



PLANNING STATEMENT

**DETACHED RESIDENTIAL DWELLING AT LAND BETWEEN 2A AND
4, NEAUDD ROAD, GWAUN CAE GURWEN**

**on behalf of
Miss L Williams**

**Our Ref: 1477.a
Date: March 2023
Prepared by: JDE**

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1.0 INTRODUCTION

1.1 Evans Banks Planning Ltd. has been instructed by Miss L Williams (the Applicant) to prepare a full planning application for a residential dwelling in relation to land between 2A and 4 Neaudd Road, Gwaun Cae Gurwen. This application follows a previously granted outline planning permission (LPA Ref. No. P2020/0843) for the same form of development and the subsequent submission of a reserved matters application for the approved scheme. However, following lengthy discussions with the LPA, a separate full planning application has now been prepared and is submitted to the LPA for its determination.

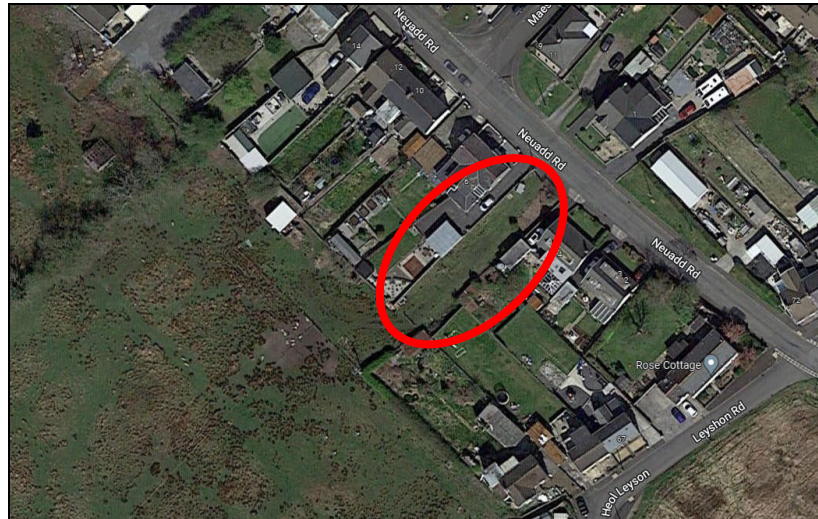
1.2 This Planning Statement therefore forms part of the submissions of the application to be considered by the Authority, and provides information on the following points:

- A brief description of the site and surrounding area
- A description of the proposed development
- Consideration of relevant planning policy

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application site relates to an undeveloped plot of land (circled red below), that then leads on to an agricultural enclosure to its south west.



Photograph 1

- 2.1.2 The site itself is reasonably level, its boundaries are made up of a mix of rendered walls shared with adjoining properties and stock proof fencing. Access to the site is gained directly off Neuadd Road.

2.2 THE SURROUNDING AREA

- 2.2.1 Gwaun-Cae-Gurwen contains a range of community facilities and services, all within walking distance of the application site. These include a rugby club, a doctor's surgery, food outlets, a community centre, a primary school and convenience store.

2.2.2 Near to the application site is also located a regularly served bus stop (Heol-Y-Neuadd) that provides excellent access to the nearby larger settlement of Ammanford with its associated facilities and services.

2.2.3 In terms of the local housing stock, this is somewhat varied in terms of scale and appearance. To illustrate this point, directly adjacent to the site is a single-storey bungalow (Photograph 2) and a semi-detached two-storey dwellinghouse (Photograph 3), whilst a single-storey bungalow (Photograph 4) is located opposite the application site alongside a two-storey property (Photograph 5).



Photograph 3



Photograph 4



Photograph 5



Photograph 6

2.2.4 On-street parking is available on Neuadd Road for all properties, although a number also have off-street provision.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the local context and the requirements of the Applicant, the following design principles and parameters have influenced the design of the proposal subject of this planning application:-

