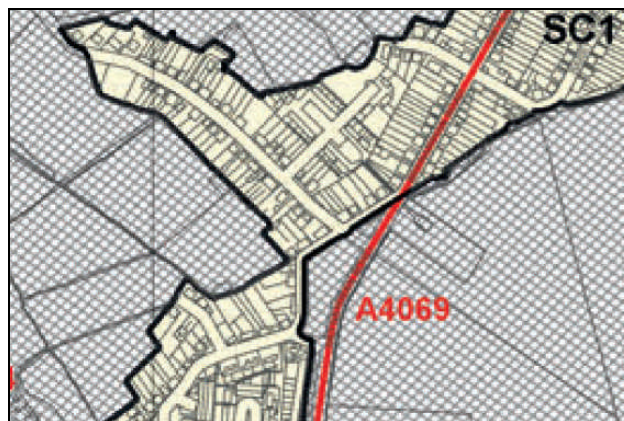
one or more retail units and local services, with one or more community facilities and employment provision.

- 4.2.3 The proposal for new residential development therefore supports the objectives of Policy SP3.

4.3 POLICY SC1 – SETTLEMENT LIMITS

- 4.3.1 Policy SC1 (*Settlement Limits*) is linked then to SP3 Policy. The Policy states that *“Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out by the Settlement Hierarchy will be acceptable in principle”*.

- 4.3.2 The proposed application site is located within the defined settlement limits of Lower Brynaman/Gwaun-Cae-Gurwen within the LDP, as illustrated in Plan A below.



Plan A

- 4.3.3 On the basis of the above, the principal of the proposed development is therefore again supported by local planning policy and in full accordance with the requirements of Policy SC1.

4.4 POLICY TR2 – DESIGN AND ACCESS OF NEW DEVELOPMENT

- 4.4.1 Policy TR2 (*Design and Access of New Development*) outlines that development proposals will only be permitted if they are in accordance with 4 Criteria.
- 4.4.2 To accord with Criterion 1 “*Developments must not compromise the safe, effective and efficient use of the highway network and will not have an adverse impact on highway safety or create unacceptable levels of traffic generation.*”. The proposal relates to the construction of a single residential dwelling, utilising an existing means of access served by sufficient visibility in both directions. Based therefore on these factors and the likely low level of traffic generation from the development, it is considered that the proposed development adheres to the requirements of Criteria 1.
- 4.4.3 To accord with Criterion 2 developments must ensure that “*Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site should allow for the safe manoeuvring of any service vehicles associated with the planned use.*”. For the reasons set out above and through the provision of at least 3 on-site parking spaces, it is considered that the proposed development adheres to Criterion 2.
- 4.2.4 The third criterion then deals with matters relating to sustainable travel. It sets out that “*The development must be accessible by a range of travel means, including public transport and safe cycle and pedestrian routes.*”. As mentioned previously, the proposed development is located in a ‘Large Local Centre’ settlement with adequate public transport links, clusters of one or more retail units and local services, as well as a variety of community facilities and employment provision. On this basis, the application proposal adheres to the requirements of Criterion 3 in full.
- 4.2.5 Due to the scale and nature of the application proposal, it is not considered that Criteria 4 is of relevance to the proposed development. As a result, the application proposal adheres to all relevant aspects of Policy TR2.

4.5 POLICY BE1 - DESIGN

- 4.5.1 Policy BE1 represents the overarching design related policy against which all forms of new development will be assessed. The Policy requires that:

“All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive sustainable places”

- 4.5.2 In order to achieve the above, the Policy sets out a series of 10 criteria for proposals to consider and where relevant adhere to. In the case of the application proposal, it is considered that 4 are of relevance, an analysis of which is provided below:

- 4.5.3 Criterion 1 requires that a proposed development complements and enhances the character and appearance of a site/area in terms of siting, appearance, scale, height, massing and elevation treatment. As mentioned previously, the proposed development will be in-fitting with its existing environment in terms of all these factors and so therefore in full accordance with Criteria 1.

