

Supporting Statement

New Dwelling

LAND AT 37 DERWEN RD, ALLTWEN, PONTARDAWE, SWANSEA SA8 3AU

Sept 2022

INTRODUCTION

This supporting statement is to accompany the outline planning application for the development of a new dwelling at 37 Derwen Rd. Alltwen.

The site lies within the current curtilage of 37 Derwen Road (owned by the applicant) and is within the settlement limit defined by the Neath & Port Talbot Local Development Plan (below).

The site is being developed by the applicant for their own use as a family home.



This document should be read in conjunction with the following drawings:

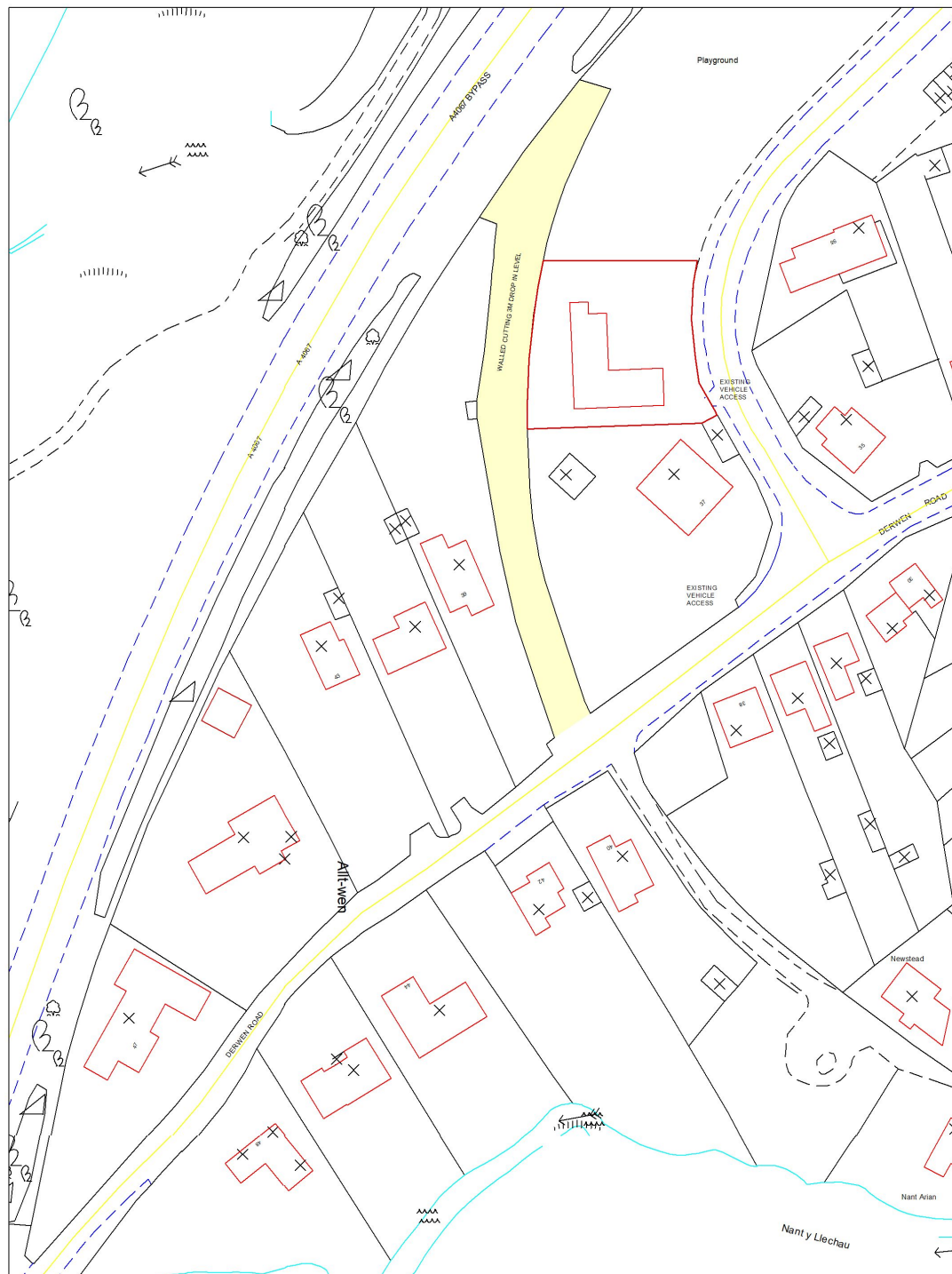
- P 01 Site Location Plan
- P 10 Site Plan Existing
- P 11 Site Plan Proposed

