

Design & Access Statement

Retention of change of use of land into residential curtilage that has facilitated an extended garden area for the existing dwelling known as Drummau Cottage located at 37 Ormes Road

37 Ormes Rd, Skewen, Neath SA10 6TA

19th November 2021 – Rev A

1.0 Introduction

It is proposed to reinstate residential use to the land at 38A and 38B and 39 Ormes Road and join them to 37 Ormes Road to form one garden.

2.0 History 38A & 38B Ormes Road

There were two houses at 38A & 38B Ormes Road which were occupied by the Fraser family. The houses were abandoned in the 70s/80s and the Fraser family moved into 37 Ormes Road but continued to own 38A & B and 39 Ormes Road. The last Fraser, Donald J Fraser passed away in 1995 and Margaret Duguid the present occupant purchased 37 Ormes Road in 1998.

38A & 38B were marked on the Ordnance Survey Maps until 1989. Their walls are still standing in parts and can be seen on the land.

Kerry Hynes used the land at 38A & B and gained adverse possession. In 2007 he gained planning consent for a house on the land. By this stage the land holding combined 38A, 38B and 39 Ormes Road

Mr Hynes never built the bungalow but grew plants, stored items and kept a caravan on the land until 2017 when he sold the land to Margaret Duguid.

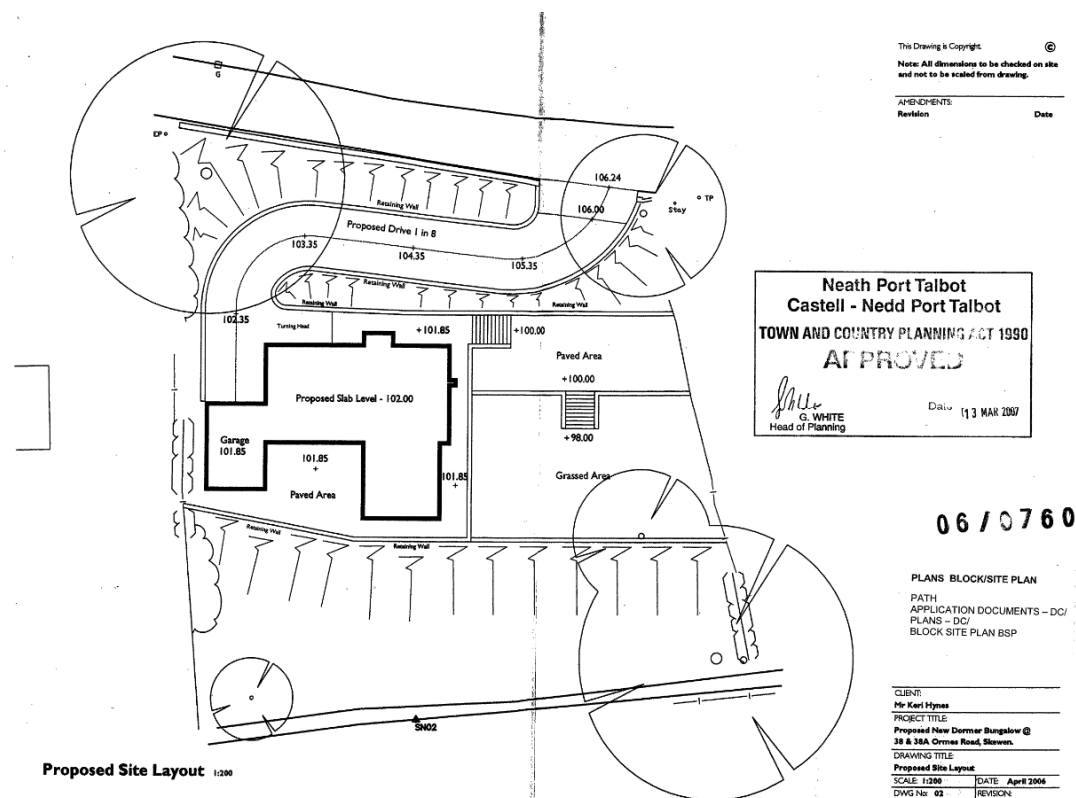


Ordnance Survey Map – 1970 clearly showing 38 A & 38B Ormes Road

3.0 Planning History

Consent granted for single dwelling ref P2006/0760.

Planning was granted for a dormer bungalow. It was never built but entrance to the site was formed



4.0 Land Use.

The site has been residential for many decades. Whilst the houses may have been abandoned the owners lived next door in 37 Ormes Road and continued to use the land until Donald J Fraser passed away in 1995. So the last established lawful use is residential.

Kerry Hyes then kept a caravan on the land which remained there until 2021. He used the land for garden, growing plants and storage. This is a mixed agricultural/ B8 storage use

5.0 Proposal

The proposal is to return the land use to its last lawful use as residential use and attach to 37 Ormes Road which it has historical been connected to.

38A & 38B and 39 Ormes Road are within Settlement Limit as defined by Neath Port Talbot Local Development Plan. As proposed residential use is within Settlement Limits, it should be acceptable.

5.0 Works carried out over 4 years ago

The previous owner Kerry Hynes carried out certain works to the land at 38A & B. These were mostly carried out over a period of years from 2006 to 2011.

Entrance gate and access

Historic Google Street View Shows the present gates in place in 2012.

This shows the works were carried out over 4 years ago and so exempt from Enforcement action



Historic 2012 Google Street View – showing gates in place in 2012

Walls and engineering works.

Kerry Hynes formed access to an area where he parked his caravan from the gates around 2011. Walls to the north of where the static is presently located are old historic walls belonging to the original dwellings and out buildings of 38A, B and 39. These would have been constructed over 100 years ago.

6.0 Recent Works

Margaret Duguid installed the static in 2020 and before installation the existing drive was cleared and chippings added. A septic tank was installed and the static caravan installed.

A separate temporary consent has been submitted for the static and locating a cess pit. The septic tank will be removed.

Clearing the drive and putting chippings down does not require consent.