



Design & Access Statement

Development of 2 residential dwellings at Land adjacent to 1 Garbett Place,
Crynant, SA10 8PQ

06/11/2020

1. Introduction

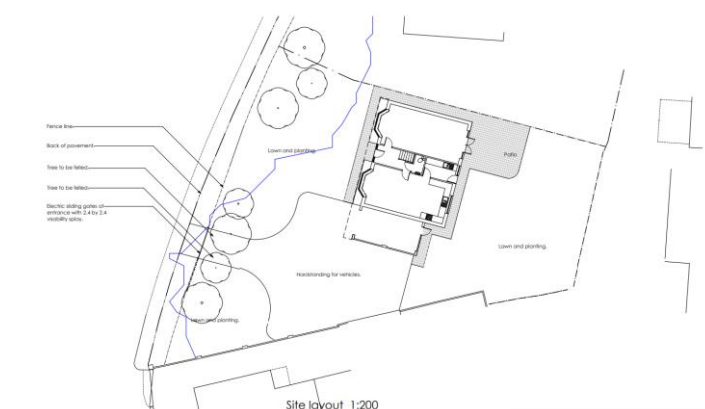
Complete CAD and Structural Solutions Ltd have been instructed to prepare an application under full planning permission for the development of 2 No detached 4 bedroom dwellings with off road parking provisions for three vehicles for each plot on the Land adjacent to 1 Garbett Place, Crynant, SA10 8PQ.

Following pre-application advice (Pre App Ref: Q2020/0117) we have prepared this proposal.

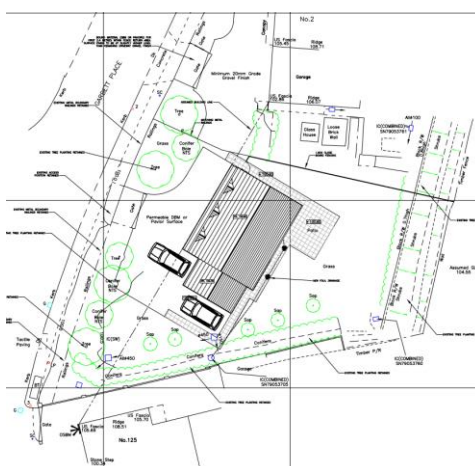
2. Background

The site has had previous planning applications approved for development of a single dwelling.

1. P2019/5286 – Dwelling – Approved 10.10.19



2. P2018/0252 – Dwelling – Approved 7.6.18



3. P2004/0741 – Dwelling (outline) – Approved 20.7.04

4. Site Analysis

Access Points

The plot is the former side garden of No. 1 Garbett Place, and is currently accessed directly from Garbett Place.



Figure 1 - Development site Land Adjacent to 1Garbett Place

Boundaries

The existing boundaries are presently defined on-site with metal fencing installed.

Site Features

The plot has been cleared in preparation for residential development.

Topography

The plot is considered flat with a gentle slope from side to side following the gradient of Garbett Place

5. Context Analysis

Character Appraisal

The plot is situated in an established and primarily residential setting off the A4109. The plot is currently vacant.

This land now has detailed planning permission for residential development. The surrounding dwellings are mostly detached dwellings within generous plots and to the right are terraced houses.

There is no dominant architectural style in this area.

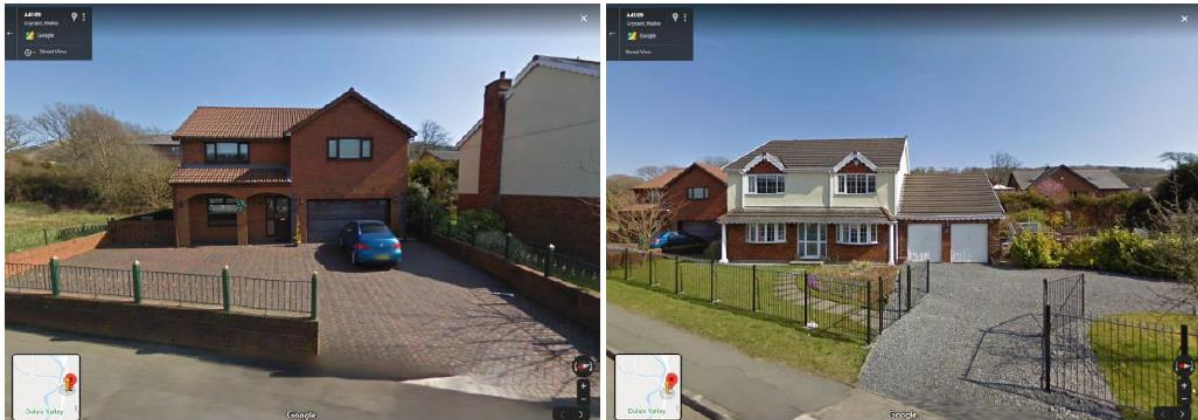


Figure 2 - Photographs showing a mixture of architectural design of neighbouring dwellings



Figure 3 - Photographs showing terraced houses adjacent to site.