1.0 SITE ANALYSIS

The site is a corner plot and is currently being used as the rear garden of 37 Derwen Rd.

37 Derwen Rd is bound by Derwen Road to the South, Lon Tanyrallt to the East. To the North is scrubland and the A4067 and to the West is a 3m deep overgrown cutting with 39 Derwen Road beyond. REF FIG 1 below.

The immediate context is for detached houses in large plots of land.



Site Analysis / Context Plan (Fig.1)

1.1 Access

37 Derwen Road is served by 2 separate vehicular accesses and one pedestrian access, namely from Derwen Road and Lon Tanyrallt respectively.

The new development will utilise the existing vehicular entrance from Lon Tanyrallt.

At pre application stage no objections have been raised by Highways subject to compliance with all SPG and policy guidance and the following considerations:

1. Pedestrian vision splays shall be implemented either side of the proposed access.
2. Vehicular vision splays should be in accordance with Manual for Streets.
3. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.
4. The vehicular footway crossover shall be modified to accommodate the proposed widened access.
5. 1 parking space per bedroom (up to a maximum of 3) shall be provided for both the application site and donor property.

1.2 Site Features

The entire site covers approximately 0.09 hectares and is generally square in shape with a frontage of approx. 30m to Lon Tanyrallt. The site contains a number of mature trees at the perimeter which will all be retained and are not affected by the proposal. There are a smaller group of category C and category U trees to the NE of the site some of which will be removed and replaced. A Tree Survey has been submitted with the application.

The site slopes steeply in the NE corner levelling out gradually to a more gentle slope in the SW corner where the majority of the proposed dwelling is located.

1.3 Local Context and Constraints

The site has been identified as a high risk coal area. The mining feature identified at pre app does not exist in the presumed location and has now been officially re-positioned away from the site. A CMRA has been produced to accompany this application.

The site has been identified as a Gas Pipeline Plant Protection Zone. The National Grid LSBUD documentation submitted with this application shows no evidence of any National Grid Plant or utilities in the area.

2.0 POLICY CONTEXT

Development Plan and Relevant Policies addressed in this application.

Strategic Policies:

SP1, SP2, SP3, SP4, SP7, SP10, SP15, SP16, SP18, SP21

Topic based Policies:

SC1, I1, OS1, BE1, EN6, EN7, EN8, TR2

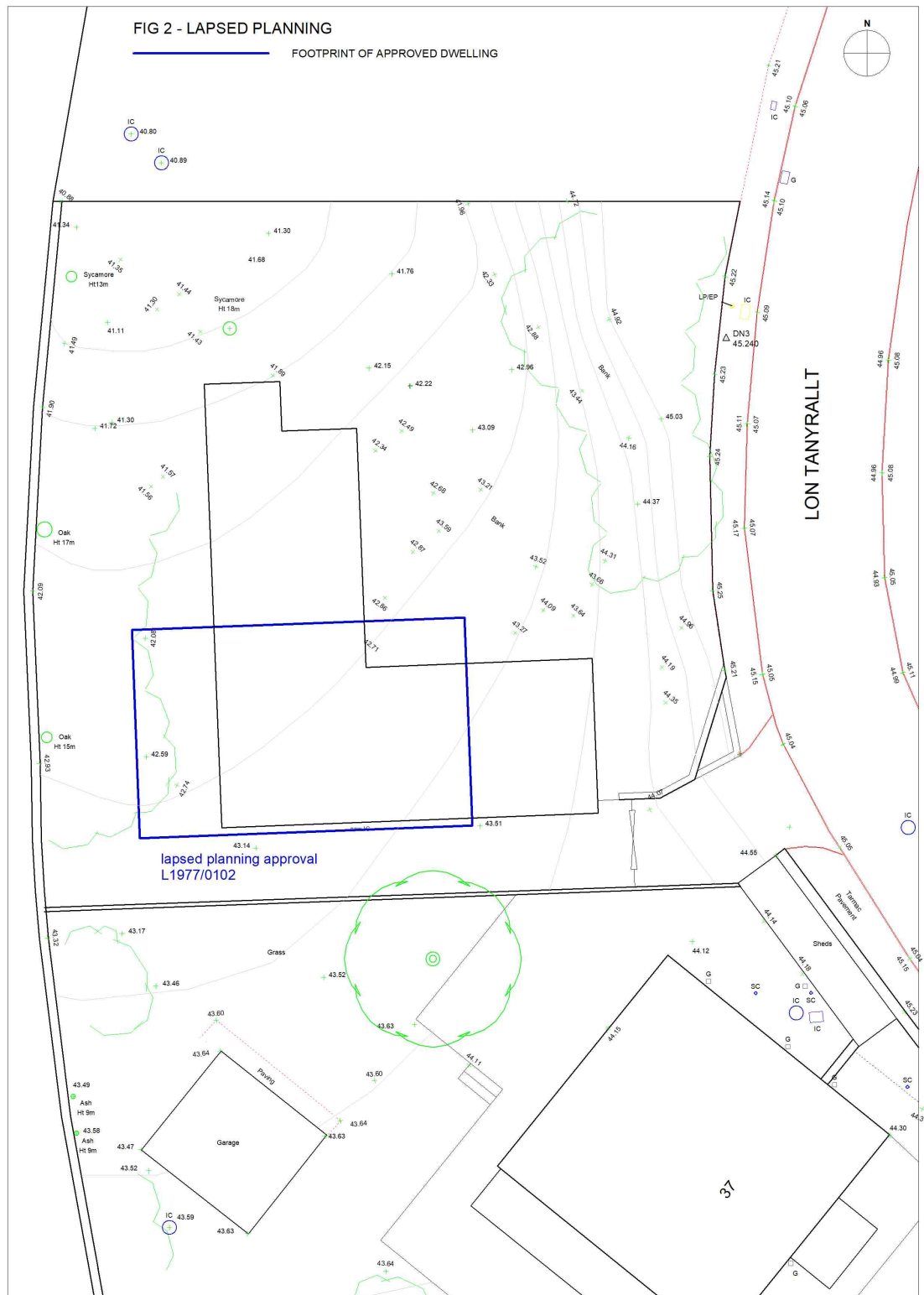
Supplementary Planning Guidance:

Planning Obligations, Parking Standards, Biodiversity and Geodiversity, Pollution, Open Space & Greenspace, Renewable and Low Carbon Energy, Design.

