



Cwm Planning & Design Ltd.
(architectural and Draughting Services)

PLANING POLICY STATEMENT

Planning Application : Proposed New Dwelling on land adjacent to
65 Heol y Gors, Cwmgors, Neath Port Talbot

Policy BE 1 Design:

“Making the best use and most efficient use of the land available through being of appropriate density, taking into account the character and appearance of the area, normally a minimum of 30 dwellings per hectare in the Valleys Strategy Area.”

The Application site area currently measures 340m²(0.034ha). The required target density of 30dph would result in a maximum of 2 dwellings being developed on the site. **(1.2 dwellings specifically)**

Whilst we are aware of the LDP policy stated above we are also mindful of the impact of overdevelopment at the site. The provision of acceptable amenity space would be an issue along with the provision for parking and or turning within the plot for each new dwelling.

Given the prominent road side location and access / highways issues we feel having 1 single dwelling accords with the planning policy whilst providing sufficient amenity space an car parking / turning facilities. A driveway to access the rear is a more appropriate and safer way of being able to access and exit the site without having to reverse out onto the main carriageway.

Date: 10th December 2021