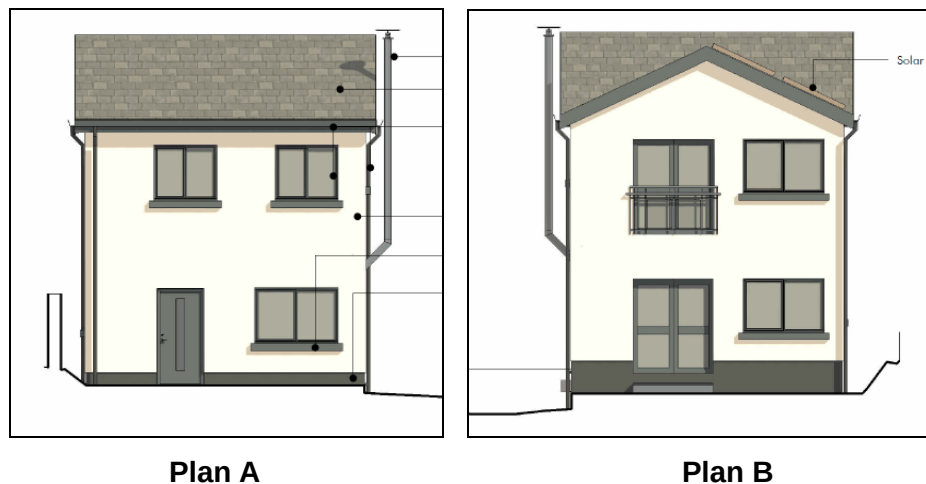
- **Scale** – To make efficient use of the application site, but be respectful of existing adjoining properties.
- **Layout** – to provide a mix of spaces around the dwelling, as well as retain access to the agricultural enclosure to the rear.
- **Design** – To draw on existing dwelling examples, but to be influenced by on-site attributes and sustainable development aspirations.
- **Landscaping** – To include a mix of both hard and soft landscaped elements, as well as means of enclosure that are reflective of those found in the surrounding area.
- **Access** – To provide a safe means of access to and from the site.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The development subject of this application is a two storey detached dwelling, with associated spaces. The following information therefore provides details of the proposed new dwelling, but draws on the design principles approved as part of outline planning permission 2020/0843.

Scale and Accommodation

- 3.2 The proposed dwelling has been designed to fall fully within the previously approved scale parameters of the current outline planning permission on the site. As a result, the proposed dwelling will be two storey and detached in nature, designed in the manner illustrated on the accompanying drawings, with the front and rear elevations reproduced below.



- 3.3 Internally, the new dwelling will include the following accommodation:

Ground floor – Living room, kitchen dining room utility and WC

First Floor – Master bedroom with ensuite, 2 bedrooms and a family bathroom

External Finishes

- 3.4 The chosen finishes for the external appearance of the building have given due consideration to the existing materials palette defined by the surrounding area. As a result, a full Material Schedule document accompanies this application submission, which in summary details as follows:

Roof – Grey concrete tiles

Walls – Off-White render with grey render plinth

Front Windows – uPVC grey double glazed units

Rear Windows – uPVC white double glazed units

Doors – Grey uPVC units

Rainwater Goods – Grey uPVC

Landscaping

- 3.5 As illustrated on the accompanying drawings, the proposed external layout of the plot will include elements of both soft and hard landscaping. However, all have been steered by the surface water drainage solution for the site.

Means of Enclosure

- 3.6 As with the landscaping, the means of enclosure (in-line with the requirements of the outline planning permission) are mixed in form. The front (north eastern) boundary will be defined by a new dwarf wall, in the manner illustrated on the accompanying documentation. The side and rear (northern, southern and western) boundaries will remain as existing, as detailed in the accompanying documentation.

Access and Parking

- 3.7 The proposed means of access off the adjoining highway has drawn on the arrangement supported as part of the current outline planning permission, and subsequent lengthy discussions with the LPA. As a result, the proposal is for a drive and an off-street parking arrangement for three spaces along the northern elevation of the proposed dwelling.

Biodiversity Enhancement

- 3.8 The proposal includes two forms of biodiversity enhancement. The first will be a bird box in the northern elevation and a bat box on the southern elevation of the new dwelling, just below the eaves in each case.

Drainage

- 3.9 In terms of foul water, a new connection will be made to the existing system running through Neaudd Road, as illustrated on the accompanying drawings.
- 3.10 Due to poor percolation test results, it will not be possible to utilise soakaways to dispose of surface water. However, an alternative means of sustainable disposal has been identified and the details of this are set out on the accompanying drawings.

