

Planning, Design & Access Statement:

Proposed new single storey dwelling
on land adjacent to 134 Brookfield,
Neath Abbey



Introduction

This statement is to accompany the planning application for the approval of a new high-quality bungalow dwelling with associated parking and amenity space.

Planning History

The application site is the subject of a number of previous applications, the most relevant of which is the approval of a two-storey dwelling in a contemporary style under reference P2017/O713 (approved November 2017).

This proposal retains many of the approved elements of the previous application, including choice of materials, siting, access and amenity provision, but with the dwelling itself being more modest in scale and massing.

Other historic applications on the site cover extensions and alterations to the existing dwelling.

The Site & Local Area

The application site currently forms part of an extensive side garden to 134 Brookfield, within the settlement boundary of Neath Abbey.

Access to the site will be via Brookfield, to the West. Brookfield is an established residential area dating back to the 1960s, with existing properties reflecting a range of sizes in broadly traditional styles and a wide mix of materials.

The application site is surrounded by properties which are all single, 1.5 or two-storey in height, and has been specifically designed to be subservient in scale to neighbouring dwellings.

The site is best described as an awkward shape, tapering from the North-East to South-West, with a gas main running just inside the Eastern boundary. As a result, the proposed dwelling has been designed to maximise the available space whilst respecting the amenity of the existing dwelling at 134 Brookfield, and dwellings on Mill Race to the East of the site.



Figure 1 - The site and local area, taken from Google Earth Pro.

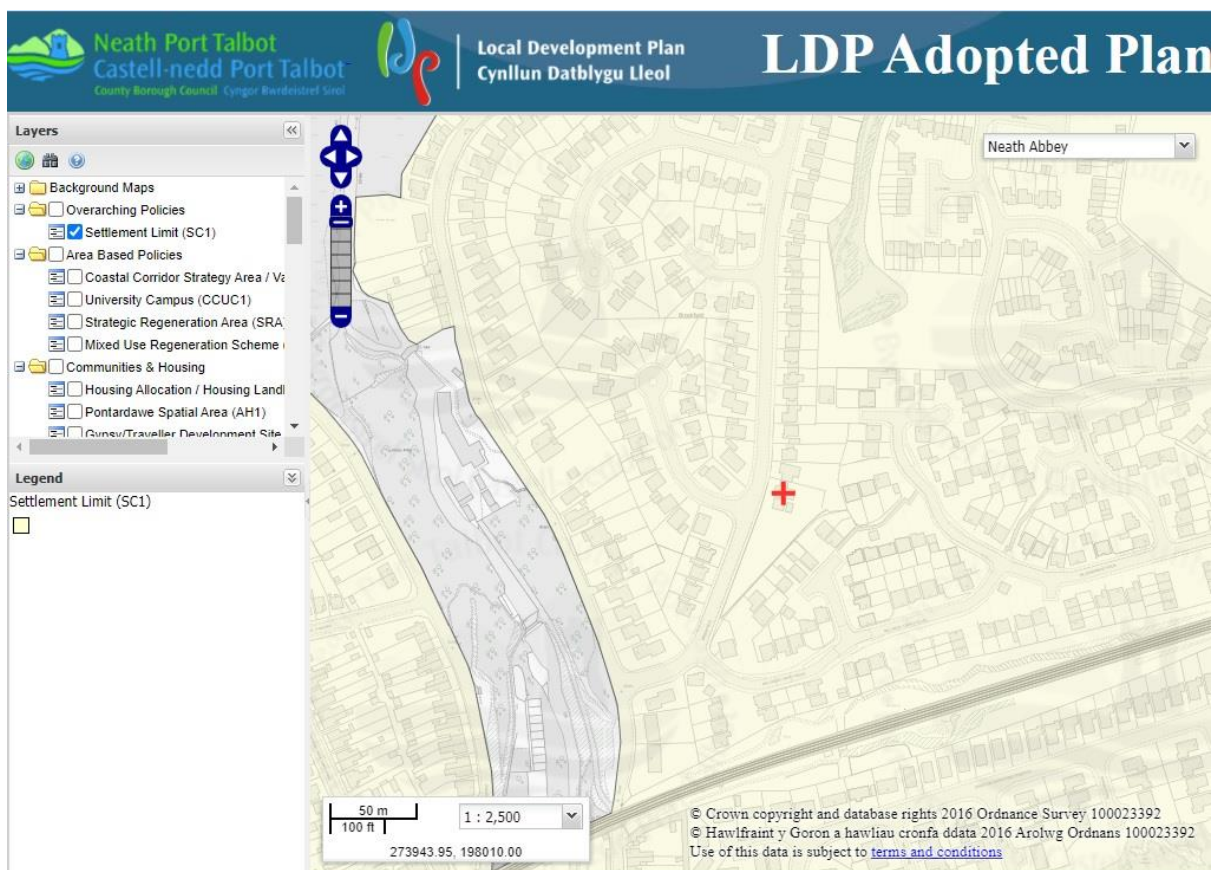


Figure 2 - the site is within the Neath Abbey settlement boundary

The Proposal

The proposal is for a new high-quality single storey dwelling, with private amenity space. The dwelling will present excellent ‘green’ credentials through the use of modern methods of construction, while respecting the local vernacular, the street scene and the privacy and amenity of neighbouring properties.

