

Supporting Statement

Full Application

Two Detached Two-Storey Dwellings with Associated Car Parking

at
Land
to the rear of 18 Leyshon Road
Gwaun Cae Gurwen
Ammanford

For Mr Karl Launchbury

March 2021



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1 General Description

- 1.1 The application involves the construction of two detached residential dwellings. Both dwellings will be two-storey and consist of 4-bedrooms.

2 Application

- 2.1 The application does not need to be accompanied by a Design & Access Statement as it relates to development that is not major development; as there is no new floor space being created over 1000m² and the site is under 1ha. Furthermore, the site does not fall into a designated area (Section 9 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- 2.2 The statement has been prepared by Ceri Davies BA Hons, Dip UP, MRTPI, (Director) Ceri Davies Planning Ltd. The statement is based on information provided by the applicant. All stated dimensions and distances are approximates and based on the best information available at the time. Please refer to the submission plans for detailed information.
- 2.3 The application details include:
- Application Forms
 - Ownership Certificates
 - Full Drawing Package
 - Supporting Statement

3 Applicant

- 3.1 The applicant is Mr Karl Launchbury of Launchpad, Bronantfer, Leyshon Rd, Gwaun Cae Gurwen, Ammanford, SA18 1EN

4 The Site

- 4.1 The application site originally formed part of the rear garden associated with 18 Leyshon Road. The garden has since been sub-divided and two buildings plots formed at the southern end of the garden. Graig Road runs the length of the north westerly boundary of the site vehicular access to serve both plots will be derived directly off Graig Road. The plots are relatively flat with a slight gradient from north to south. To the north of the site is the boundary with the 18 Leyshon Road and to the south and east are boundaries with adjacent neighboring properties. The following photographs show the application site in relation to its street context (Figures i, ii, iii).



Figure i (Northerly View from Graig Road towards application Site)



Figure ii (Southerly View from application site)



Figure iii (Northerly View from application site)

- 4.2 In terms of site context, the plots lies in a predominantly residential area along the south-western edge of the settlement of Gwaun Cae Gurwen. The existing dwelling sits on Leyshon Road which is made up of a variety of dwellings ranging from single storey bungalows to detached and semi-detached two storey dwellings. The application site however would be seen primarily in the context of Graig Road which essentially links Leyshon Road with A474. Properties along Graig Road are predominantly detached two storey dwellings set in plots of varying sizes and sited in varying orientations to the public highway.
- 4.3 The following aerial image (Figure iv) shows the site's location in proximity to the surrounding built up area.



Figure (iv) Courtesy of Google

5 Site History

- 5.1 Outline Planning Permission was granted for residential development at this location a number of years ago but subsequently lapsed. A further planning application was submitted in July 2015 under application reference no. P2014/0876. Full planning permission was subsequently granted by the LPA for two detached two storey dwellings and associated car parking on 10 August 2015. Figure (v) below shows the house designs approved at this location.



Figure (v) Approved Elevations

- 5.2 Following the grant of full planning permission, works commenced on site the following year with the slabs laid for both dwellings. The approved dwelling on the southernmost plot has been substantially completed. The aerial photograph below (Figure vi) clearly shows both slabs laid and works progressing on the lower plot.

