

Design and Access Statement
New Dwelling
Land Adj 14 Rhydhir, Longford, Neath.



P2012/0496

Application for Planning Permission
Residential Development
Longford Road, Neath, SA61 2JL

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1 Introduction

The application is for Full Planning Permission to construct a 3 bedroom detached dwelling on a plot of land adjacent to 14 Rhydhir, Longford, Neath.

The site is currently owned by Mr Dean Evans.

2 Site Analysis

P12/0496

Access Points

The site is located between numbers 14 and 16 Rhydhir. Rhydhir is an adopted highway, from which the primary access to the plot will be sited via a new vehicle crossover.



Boundaries

The site is currently bounded on all sides. The proposal is to enclose the rear garden with 1800mm close board fencing, and the front with 900mm and 600mm walls.



Site Features

The plot lies within the established residential district of Longford in Neath and is adjacent to two other existing residential properties.

To the rear of the plot is an established facility operated by The Autistic Society.

Neath Abbey is within easy walking distance and a regular bus service exists to both Neath and Swansea.

Topography

The topography of the site is level.

Constraints and opportunities

The proposed development affords the opportunity to provide one modern up to date dwelling house on this 'infill' plot site.

Access to the site is straight forward with a new vehicle cross over being provided off Rhyddhir. Adequate off street car parking is provided (2 spaces for a floor area of up to 120m²).

The application site is not in an area of flood risk.

There are no existing buildings to be demolished on the site.

3 Economic, Social and Physical Context Analysis

Character Appraisal

The site is located within an existing urban area, mostly of semi detached and link terrace type. Existing parking is a mix of on and off street parking.

The site is self contained and there is no significant overlooking from the site onto adjacent properties. Sympathetic location of windows in the design affords this.

The site is located within a mile of the A465 which affords excellent access to South Wales and Beyond via the motorway and trunk road network.

Local facilities

The nearest facilities are in the nearby Neath Abbey and Skewen. A bus service operates from Longford Rd which is within 500m of the development site.

Neath Abbey has a large Tesco store, a junior school, places of worship and public houses. Skewen, a little further afield has a full range of local facilities including hair dressers, restaurants and post offices.

Light Industry in the local area is sited on the Neath Abbey Industrial Estate.

4 Policy Context

The site is located in the Longford area and reference is made to Policy H3 of the NPT Structure Plan. The applicant has had informal discussions with planning officers and advice given has been followed in the preparation of the design.

The site already benefits from outline planning consent (NPT ref 09/397).

5 Involvement

The applicant has discussed the proposals with the local planning department and the owners of number 14 Rhydhir.

6 Design

Access

Access to the new dwelling will be off Rhydhir, and a newly constructed vehicle crossover to local authority standards.

The development site is to be accessed directly off the highway via a private driveway constructed to Local Authority standards. Cross falls to driveways and footpaths are not to exceed 1:40.

The dwelling is to be approached from the driveway via ramped access with a gradient not exceeding 1:15, an unobstructed width of 900mm, a firm and even surface and landings not less than 1200mm wide.

Entrance doors to the dwelling will have storm proof level access thresholds and have a minimum clear with of 775mm. All internal circulation routes are in excess of those required under Building Regulations and internal doors will have a minimum clear width of 750mm.

Entrance level storeys are all to be on one level and circulation spaces exceed the dimensions set out in Approved Document M (Table 4).

A WC is to be provided within the entrance storeys to dimensions as set out in Approved Document M (Diagram 31 & 31) allowing adequate transfer space.

All switches, sockets and distribution boards are to be sited between 450mm and 1200mm above finished floor level.

7 Character

The proposed siting and design of the dwelling has been designed to hold relationship with the surrounding buildings. The dwelling is located so there will be no detrimental affect on adjacent properties.

The scale of the dwelling fits well onto the site.

External appearance is concrete roof tile with smooth buff render walls with feature quoins to the front elevation. Windows and doors will be white uPVC.

The site will be landscaped with a hard surfaced driveway and gravel areas for planting etc. Paving slabs will be used to form footpaths to the side and a patio to the rear.

8 Community Safety

The Crime and Disorder Act 1998 placed a joint statutory duty on local authorities and the Police service to tackle crime and disorder.

The aim is to provide Safer communities to live in.

The scheme will be constructed to facilitate a safer place to live. In essence

- The immediate vicinity is well lit by street lighting, however external lighting will be provided in strategic areas, this lighting will be wired to PIR detectors.
- There are no hidden alcoves or alleyways.
- Entry to the building will be via a secure key lock.
- All doors to have secure by design door furniture.
- Walls and fencing are to be of solid construction, at least 1.8 meters high with no climbing aids and in a good state of repair.
- Security lighting to illuminate the rear garden.
- Opening windows will have solid locks fitted.

9 Environmental Sustainability

The project scope involves construction of a new family dwelling.

The dwelling does not, at the time of writing this report, require Code for Sustainable Homes assessment, but good practice from the Technical Guide will be followed wherever possible.

The ethos is that,

- DER will be less than TER by a percentage that is greater than Building Regulation requirements.
- Energy efficient lighting will be used throughout.
- Drying space will be provided to all flats.
- All external lighting will be energy efficient and connected to PIR's or timer switches.
- Dual flush WCs and Low flow taps will be used throughout.
- Wherever possible materials will be responsibly resourced from certificated schemes.
- The building does not lie in an area at risk of flooding.
- Facilities will be provided to facilitate the recycling of household waste.
- Floors and walls will be insulated against sound transmission to Building Regulation Standards.
- Significant outdoor space is provided to the rear and side of the dwelling.
- The local Police authority will be consulted on crime prevention issues and findings built into final design.

10 Movement and Access

There are no existing public rights of way over the site.

The site layout proposed a driveway from Rhydhir to the side of the dwelling of a scale sufficient to accommodate 2 cars,

A ramped approach to the front door is proposed in accordance with Part M of the building regulations.

11 Conclusion

The application is for full planning permission for one dwelling on land adjacent to 14 Rhydhir. The proposal is in accordance with policy H3 of the NPT UDP and there is no loss of recreation space for the surrounding locality. The land use at present provides no amenity for the local community.

The proposal does not create any negative impact on the highway infrastructure.

In conclusion it would appear appropriate to permit the development as submitted.