Planning Policy

National Planning Policy is contained within Planning Policy Wales (9th Edition), published November 2016, and is a material consideration in the determination of new applications. This document details the Welsh Assembly’s land use policies moving forward, and is supplemented by a series of Technical Advice Notes (TANs).

The main aim of PPW is to promote sustainable development by ensuring that an adequate and continuous supply of land is available, and that sustainability principles are maintained.

Chapter 4 of PPW addresses Planning for Sustainability, and states that:

“4.4.3 In contributing to the Well-being of Future Generations Act goals, planning policies, decisions and proposals should:

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites (Sections 4.7, 4.8 and 4.9).*
- Maximise the use of renewable resources, including sustainable materials (recycled and renewable materials and those with a lower embodied energy). Where it is judged necessary to use non-renewable resources they should be used as efficiently as possible. The use of renewable resources and of sustainably produced materials from local sources should be encouraged and recycling and re-use levels arising from demolition and construction maximised and waste minimised (4.11.5 and 4.11.10).*
- Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings (Section 4.12).*

- *Play an appropriate role in securing the provision of infrastructure to form the physical basis for sustainable communities (including water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies and distribution networks and telecommunications), while ensuring proper assessment of their sustainability impacts (Chapter 12)."*

TAN12: Design

TAN12 provides a basis for good design for Wales. It sets a structure of expectations for Local Planning Authorities and applicants alike when considering design proposals for a new planning application.

Applicants are encouraged to consider and understand their site, and its immediate and wider context, as the basis for a considered and sustainable scheme.

Access & Parking

Access to the proposed dwelling will be via the Brookfield estate road which connects the proposal site with Taillywyd Road.

Parking is provided based on an allowance of two vehicles for a three-bedroom property.

Neighbouring Properties

The existing property at 134 Brookfield is a two-storey dwelling and so the proposed dwelling will not have any opportunity for overlooking and will not impact the privacy and amenity of its occupiers. Properties to the East on Mill Race are a minimum of 16m away and again will not be impacted by the single-storey nature of the proposal.

Scale and Massing

The footprint of the proposed dwelling will be nominally 120m², with the overall site area more than 800m². Therefore less than 20% of the plot will be developed, in keeping with other properties on the estate.

Amenity and Landscaping

As mentioned above, the proposed dwelling will sit within more than 800m² of amenity space. The applicant intends to landscape the plot, with a North-East-facing patio to be created and planting and other aesthetic improvements to be made to existing boundary treatments.

Flood Risk

The site is situated within Flood Zone A, and therefore is in an area with a low probability of flooding (as defined by Natural Resources Wales' *Development Advice Map*).



Figure 3 - The site within the context of the NRW Development Advice Map

Design & Materials

The design of the proposed dwelling takes its cues very much from the neighbouring properties and aims to sit sympathetically within the context of the site and its surroundings. External walls will be finished in multi-red facing bricks to match existing dwellings on the estate.

The gabled roof will be finished in grey concrete interlocking tiles, and white PVC-u windows and fascias are proposed, again in keeping with nearby dwellings.



Figure 4 - Computer Generated Image (CGI) of the Proposed Dwelling

Sustainability & Energy Efficiency

The proposed development will meet a level 3 rating of the 'Code for Sustainable Homes'. It will incorporate high levels of energy efficiency through the use of modern methods of construction, which will exceed current standards required by the building regulations. The design utilises natural daylighting wherever possible to reduce internal artificial lighting.

Conclusion

The applicant has identified an opportunity to provide a high-quality, purpose-built home on a sustainable site.

The application site is within the established development area of Neath Abbey, and represents an opportunity to develop an infill site and add an energy efficient family home to the local housing stock in a highly sustainable location.

Disruption to, and impact on, the local area will be minimal, and the orientation, scale and siting of the proposed dwelling is considerate and in keeping with the surroundings.

With the above in mind, the applicant would ask Neath Port Talbot County Borough Council to look favourably upon this application.