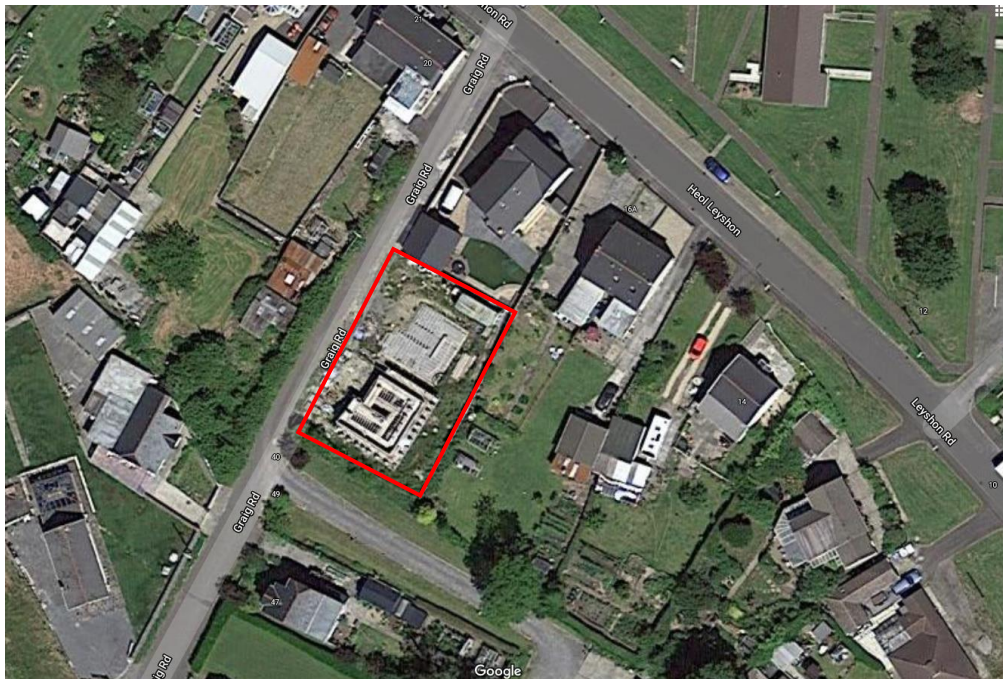


Figure (vi)

- 5.2 In December 2019, an application for a non-material amendment was submitted under application reference no. P2019/5707, the non-material amendment, which related to the insertion of 3 additional ground floor windows in the side elevation of the dwelling currently under construction was approved by the LPA on 7 January 2020. The site photographs below (Figure vii & viii) show the front and rear elevations of the substantially completed dwelling on the southernmost plot.



Figure (vii) Front Elevation



Figure (viii) Rear Elevation

- 5.3 The Site photographs below (Figures ix & x) show the side elevations of the substantially completed dwelling. The southern elevation comprises the additional ground floor windows as approved under the subsequent Non-Material Amendment

application. clearly shows both slabs laid and works progressing on the southernmost plot.



Figure ix (southern Elevation)



Figure x (northern elevation)

- 5.4 In addition to the substantially completed development on the southernmost plot, the following photographs indicate the extent of works undertaken on the northernmost plot. These works include the laying of foundations, formation of the slab and associated ground works (See Figures xi & xii below)



Figure xi (Slab – Looking south)



Figure xii (Slab – Looking north)

6 The Development

- 6.1 The aim of the development is to provide 2 four-bedroomed detached dwellings to be sold on the open market; both dwellings are Architect designed, two storey buildings.
- 6.2 Works have progressed significantly under the previously approved planning permission, to the extent that the dwelling on the southernmost plot is nearing completion. However, it is acknowledged that failure on behalf of the applicant to discharge 2 pre-commencement conditions attached to the P2014/0876 planning permission, has rendered the P2014/0876 permission null and void. Despite the commencement of works therefore, the development subject of this application does not have the benefit of a valid planning permission.
- 6.3 As such, the purpose of this application is to regularise the current unauthorised situation and seek approval for the retention of the development carried out at this location.

7 Planning Policy Context

7.1 National Planning Policy

Planning Policy Wales (Edition 10, 2018)

- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009).
- Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities (2010).
- Technical Advice Note (TAN) 12: Design (2016).

- 7.1.1 Planning Policy Wales (PPW) (edition 10, 2018) forms the overarching national planning policy document for Wales and sets out the land use planning policies of the Welsh Government. It is supplemented by a suite of Technical Advice Notes (TANs). The main objective of PPW is to promote place-making and sustainable forms of development.

- 7.1.2 Section 1 refers to sustainable development as the process of improving the economic, social, environmental and cultural well-being of Wales by taking action (p9, PPW, 2018) and identifies the contribution planning can have to goals of the Well-being of Future Generations Act, which include:

- A globally responsible Wales,
- A prosperous Wales,
- A resilient Wales,
- A healthier Wales,
- A more equal Wales,
- A Wales of cohesive communities,

- A Wales of vibrant culture and thriving Welsh Language, and
- A globally responsible Wales (PPW 10, p9).

7.1.3 PPW identifies that the planning system should, amongst other things, deliver good placemaking as a means of delivering sustainable development (para 2.9) and make best use of resources, including land (figure 3, page 18). 8.7 Section 2 deals with People and Places: Achieving Well-being Through Placemaking and identifies the key Planning Principles of:

- Growing our economy in a sustainable manner,
- Facilitating accessible and healthy environments,
- Creating and Sustaining Communities,
- Maximising environmental protection and limiting environmental impact.

