

PLANNING STATEMENT

**7 Ten Acre Wood,
Margam, Port Talbot,
SA13 2SU**

October 2023



Summary

Proposal:

Full planning permission for the demolition of the existing single family dwellinghouse and development of a replacement dwellinghouse

Location:

7 Ten Acre Wood, Margam, Port Talbot, SA13 2SU

Date:

October 2023

Project Reference:

S22.226

Client:

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Product of:

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Disclaimer:

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Asbri Planning on behalf of Mr & Mrs. Andrew Hall to accompany an application for full planning permission for the demolition of the existing single family dwellinghouse and development of a replacement dwellinghouse at 7 Ten Acre Wood, Margam, Port Talbot, SA13 2SU.
- 1.2 The site is located within the Special Landscape Areas and Settlement Protection Zone of Margam, as defined by the Neath Port Talbot Local Development Plan adopted in January 2016.
- 1.3 The purpose of this Planning Statement is to provide a clear and logical document to outline the planning considerations and planning policies relevant to this proposal. The document also acts as a method of demonstrating the details of the planning application in a way that can be read both by professionals and the public.
- 1.4 This Planning Statement acts as a supporting document for the accompanying planning application and should be read in conjunction with all other elements of the application.
- 1.5 The planning application comprises the following set of drawings prepared by Spring Design & Senior Surveys.

Drawing name	Drawing reference
Site Location Plan	2658-00(03)100
Proposed Site Plan	2658-00(02)102
Site Layout	2658-00(03)101
Ground Floor Plan	2658-00(03)200
First Floor Plan	2658-00(03)201
Proposed Front Elevations	2658-00(03)300
Proposed Rear and Side Elevation	2658-00(03)301
Site Section A-A	2658-00(03)303
Illustrative Scene 1	2658-00(02)501
Illustrative Scene 2	2658-00(02)502
Illustrative Scene 3	2658-00(02)503
Illustrative Scene 4	2658-00(02)504
Side Elevations	SS-1236_2D
7 Ten Acre Wood 1-100 Scale	SS-1236_2D
7 Ten Acre Wood 1-250 Scale	SS-1236_2D
Floor Plans	SS-1236_2D
Front-Rear Elevations	SS-1236_2D
Side Elevations	SS-1236_2D

- 1.6 In addition to the above, the following supporting documents have been submitted.

Document	Prepared by
Planning Application Forms	Asbri Planning
Planning Statement	Asbri Planning
Preliminary Roost Assessment and Observation Surveys	Hawkeswood Ecology
Site Analysis & Design Vision Statement	Spring Design
Pre-Development Tree Survey & Assessment	Tirlun Design Associates
Tree Constraints Plan	Tirlun Design Associates
Flood Consequence Assessment	JBA Consulting
Coal Mining Risk Assessment	Integral Geotechnique

- 1.7 This Planning Statement presents the planning case for the proposed development having regard to the site and its surroundings, the planning history and policy context. It considers the key policy issues and planning merits of the proposed development. The statement is structured as follows:

- **Section 2:** provides a description of the site and its surroundings, including a review of the site's Planning History.
- **Section 3:** provides an overview of pre-application dialogue undertaken in regard to the emerging scheme
- **Section 4:** summarises the development proposals.
- **Section 5:** outlines the relevant planning policy context, at both the national and local level.
- **Section 6:** addresses the key planning considerations associated with the development proposal.
- **Section 7:** provides a conclusion regarding the overall acceptability of the application.

2.0 Site Description

Location and Access

- 2.1 The application site is situated within Margam, Port Talbot and can be considered brownfield in nature. It comprises a previously developed parcel of land which is currently occupied by a single family dwelling-house. It benefits from existing pedestrian access via an access road to the east of the site and a vehicular access road to the north of the site.
- 2.2 The site is served by public transport with several bus stops located approximately 3 minutes away from the site on the A48 trunk road to the south. The X1 bus uses these stops to connect residents of Margam to neighbouring settlements such as Bridgend, Swansea, and the centre of Port Talbot.