- 4.5.4 Criterion 2 goes on to state that a development must respect “ ... *the context of the site and its place within the local landscape, ... its effects on townscape ... and it takes into account the sites topography and prominent skylines/ridges.*”. It is considered that the proposed development adheres to Criterion 2 as the site represents an infill plot within an existing residential built up frontage at a comparable ground level.

- 4.5.5 Although the application is in outline format only at this stage, it is envisaged that the proposed development will be able to use materials appropriate to its surroundings and incorporate hard and soft landscaping with screening where appropriate. The requirements of Criterion 3 are therefore able to be satisfied.

4.5.6 As mentioned previously the proposed development will not have a significant impact on highway safety, the amenity of occupiers adjacent land or the community by virtue of its form and scale. As a result, the application proposal adheres to the requirements of Criterion 4 and all other relevant local planning considerations.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

5.1.1 All-inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice "Rights of Access: Services and Premises" and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.

5.1.2 The proposed development is positioned on Neuadd Road with no obstructive differences in ground level from the main entrance to the proposed public highway.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 The application site is located within Gwaun Cae Gurwen is within walking distance of two bus stops, which allow community facilities and local services to be accessible.

6.0 CHARACTER

Scale

- 6.1.1 The proposal seeks the construction of a two story residential dwelling appropriate in scale to its environment.

Number

- 6.1.2 The design objective is to provide one, two story residential dwelling.

Layout of Development

- 6.1.3 The proposal represents a logical layout that is sympathetic to both its immediate and wider setting, whilst also securing a high level of legibility for both residents of and visitors to the site.

7.0 COMMUNITY SAFETY

- 7.1 The layout of each element of the proposal will continue to promote a degree of natural surveillance of areas within the adjoining public realm. The proposal will not impact or impede the existing flow of pedestrian traffic on the adjoining footways.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

- 8.1 As detailed above, the proposal is considered appropriate for its surrounding area.

Biodiversity and Local Environment

- 8.2 The proposal will have no detrimental impact on biodiversity or ecological interests in the area.

Energy Efficiency/Carbon Reduction

- 8.3 It is anticipated that the following measures will be undertaken where possible to maximise energy efficiency and carbon reduction of the residential units themselves and during their construction:

- Maximise use of daylight in key rooms through fenestration
- Use of local suppliers and labour wherever possible
- Use local recycled products wherever possible
- The units will be insulated to current targets
- Energy efficient internal and external lighting units will be installed.

Sustainable Materials

- 8.4 We understand that recycled or reclaimed products will be used in the construction of the proposal wherever possible.

Water

- 8.5 We understand that the existing mains supply will be utilised. In line with this, we would propose that the domestic water and heating system of the residential unit be designed to reduce domestic water wastage, through a range of measures including low water consuming fittings in the bathroom and kitchen.

Waste Management

- 8.6 We understand that the residential unit will have access to domestic recycling facilities.
- 8.7 The existing connection to the public sewer will be utilised for the disposal of foul waste.

9.0 CONCLUSION

- 9.1 The application is for outline planning permission for the construction of a single-dwellinghouse at Neuadd Road, Gwaun Cae Gurwen.
- 9.2 The application proposals represent's a logical infill form of development, being positioned between existing residential properties and set within the wider urban area of the settlement of Gwaun Cae Gurwen. In addition and as demonstrated by the accompanying drawings, the development's inclusion within the existing street would not result in any detriment to the immediate setting or that of the wider landscape as a result of its sympathetic siting and design approach.
- 9.3 The proposed dwelling's means of access and associated level of parking will also ensure that the proposal is acceptable in highway terms, as its introduction will not result in any detriment to highway safety for both existing and proposed users of the local system.
- 9.4 In view of the above and accompanying information, we therefore respectfully request that planning permission is granted for the proposed development in question.