7.1.4 The development would comply with the goals of the Well-being of Future Generations Act and the principles above by contributing to a sense of place, making an efficient use of previously developed land, contributing towards economic development and through the use of sustainable construction techniques.

7.2 Local Planning Policy

7.2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for this site is provided by the Neath Port Talbot County Borough Council Local Development Plan (LDP) which was formally adopted by the Council in January 2016.

7.2.2 In this instance, the key planning policies of relevance to the determination of the application are outlined below. A detailed assessment of the accordance of the proposed development with these policies is provided in Section 8 (Detailed Consideration) of this statement.

- Strategic Policy SP3: Sustainable Communities,
- Strategic Policy SP7: Housing Requirement,
- Strategic Policy SC1: Settlement Limits,
- Policy H1: Housing Sites,
- Policy TR2: Design and Access of New Development,
- Policy BE1: Design

7.2.3 The application site lies within the defined settlement development limits for Gwaun Cae Gurwen as illustrated in the LDP.

8 Detailed Consideration

- 8.1 The principle of residential development at this location has been firmly established through the granting of the P2014/0876 planning permission back in 2015. The applicant clearly commenced works within five years of the granting of the P2014/0876 planning permission as demonstrated in the photographic evidence presented in Section 5. Moreover, the dwelling on the southernmost plot has been substantially completed.
- 8.2 Nevertheless, there is an acknowledgement that a failure on behalf of the applicant to discharge 2 pre-commencement conditions attached to the P2014/0876 planning permission whilst progressing with the development has rendered the P2014/0876 permission null and void. Both Conditions related to surface water drainage and read as follows:

Condition 6

Prior to commencement of work on site, the applicant shall submit a scheme to the Local Planning Authority which shall provide information to ensure suitable arrangements are made both during and post construction, for the proper drainage of the site to ensure no nuisance is created to adjoining properties, landowners and/or the public highway. This scheme shall be approved in writing and all works carried out in accordance with the approved scheme.

Condition 7

Prior to commencement of work on site a drainage scheme incorporating any SUDS proposals that may be suitable to ensure that the existing Greenfield run-off are not increased and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail proposals to prevent surface water from the proposed development discharging onto the public highway and the scheme shall be implemented in accordance with the approved details.

- 8.3 It should be noted that failure to discharge the aforementioned conditions was an oversight on behalf of the applicant and not a deliberate attempt to evade a matter required to be satisfied by condition. This is evidenced by the fact that the applicant has implemented a drainage scheme as part of the development. The applicant has submitted an application for Building Regulations Approval with the Council's Building Control Section, this includes details of the drainage scheme which the applicant has advised has subsequently been signed off. Whilst the applicant has been liaising with the Council's Building Control section throughout the course of the development, he mistakenly made an assumption that submitting details for Building regulations approval satisfied the planning condition requirements. The fact that he has pursued the approval and implementation of an agreed drainage scheme clearly demonstrates that he was not knowingly trying to evade compliance with planning conditions imposed on the P2014/0876 planning permission.

- 8.4 The photographs below (Figure xiii - xv) show the drainage scheme implemented at the southernmost plot. As can be seen from the photographs, the drainage scheme has been substantially completed.



Figures (xiii – xv)



Figure (xvi)

- 8.4 The photographs below (Figures xvii & xviii) also show the groundworks in association with drainage scheme for the northernmost plot have also been implemented but not yet completed.



Figures (xvii & xviii)

- 8.5 As part of the drainage scheme, the applicant commissioned Cwm Planning and Design to undertake percolation tests to establish ground conditions. Below is the photographic evidence of the trial pits dug out for the soakaway tests (Figure xvix).



Photograph shows excavated **Trial Pit 1** with 1600mm long timber measuring tool resting on base and top edges.



Photograph shows **Trial Pit 1** filled with 400mm of water.



Photograph shows **Trial Pit 1** after 60mins with approximately 200mm of water remaining.



Photograph shows **Trail Pit 1** after 120mins with water fully drained away.

Figure (xvix)

- 8.6 The plan extract below shows the positioning of the trial holes at the rear of both plots (Figure xx).