The Site & Surroundings

- 2.3 Margam is a suburb and community in Port Talbot in the Welsh county borough of Neath Port Talbot, close to junction 39 of the M4 motorway. The immediate surroundings largely consist of detached residential housing to the north-west and south of the site. The site is also bound by green spaces such as Margam Park to the east, Ten Acre Wood to the west and Gorsedd Stones to the North.
- 2.4 The site is located within a Special Landscape Area as defined by the Neath Port Talbot Local Development Plan.
- 2.5 The existing 2 storey 4 bedroom detached dwelling is made up of brick and render wall finishing under a roof made from concrete tiles.
- 2.6 The dwelling sits within a large level plot consisting of mainly lawned area with associated ornamental shrub and tree planting, which has well defined boundaries.



Image 1: Existing single family dwellinghouse



Image 2: Degrading NE gable of the building



Image 3: Details of render failings on chimneys



Image 4: View from main pedestrian entrance



Image 5: Main pedestrian entrance



Image 6: Vehicular access road to the north

Planning History

- 2.6 A review of the Neath Port Talbot online planning archives and the pre-application response (ref: Q2022/0182) identified the following planning history at the site:
- P1989/7232 – *Single Storey Dining-room Extension* – Approved on 2nd August 1989
 - T1976/1192 – *Bungalow* – Approved on 29th September 1976
 - T1979/2565 – *Single Storey Extension* – Approved on 18th April 1979
 - P2000/0362 – *Conservatory* – Approved on 28th April 2000
- 2.7 In addition, a pre-application was submitted for the proposed development ref: Q2022/0182, dated 17th November 2022, which will be discussed in the following section.

3.0 Pre-Application Discussions

Local Planning Authority Pre-Application Discussions

- 3.1. The application site has been subject to a pre-application enquiry ref. Q2022/0182, dated 17th November 2022.
- 3.2. The LPA have stated they were unable comment on the design of the replacement property as limited design information had been provided. But they expect the scale, form and design of the property to be in keeping with the surrounding area with sympathetic materials and finishes.
- 3.3. The LPA also stated that the location of the site within flood zone C2 and zone 3 does raise a principle objection as it is considered that additional floor space could displace water elsewhere. They stated that a full application should demonstrate that the proposal will not increase the risk of flooding elsewhere.
- 3.4. In terms of impact on neighbouring properties, no proposed plans have been provided, therefore, it is not possible to consider the potential impact upon neighbouring properties. It is noted that the plot has the potential for overlooking due to the orientation of the property. Should a full application should be submitted, the LPA have requested that the design of the property would have to consider overlooking towards neighbouring properties together with any overbearing or overlooking impacts.
- 3.5. In terms of Highways, Parking and SAB, it is noted that parking is currently available on site with the property set a fair distance from the road. The highway section was consulted and a response was received which stated the following points;
 - Prior to occupation the dwelling shall be provided with one off-street parking space per bedroom up to a maximum of three. These spaces shall be retained for such use thereafter.
 - The proposed new vehicular entrance gateway where the current pedestrian access is positioned shall be set back 5 metres from the edge of the existing carriageway and the property's boundaries realigned to form 45 degrees vision splays which shall be retained as such thereafter, where nothing over 600mm in height shall be erected or allowed to grow. These splays may be curved to a radius of 5 metres.
 - The recessed area is not to be obstructed by any chain or other barrier, is to be kept open for entry at all times and surfaced with

bitumen bound materials or concrete. Loose material liable to spill onto the carriageway would not be acceptable. The recessed area is to be maintained by the occupier in perpetuity.

- The entrance gateway is to be set at a level no more than 150mm above (or below) the level of the nearside carriageway edge.
 - The drive shall be a minimum length of 6.0 metres from back of the entrance gateway to front of garage structure, or 5.0 metres with no garage structure. It shall be a minimum of 3.6 metres width for one vehicle, 6.2m for two vehicles and 8.8m width for three vehicles for side-by-side parking.
 - A satisfactory vehicular turning space shall be provided within the property's curtilage so that all vehicles can enter and leave the property in a forward gear.
 - The drive shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface, to a permeable porous area or surface within the curtilage of the dwelling to a maximum gradient of 1 in 9, with no surface water allowed to flow out onto the public highway and permanently maintained as such thereafter.
 - No surface water from within the curtilage of the completed property shall flow out onto the public highway or be connected into the highway drainage system.
 - No drive shall be closer than 2.5 metres to any boundary.
 - Any gates shall be of a type which open inwards only, can be seen through and shall be maintained as such thereafter.
- 3.6. It is advised that should a full planning application be submitted, a block plan outlining the access and driveway shall be submitted, including the proposed parking area and the proposed surfacing materials. The proposal would also require a SAB application and while this is outside of the planning process, consideration should be given to the sustainable drainage system on site when designing any proposal.
- 3.7. It is noted that TPOs are located to the southwest of the site, with trees also located on site. a tree survey is required as part of the application due to the proximity of the property to the trees and their root zones.
- 3.8. The LPA outlined that any future submission should be accompanied by a statement of how development complies with TAN15 / Flood