Figure 4 - Photographs showing Garage directly opposite site.

Local Facilities

The area has a variety of local shops nearby. Schools, library, pharmacy, doctor surgery and post offices all within reasonable distance.

Physical, Social and Economic Considerations

As two single dwellings, it is not considered to have a significant impact in this respect.

6. Policy Context

Planning Policy

The plot is within an established residential area, it falls within a developable zone. Also, planning permission has recently been granted for planning permission on this site.

Specific guidance has been taken from the Policies within the Adopted Neath Port Talbot Local Development Plan, details of which are available on the Council's web site by visiting www.npt.gov.uk/ldp.

The relevant policies include:

Strategic Policies

- **Policy SP3** Sustainable Communities
- **Policy SP7** Housing Requirement
- **Policy SP10** Open Space
- **Policy SP22** Welsh Language

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy OS1** Open Space Provision
- **Policy TR2** Design and Access of New Development
- **Policy WL1** Development in Language Sensitive Areas

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

Planning Obligations (October 2016)

- Parking Standards (October 2016)
- Biodiversity and Geodiversity (May 2018)
- Design (July 2017)
- Development and the Welsh Language (July 2017)

7. Involvement

Community/Neighbour Engagement

Not considered relevant in this case, other than the immediate neighbours are aware of the applicant's intentions.

Pre-application advice

Pre-application advice has been sought (**Pre App Ref: Q2020/0117**). Amendments have been made to the original scheme to accommodate the opinions of the planning officer.

8. Achieving Good Design

Access

The proposed dwellings are designed in accordance with the Building Regulations, Part M, and Access for the disabled, the disability Discrimination Act, and LABC Cymru, Accessibility by Design. These are considered to be minimum standards, to be improved upon where practical.

Garbett Place has a pavement one side and it is intended to create access to both dwellings via separate dropped kerbs. Street furniture will be relocated where needed and the pavement resurfaced.

Character

The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. Garbett Place has no single particular character or style.

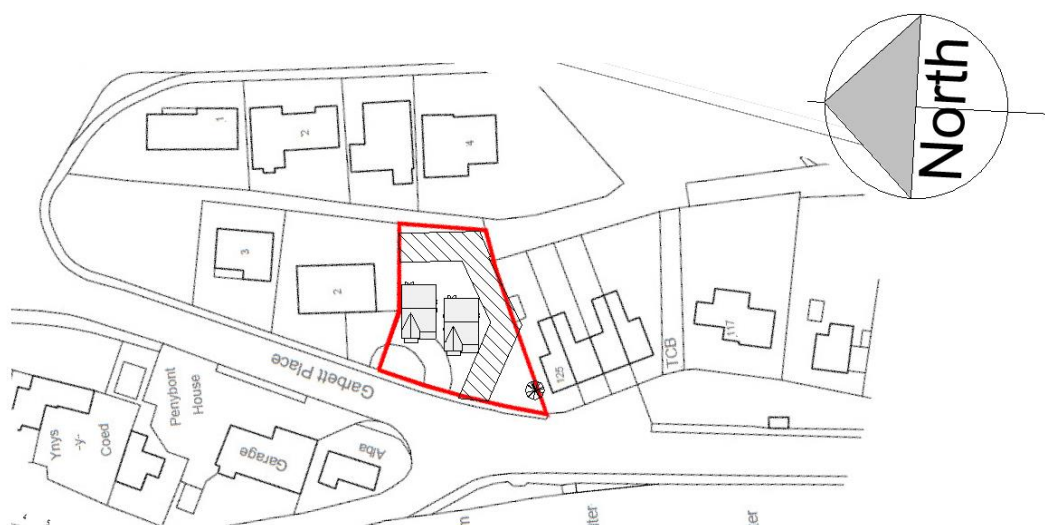


Figure 5 - Location plan showing site layout

Layout

The plot has physical constraints to development, especially the width of the land which contains an easement; therefore a more compact design was called for.