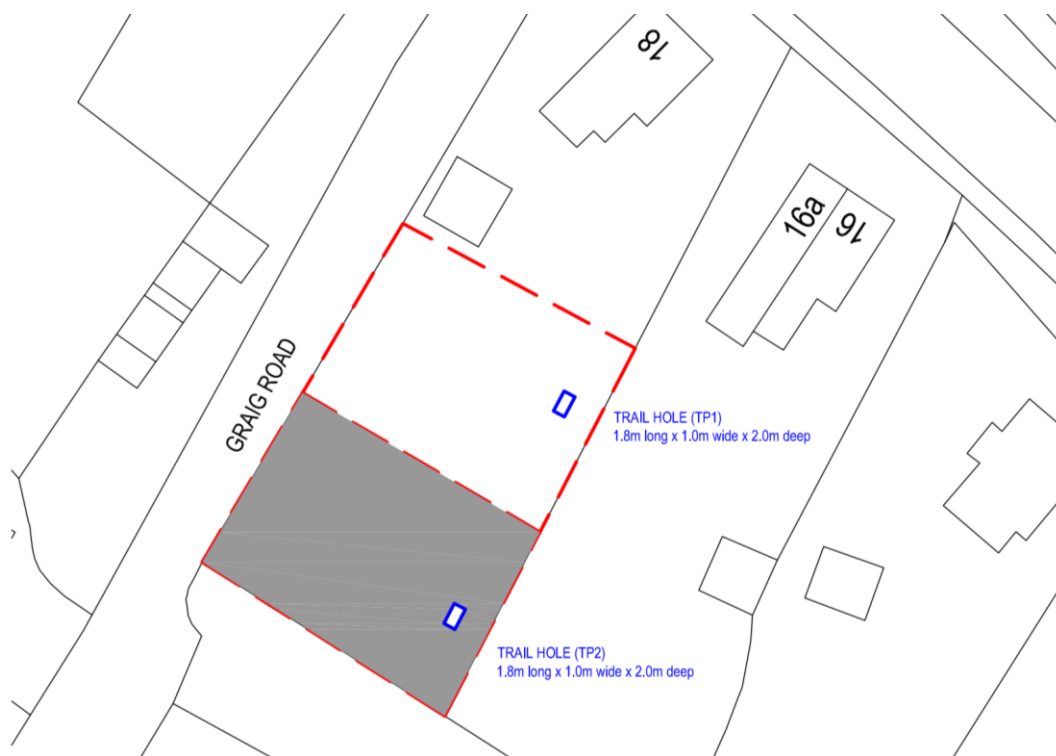


Figure (xx)

- 8.7 The Soakaway Test Report, undertaken back in 2015, has been subject to scrutiny by the Council's Building Control Section as part of the Building Regulations Application, details of which are enclosed as part of this application submission. The approved surface water drainage scheme, which has been fully implemented, consists of an arrangement of storm crates inserted at a depth of 600mm - 1400mm below ground level, details of which are shown in the plan extract below (Figure xxi).

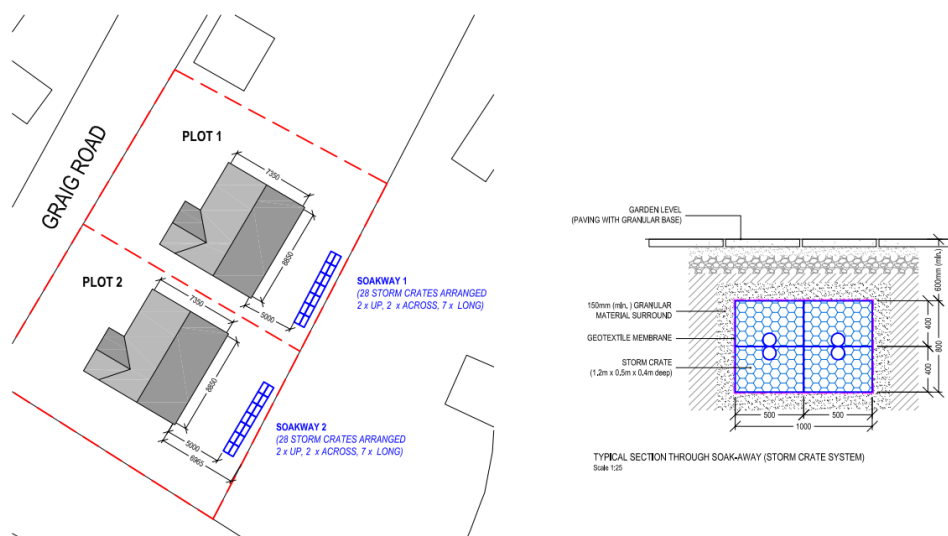


Figure (xxii)

- 8.8 The aforementioned details pertaining to the implementation of a drainage scheme clearly demonstrates that the applicant fully appreciated the need to make provision for surface water disposal. This substantiates that on the balance of probability the applicant did not knowingly try to evade compliance with planning conditions imposed on the P2014/0876 planning permission.