consequences assessment, a Bat Survey, details of biodiversity enhancements, a Tree Survey, contaminated land desktop assessment, a site survey identifying existing ground levels, plus details of proposed levels including sections / cross-sections and a Coal Mining Risk Assessment.

4.0 Proposals

Overview

- 4.1 Following a site analysis by Spring Design, it was concluded to explore the option of demolishing the existing dwellinghouse and seeking its replacement with a new modern dwellinghouse. This approach enables maximum energy efficiency and climate resilience with a fabric first approach and resolution of the internal layout to reflect the requirements of a modern family. As such this proposal seeks full planning permission for the demolition of the existing single family dwellinghouse and the development of a replacement dwellinghouse located at 7 Ten Acre Wood, Margam, Port Talbot, SA13 2SU.

Layout

- 4.2 The proposal comprises demolishing the existing dwellinghouse and replacing with a 2-storey dwellinghouse, with accommodation consisting of 5 no. bedrooms, 1 no. living room, 1 no. playroom, 1 no. office and 1 no. kitchen & dining room as shown on the submitted floor plans.
- 4.3 In addition, the proposal seeks to widen the existing pedestrian access to the east of the site to form a new vehicular access associated with a new gate. A new driveway is also proposed to provide connection among the new access, the existing access located at the northern boundary and the replacement dwellinghouse. The proposed driveway will also provide 3 no. parking spaces for the residents in accordance to the parking standard SPG.
- 4.4 The site layout plan below outlines the siting of the proposed replacement dwellinghouse. As shown on the plan, the site can adequately accommodate the proposed replacement dwellinghouse.

Introduction

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this Planning Application comprises the following:
- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
 - Adopted Neath Port Talbot CBC Local Development Plan (January, 2016)
- 5.2 In addition to the Development Plan, the Planning Application has been informed by policy and guidance set out in the following:
- Planning Policy Wales Edition 11 (February, 2021), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
 - Prosperity for All: A Low Carbon Wales (March, 2019);
 - Neath Port Talbot Council Supplementary Planning Guidance.
- 5.3 This section of the Planning Statement provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application. For ease of reference, this overview is set out below at the national and local level.

National Level

National Development Framework: Future Wales – The National Plan 2040

- 5.4 The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. 'Future Wales' sets out the Welsh Government's strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy; achieving decarbonisation and climate-resilience; developing strong ecosystems; and improving the health and well-being of our communities. As stated above, the National Development Framework has Development Plan status.
- 5.5 Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales (Edition 11, February 2021) by means of 11 Outcomes. As set out on page 52 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years' time, as follows:

A Wales where people live:

1. ...and work in connected, inclusive and healthy places

2. ...in vibrant rural places with access to homes, jobs and services
3. ...in distinctive regions that tackle health and socio-economic inequality through sustainable growth
4. ...in places with a thriving Welsh Language
5. ...and work in towns and cities which are a focus and springboard for sustainable growth
6. ...in places where prosperity, innovation and culture are promoted
7. ...in places where travel is sustainable
8. ...in places with world-class digital infrastructure
9. ...in places that sustainably manage their natural resources and reduce pollution
10. ...in places with biodiverse, resilient and connected ecosystems
11. ...in places which are decarbonised and climate-resilient

Growth Strategy

- 5.6 The Welsh Government's strategic growth strategy is set out in Policy 1 of Future Wales as follows:

Policy 1 – Where Wales will Grow

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:

- *Cardiff, Newport and the Valleys*
- *Swansea Bay and Llanelli*
- *Wrexham and Deeside*

Biodiversity and Green Infrastructure

- 5.7 The strategic focus of Future Wales on urban growth requires "an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable"
- 5.8 Policy 9 of Future Wales is of key relevance in regard to green infrastructure and biodiversity enhancement, which states:

Policy 9 – Resilient Ecological Networks and Green Infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- *identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and*

- *identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.*

Planning Policy Wales Edition 11

- 5.9 Planning Policy Wales (PPW) Edition 11 was published on 24th February 2021. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.