The layout of the plot was designed to meet the applicants' needs as well as balancing the requirements governed by Neath Port Talbot Adopted Local Development Plan.

The proposed dwellings have been positioned to provide ample parking for three vehicles at the front and adequate amenity space at the rear, without encroaching beyond the forty-five degree outlook splay line from the nearest front habitable room window either side of the properties.

Residential Amenity

With regard to overlooking issues, habitable windows will be restricted to the front and rear elevations of the proposed dwelling. The properties will be staggered and angled so that there will be no overlooking issues with the adjacent properties. The site layout also ensures the dwellings comply with the overlooking distances to the property to the rear.

Scale

The scale of the development is determined by the restricted size of the plot as well as respecting the visual amenity of the street scene.

Appearance

There is no distinct architectural character or style on Garbett Place. The proposed dwellings are of a simple design with brick face finish and slate roof tiles, the horizontality of the windows and the pitch of the roof are in keeping with No. 2 Garbett Place.



Proposed external CAD rendering (side A)



Proposed external CAD rendering (side B)

Landscaping

The boundaries of this plot would be defined by a mixture of walls and fences as shown on the submitted plans. These boundary treatments are drawn from those already approved for the proposed development site.

With regards to planting, the occupiers will wish to set out the small garden areas to their own taste, and therefore, there are no planting proposals submitted.

Community Safety

The approval of this application followed by the occupation of houses on these plots will do much to improve community safety in this area. The main room windows will give good visibility to the front and rear of the property.

Environmental Sustainability

It is intended to use recycled and reclaimed materials in the construction as far as possible, such as crushed masonry from demolition bricks.

Roof and wall insulation will be proprietary, cellulose based recycled material, and it is intended to substantially exceed the insulation requirements of the Building Regulations, particularly in the roof by 50%, where it is most effective.

The lighting will be almost entirely low energy compact fluorescent type.

External, hall, landing and bathroom lighting will be timer controlled.

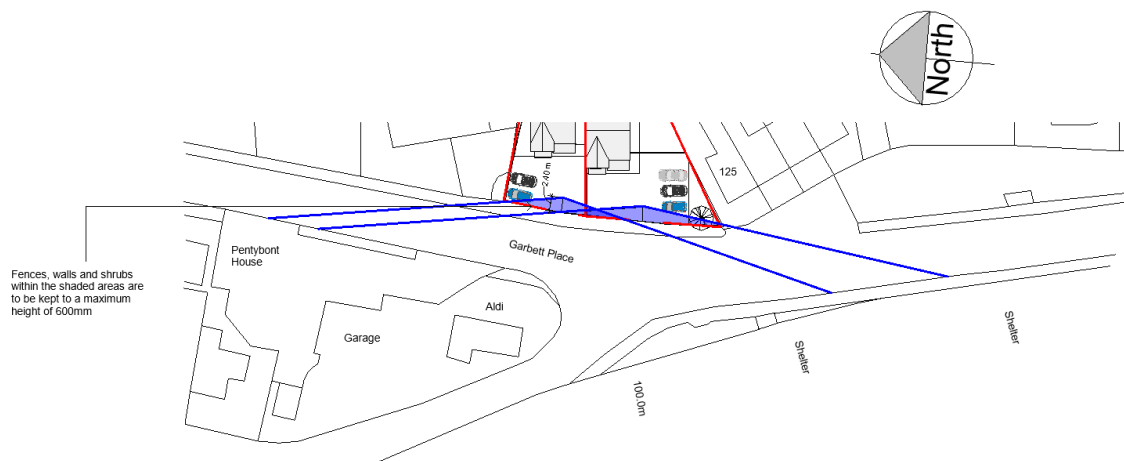
A duct passive ventilation system will serve the bathroom and kitchen in place of the electrically operated fans usually employed to combat condensation as a requirement of the Building Regulations.

Movement

The proposed dwelling would take vehicle access directly from Garbett Place.

Parking

1. 3 parking spaces are proposed per dwelling. Parking allocation of one car parking space per bedroom upto a maximum of three in accordance with NPT Parking Guidelines
2. A turning facility with a traverse length of 7 metres which is operated independently of any parking space is proposed.
3. Vehicular vision splays at a set back of 2.4 metres by 40 metres are provided in either direction of the access point in accordance with Manual for Streets
4. Maximum gradient of no greater than 1 in 9 and no less than 1 in 150
5. The relocation of any street furniture required as a consequence of this application



Vehicle vision splays

1 : 500