4.0 LOCAL PLANNING POLICY

4.0.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the application site is positioned is the *Neath Port Talbot Local Development Plan* (LDP). It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of the planning application in question, including the following:

- SP3 – Sustainable Communities
- SC1 – Settlement Limits
- BE1 - Design

4.1 POLICY SP3 – SUSTAINABLE COMMUNITIES

4.1.1 Policy SP3 (*Sustainable Communities*) is included as an Overarching Policy within NPT LDP and has been underpinned by a comprehensive review of settlements establishing the current role and function of each settlement. Policy SP3 states the “... *delivery of sustainable, healthy and cohesive communities and the conservation of the countryside will be promoted by:*

- 1. Defining sustainable communities and locations for development by the identification of a settlement hierarchy that reflects the role and function of settlements.*
- 2. Defining settlement limits within which development which accords with the settlement hierarchy will be permitted in principle.*
- 3. Resisting inappropriate development outside settlement limits.*

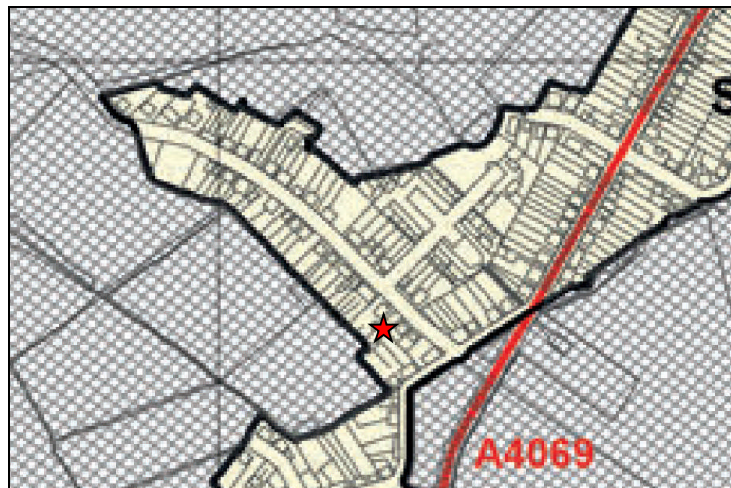
4.1.2 Within the ‘Settlement Hierarchy’ Gwaun-Cae-Gurwen is classified as a ‘Large Local Centre’, defined as a settlement with adequate public transport links with clusters of one or more retail units and local services, with one or more community facilities and employment provision.

4.1.3 The proposal for new residential development therefore supports the objectives of Policy SP3.

4.2 POLICY SC1 – SETTLEMENT LIMITS

4.2.1 Policy SC1 (Settlement Limits) is linked then to SP3 Policy. The Policy states that *“Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out by the Settlement Hierarchy will be acceptable in principle”*.

4.2.2 The proposed application site (red star) is located within the defined settlement limits of Lower Brynaman/Gwaun-Cae-Gurwen within the LDP, as illustrated in Plan A below.



Plan C

4.2.3 On the basis of the above, the principal of the proposed development (as defined by the current outline planning permission) is therefore again supported by local planning policy and in full accordance with the requirements of Policy SC1.

4.3 POLICY BE1 – DESIGN

4.2.4 With the principle of the development and its means of access having already been approved through the grant of the current outline planning consent for the site, in terms of detailed design, the contents of Policy BE1 (*Design*) of the LDP have been given particular consideration. As a result, the proposal has been assessed in detail against each of the relevant 10 criteria of Policy BE1, which is summarised as follows:

- The scale, massing, design and general design of the new dwelling compliments the existing character defined by the area the site forms part of (*Criterion 1*)
- The palette of external finishes and materials used through the proposed development clearly draws on that of the surrounding area, ensuring it harmonises with its setting (*Criterion 3*)
- The proposed dwelling will utilise the previously approved point of access and will be served by the required number of off-street parking spaces (*Criterion 4 and Policy TR2 (Design and Access of New Development)*)
- The proposed dwelling will be served by an appropriate means of surface water disposal, with all foul water then disposed of via a new connection in Neuadd Road to the public sewer network (*Criterion 9*)
- The proposed finished floor levels and associated adjoining areas of the building have given full consideration to 'access for all' principles (*Criterion 10*)

4.2.5 In summary, the detailed design present by this application fully complies with the guidance and requirements of all relevant adopted local planning policy.

5.0 CONCLUSION

- 5.1 The proposal is for a single detached two storey dwelling.
- 5.2 The application proposal follows on from a previous outline permission granted for a single detached residential design and subsequent extensive discussions with the LPA with regards to all detailed aspects of its design. The details presented as part of this current application have therefore given full consideration to those discussions and the requirements of adopted local planning policy. The result is an appropriate and balanced family home that will complete the existing streetscene in a respectful and harmonious manner.
- 5.3 With the technical matters of access and drainage fully addressed as part of the submissions, together with the inclusion of biodiversity enhancement measures, we therefore respectfully request that planning permission be granted for the scheme put forward by this application.