Sustainable development

- 5.10 Sustainable Development is defined on Page 7 of PPW as follows: *“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”.*
- 5.11 Paragraph 1.18 sets out that *“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”.*
- 5.12 Paragraph 5.7.13 on Energy Hierarchy of Planning sets out that *“Welsh Government Planning policy recognises an energy hierarchy. The Welsh Government expects all new development to mitigate the causes of climate change in accordance with the energy hierarchy for planning, asset out in the following energy policies. Reducing energy demand and increasing energy efficiency, through the location and design of new development, will assist in meeting energy demand with renewable and low carbon sources.”*
- 5.13 Paragraph 5.8.1 and 5.8.2 also sets out that *“The planning system should support new development that has very high energy performance, supports decarbonisation, tackles the causes of the climate emergency, and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.”*

“The Welsh Government’s policy is to secure zero carbon buildings while continuing to promote a range of low and zero carbon technologies as a means to achieve this.”

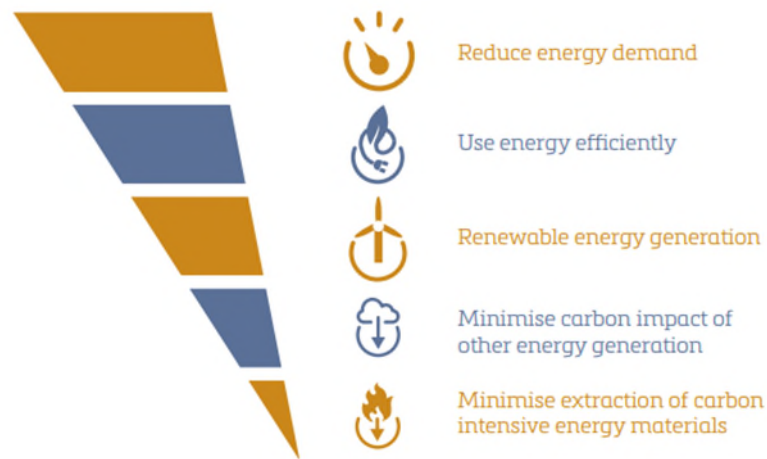


Image 8: The Energy Hierarchy for Planning

Good Design

- 5.14 The importance of good design in development proposals is highlighted in PPW. Good design must enable development proposals to address the issues of inclusivity and accessibility for all. Good design promotes environmental sustainability and contributes to the achievement of the well-being.

Distinctive and Natural Places

- 5.15 Section 6 of PPW relates to Distinctive and Natural Places. The theme covers environmental and cultural components of placemaking. These components are complimentary to other themes within PPW (Social & Productive and Enterprising themes). Collectively the three themes come together to contribute towards the national sustainable placemaking outcomes.

Well-Being of Future Generations (Wales) Act 2015

- 5.16 The Well-being of Future Generations (Wales) Act came into force in 2015. It seeks to improve the social, economic, environmental and cultural well-being of Wales. The Act sets out seven well-being goals which are shown below:
- A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
 - A resilient Wales: A nation which maintains and enhances a biodiverse natural environment with healthy functioning

ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).

- A healthier Wales: A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
- A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio-economic background and circumstances).
- A Wales of cohesive communities: Attractive, viable, safe and well-connected communities.
- A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
- A globally responsive Wales: A nation which, when doing anything to improve the economic, social, environmental and cultural wellbeing of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

- 5.17 Within the Act, sustainable development is defined as follows: *"the process of improving economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals"*. The Act sets out that when making decisions, public bodies need to take into account the impact they could have on people living in Wales in the future and must apply the sustainable development principle in all decisions.