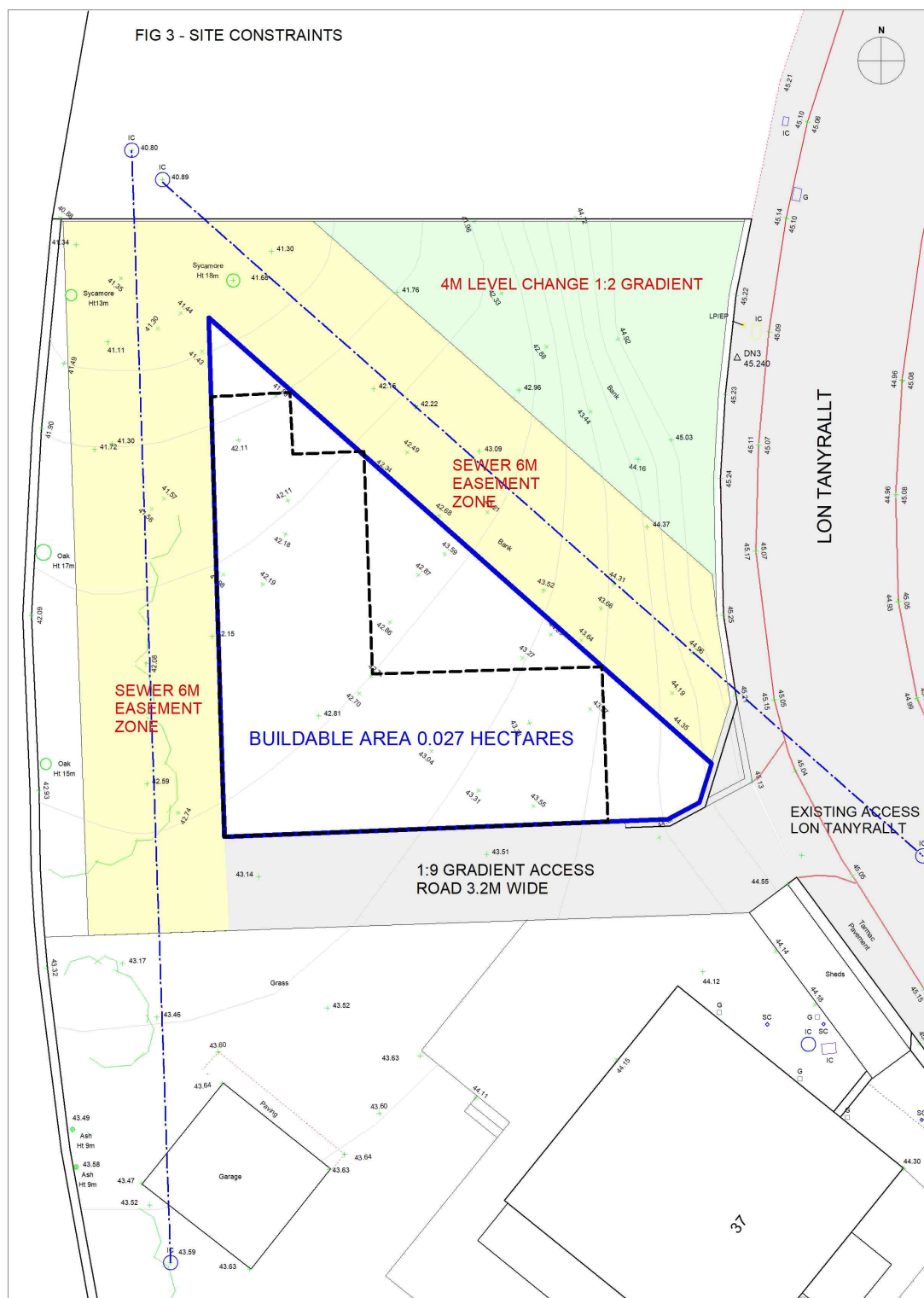
3.0 DESIGN / AMENITY

3.1 Layout

The proposal is located in the same location as a lapsed Planning Permission which was granted in 1977 (REF: 77/0102/01) for a 3 Bed Dormer Bungalow. Fig 2 below:



The available area of the site to build on is restricted by the severely sloping land to the NE and the location of 2 main public sewers which traverse the site see fig 3 below:



