

April 2018
Supporting Information
For Proposed Dwelling

Land At Pant Howell Ddu
Ynysmaerdy
Briton Ferry
Neath

This document is being submitted to support the proposal to build a detached three bedroom family bungalow on the site named above.

This will be a self build project.

The proposed bungalow would be built in materials used in the local area such as upvc double glazed windows and a smooth rendered finish to the walls, along with a slate effect roof and composite front door. The bungalow will be built to comply with building regulations and will have low running costs. The bungalow will have disabled friendly access. I intend on using local builders/tradesmen to complete the works.

The land is semi rural with bungalows further down the road, so bungalows will also be in keeping with Pant Howell Ddu.

Parking and garden

The proposed bungalow will have parking outside on the driveway and also an integral garage and I plan on using the existing access onto the site so no new access is needed.

There will be enough room to park at least 3 vehicles in total off the road, (in the garage/driveway). The vehicles will be able to enter and exit in a forward gear in the interest of highway safety. The gates to the property will open inwards and not out over the public highway.

The dwelling will have a private garden and a soak-away will be used for any surface water as the first option (Please see attached pdf –drainage & block plan). If a soakaway system is not suitable for the land then the surface water will be connected to the proposed culvert.

Trees

The site has trees at the back on the bank. These trees have been looked at in the survey which is included in the application.

See attachments –

ArbTS_285.5_PanthowellDdu_13_May_2018

ArbTS_285.6_PantHowell_TIP_16_5_18

Levels

As shown in the attached survey (2 bungalows approved levels) by chartered architect Huw Griffiths, the plot has been fairly levelled from South to North in relation to the longitudinal road incline. These levels are also supported by the attached document (levels photo collage and notes).

Notably there is six degree longitudinal road incline from South to North shown in in the top photo of the adjacent farm house and site entrance from the road.

Any proposed further levelling, or variation of levelling, due to plot expansion/land use towards the northern boundary, and/or soil conditions, water table level etc upon excavations, shall be duly reported to the building regulations council officer and no further building or excavation works shall continue without consent in writing from the local council.

The site levels existing are according to those shown and any proposed levels are indicative pending further soil survey results.

The site and south of the site has also had previous plans approved listed below-

Planning Number – **P2017/1077**

Full planning for 1 bungalow - approved

Planning Number – **P2015/0338**

Full planning for 2 dwellings – approved.

Planning Number – **2/3/94/0163/01**

Outline for single dwelling – approved.

Planning Number – **P/98/0787**

Renewal of Outline for single dwelling – approved.

Planning Number – **P/2002/454**

Outline planning application for 3 dwellings – approved.

Planning number – **P/2005/76**

Full planning application for 3 dwellings – disposal under section 69.

Some of the neighbours in the area are aware of our intentions -

Mr Allistair Bowen living in Tyla Morris Farm opposite is fully aware of the proposal and happy for us to do so, his property is looking directly onto the site so he will be most effected.

The other neighbours have also been made aware of the previous applications put in place and are aware that there may be a new development happening on site some time in the future.

Drainage

For approximate current and approximate proposed system please see attached – drainage & block plan.pdf

I am planning on connecting to the existing mains sewer pipe located on the main road outside the property to dispose of waste/foul.

The intended water supply will be from welsh water.

The existing surface water drains under the site will not be used and the culvert will be diverted at least 3 metres away from the dwelling. The proposed culvert will run parallel with the road down the front of the site.

A soak-away system will be used as the first choice for the surface water from the dwelling and located at least 3 metres from the foundations. If a soakaway system is not suitable surface water will be connecting to the above mentioned diverted culvert.

I have also attached drainage calculations and drainage design -
drainage calculations 001.pdf
drainage calculations 002.pdf
drainage calculations 003.pdf

Boundaries and verge

I plan on using the existing boundary wall/hedge at the front of the site. There is currently a grass verge at the front to the south of the site and further north there is also a grass verge on the opposite side of the road which pedestrians currently use.

Further attachments

In this application I have included the following attachments-

coal mining report and risk assessment
drainage calculations
drainage and block plan
elevations
flood risk
floor plan
location plan
levels photo collage and notes
sections
2 bungalows approved levels
tree survey and plan