

Design and Access Statement

For the erection of 4 No detached dwellings

On

Land to the rear of

Glyncorrwg Hall

Glyncorrwg

Port Talbot

For

Mr L Davies

1. Use

The plot lies within an existing residential area with vehicular access via Cavell Street.

The existing land is at present vacant and overgrown.

2. Amount

The Planning application is for **Outline** consent for the erection of a 4No detached dwellings on land within an existing residential area.

The proposed development will have little effect on neighbouring dwellings so as not to have any prejudicial effect on local residents.

The site lies within a highly sustainable urban location on a frequent bus route and is well served by local shops, services and facilities.

3. Layout

The proposed dwellings will be oriented with the front facing towards the access road. The Site will provide car parking spaces for a minimum of 3No. vehicles. The dwelling will be positioned to allow for a full access around the dwelling, amenity space to front and rear.

4. Scale

The Proposal is for 4No detached 2 storey dwellings, with an approximate external dimension of 9.60 x 7.00m.

It is anticipated that the ridge line would be no higher than 8.50m

The total area of the site is approximately 0.15Ha.

5. Landscaping

The scheme will provide for well proportioned garden areas. The dwelling will sit with the level of the land in mind and to fit into the context of their surroundings.

The new boundaries to adjoining dwellings to be constructed with feather edged boarding, with shrubs and tree planting, to be agreed.

Front boundary wall to be of open plan, with boundary walls constructed in approved coloured brick work to match dwelling at height of 600mm max.

Tree planting to front/ rear garden area to be agreed with Planning Department

6. Appearance

The adjoining dwellings have been constructed in cavity brickwork with a mixture of banding and painted render, and approved tiled roof finish.

It is therefore intended to construct the new dwellings in materials to match the existing dwellings within the area and blend in aesthetically.

7. Access

Access

Access to the dwelling will be via a level access threshold. Any access ramping will be in accordance with Building Regulation Part M and in accordance with BS5810:1979.

All internal doors will be 838mm to allow easy manoeuvrability within a wheelchair.

Character

The proposed dwellings will be constructed in a similar design to existing dwellings within the area and finished in materials to blend in aesthetically.

Community Safety

It is intended that the front boundary will be open plan to ensure pedestrians sufficient view of any vehicle movement.

All windows and doors will be fitted with lever mortice locks, chub security locks and burglar alarm system.

Environmental Sustainability

It is intended that the proposed dwelling will be designed to achieve a minimum Code for Sustainable Homes Level 3 and achieve 6 credits under category Ene 1 in accordance with requirements of Code for Sustainable Homes.

The property will incorporate the following:

1. Water Attenuation tank, location to be agreed with Planning Department and Welsh Water.
2. Bird boxes will be incorporated into the design and placed below eaves at strategic places.
3. No surface and land drainage run off to be connected to existing sewerage system.
4. Any Fallopia Japonica that is located on the site to be treated and eradicated in accordance with Environment Agency Code of Practice.

Movement

The proposed driveway to the site will be constructed with a permanent finish, porous paviers or similar approved. SUDS compliant. Driveway to be laid at a max. **gradient of 1:9.**

Any ramping to be at a gradient no steeper than 1:12.

All paths within the site will take into consideration Part M, Building Regulation.

All access doors will be fitted with a level threshold.

PLANNING POLICY

The Planning application is for Outline Planning for 4No Detached Dwellings.

Neath Port Talbot UDP

The NPTUDP was formerly adopted by NPTCBC as planning policy and guidance for the Authorities administrative area.

The document enforces the requirements of PPW by setting out the policies and addressing the needs for considering all Planning Applications.

The vision statement in the UDP encourages new developments and recognises the importance of a new dwellings in this site for new employment opportunities, with housing playing a key role in regenerating the area.

ENV.....Nature Conservation

T1.....Location, Layout and Accessibility of new proposals

T10.....Parking.

Local Development Plan 2011-2026

Policy SC1 Settlement Limits

Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principal.

The dwelling is within the area forming part of Glyncorrwg Residential Area. **Policy H1/LB/19.** Agreed as part of the LDP and within Settlement Hierarchy Table 3.1.

The proposal complies with Policies H3, H4 and GC1 of the Neath Port Talbot Unitary Development Plan.

Policy TR2 Design and Access of New Development

Development proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. The development does not compromise a safe and effective use of the highway and will not an unacceptable level of traffic.
2. The development will provide a satisfactory level of parking and cycling facilities within the site.
3. The development is accessible by public transport and safe cycle and pedestrian routes.

Policy BE1 Design

All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and build environmental context and contributes to the creation of attractive, sustainable places.

- A. The new dwelling will follow the criteria as indicated within previously highlighted in 1- 7. Use, Amount, Layout, Scale, Landscaping, Appearance and Access.
- B. The design and finish will enhance the character and appearance of the site in terms of appearance, scale, height, massing and elevational treatment.