Sustainability

- 8.9 The application site lies in an existing settlement, and represents an infill site within an established residential area. In terms of the Settlement Hierarchy, Gwaun Cae Gurwen is identified as a large local centre, as such is considered to be a settlement with good transport links and a wide range of functions serving the immediate and surrounding communities. Given the proximity of the application site to nearby services within Gwaun Cae Gurwen, it represents a sustainable location which makes good use of under-utilised vacant land within the settlement.
- 8.10 Moreover, the development of this site would assist in meeting one of the Council's Overarching Objectives as set out in the Local Plan Strategy:

OB7: To provide an adequate supply, mix, type and tenure of housing within sustainable settlements to meet the needs of the projected population.

Whilst the site is not identified as an allocated housing site as listed in Policy H1 of the Local Plan, it clearly falls within the parameters of the 'allowances' referred to in the supporting text for Policy H1 (Para 5.1.6) which acknowledges that small sites with a capacity of less than 10 residential units which comprise previously undeveloped land contribute towards the overall housing provision. site.

- 8.11 Overall, the proposed development would satisfy PPW's objective of achieving sustainable development both by ensuring that the local community has access to sufficient housing and affordable options whilst also working to facilitate a modal shift to more sustainable methods of transport and reducing car borne journeys.

Access, Parking and Transport Network

- 8.12 The traffic movements associated with the development proposals will be marginal. The development could be accommodated on the highway network and will not have a detrimental impact on the free flow of traffic due to the existing volumes of traffic using the local highway network. Furthermore, the required visibility splays can be achieved as demonstrated on the supporting Site Layout Plan.
- 8.13 The proposal makes adequate provision for parking to serve both the proposed residential dwellings; in addition adequate parking provision has been retained for the existing dwelling at 18 Leyshon Road, which the application site originally formed part of. Due regard has also to be given to its sustainable location within the village, it would be within a reasonable walking distance of an array of public facilities / services within the settlement which, to an extent, would limit the reliance on car borne journeys.
- 8.14 There are no access or transport constraints to prevent the development of the site for residential purposes and the scheme fully accords with Policy TR3 of the LDP.

Flooding

- 8.15 Natural Resources Wales Development Advice Maps indicate that the application site is not at risk of tidal or fluvial flooding.

Nature Conservation

- 8.16 The current site layout retains all existing landscape features and would therefore have no detrimental impact on biodiversity and accords with Policy EN7 of the LDP.

Layout and Design

- 8.17 Careful consideration has been given to the final layout to ensure that the relationship between the proposed development and the surrounding built form and neighbouring occupiers is acceptable.
- 8.18 It is intended that a pleasing contrast of materials will be utilised, derived from the general palette of the area to create a high-quality traditional architectural type that positively contributes to its locality. In terms of scale and massing, the proposed development has been designed to take into account the general scale of buildings in close proximity, in particular the adjacent residential dwellings fronting onto both Graig Road and Leyshon Road (See Figure iv). As such, the proposed development sits comfortably at this location conforms with the character and appearance of the surrounding area.

- 8.19 It is clear that a design layout can be achieved which accords fully with Policy BE 1 of the LDP which seeks development proposals which are of high quality design.

9 Summary and Conclusion

- 9.1 This Planning Statement has been completed on behalf of Karl Launchbury and provides planning support for the construction of 2 no. residential dwellings and associated works at land to the rear of 18 Leyshon Road in Gwaun Cae Gurwen.
- 9.2 It has been established that the principle of development is compliant with both national and local policy and represents an acceptable form of development at this location.
- 9.3 The principle of the residential development of the site was previously found to be acceptable during the granting of the P2014/0876 Full Planning Permission, granted by the LPA back in 2015. The development will assist with the housing land supply situation in the county.
- 9.4 While the development inevitably changes the character of the site itself, the changes do not result in an unacceptable impact on the surrounding landscape nor do they have an adverse impact on existing neighbouring developments, highway network or local infrastructure.
- 9.5 In conclusion, it has been demonstrated that there are significant material considerations weighing in favour of the development. It is therefore respectfully requested that this application be approved.