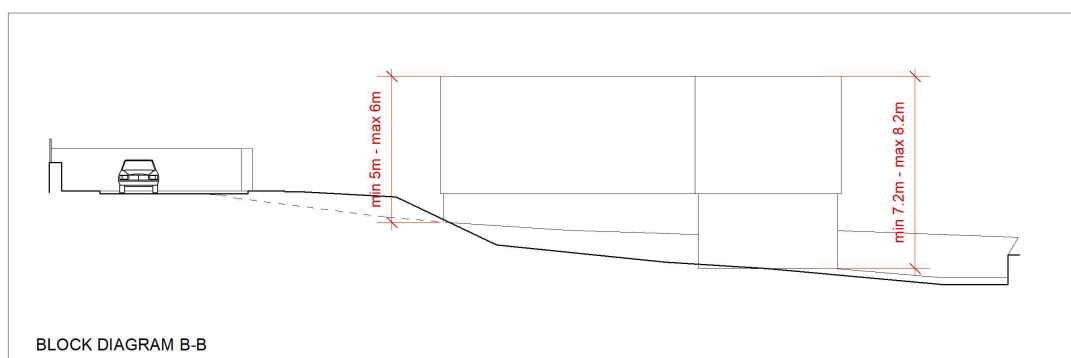
3.2 Scale & Appearance

The architectural design and external appearance of the dwelling are not for formal consideration at this stage.

In response to the pre application enquiry the building is no longer sunken, and in the main sits above the higher ground to the SW of the site.

The proposal is positioned such that it will not be overbearing and will ensure not to overlook the adjacent properties maintaining current levels of privacy and outlook.

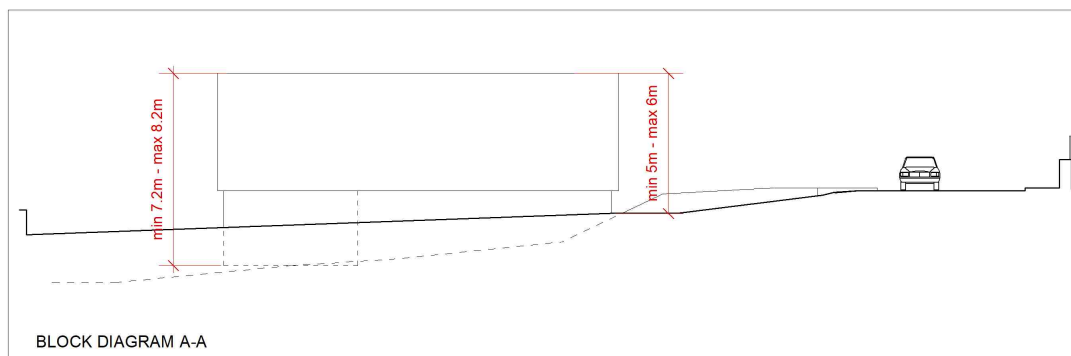
The Scale Parameters for the development are as follows:



Height

North Elevation – Minimum Height 7.2m / Maximum Height 8.2m

East Elevation – Minimum Height 5m / Maximum Height 6m



Width and Length

North Leg – Minimum Length 17.5m / Maximum Length 20m

Minimum Width 6.2m / Maximum Width 7m

East Leg – Minimum Length 17m / Maximum Length 17.5m

Minimum Width 7m / Maximum Width 7.5m

3.3 Landscaping

There will be a hardstanding gravel driveway, with paved areas local to the dwelling. The remaining area will be left uncultivated. In response to the pre application advice a new laurel hedge will be planted on the roadside boundary.

3.4 Environmental Sustainability

All materials and construction methods will be governed by the latest Building Control Requirements to achieve target levels of carbon emission and energy conservation.

Detailed SAP calculations will be provided which will show that the dwelling will be constructed with an improvement over the Target Emission Rate.

The design will incorporate an effective provision for the storage, recycling and other sustainable management of waste.

The design will incorporate a comprehensive and integrated sustainable drainage system which will be submitted with the full application.

3.5 Energy Efficiency

The proposal will use SIP panel construction to achieve high levels of insulation to walls floors and roof spaces.

PV Panels will cover the entire roof to provide a renewable sustainable energy supply.

The proposed heating system will comprise of an electric boiler with underfloor heating.

Electric car charging points will be fitted adjacent to the parking area.