Prosperity for All: A Low Carbon Wales

- 5.18 The well-being goals and the ways of working of the Well-being of Future Generations (Wales) Act 2015 guide Wales's decarbonisation action, ensuring we collaborate and involve stakeholders to integrate decarbonisation to limit further effects of climate change. The Prosperity for All: A Low Carbon Wales therefore putting in place the systems and policies to achieve the long-term targets, across the key areas of agriculture, land use, transport, energy and the public sector, industry and business, waste and homes.
- 5.19 The Prosperity for All documents recognises that domestic heating is a particular challenge given the current dependence upon fossil fuels and an energy inefficient and old housing stock.

- 5.20 Policy 39 (Setting higher energy efficiency standards for new builds through reviewing Building Regulations Part L (Conservation of Fuel and Power)) recognised that new construction offers opportunities to incorporate new energy systems and to implement much higher standards of energy efficiency. Building regulations and planning have an impact on what house builders will produce through setting standard of regulated emissions for new housing, changes of use and renovation. A further review of Part L was commenced in 2019 to achieve a low-carbon built environment. This will inform future measures to improve energy efficiency standards for new and renovated buildings. The review will also consider the role of the on-site renewable energy sources, the relationship between improved energy performance and indoor air quality and increasing concerns over summer overheating.

Technical Advice Notes

- 5.21 The following Technical Advice Notes (TANS) are of relevance to the development proposal.
- 5.22 TAN 12 Design (2016): provides advice on design considerations and states that development should aim to:
- *Create places with the needs of people in mind, which are distinctive and respect local character*
 - *Promote layouts and design features which encourage community safety and accessibility*
 - *Focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles*
 - *Avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building*
 - *Promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards*
 - *Secures the most efficient use of land including appropriate densities*
 - *Consider and balance potential conflicts between these criteria*
- 5.23 TAN 15 (Development and Flood Risk) provides guidance which supplements the policies set out in PPW in relation to flooding and coastal erosion. It provides a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk
- 5.24 TAN 24 (The Historic Environment) provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications. This TAN provides specific guidance

on how the following aspects on how the following aspects of the historic environment should be considered:

- World Heritage Sites
- Scheduled Monuments
- Archaeological Remains
- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Historic Landscapes
- Historic Assets of Special and Local Interest

Neath Port Talbot Local Development Plan 2011-2026

- 5.25 The Neath Port Talbot Council Local Development Plan was adopted in 2016 and is the prevailing development plan for the County.

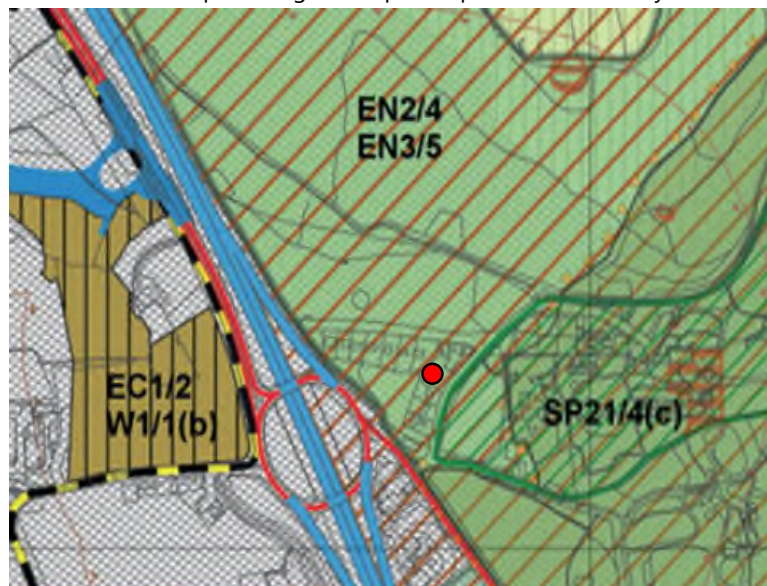


Image 9: Neath Port Talbot LDP Proposals Map Extract

- 5.26 According to the pre-application response received from the LPA, the following LDP policies are of relevance in the determination of the Planning Application.
- 5.27 The following policies are considered relevant to the proposed development

Policy reference	Relating to
Strategic Policies	
SP 3	Sustainable Communities
SP 8	Affordable Housing
SP 10	Open Space
SP 14	The Countryside and the Undeveloped Coast

SP 15	Biodiversity and Geodiversity
SP 21	Built Environment and Historic Heritage
SP 22	Welsh Language
Topic Based Policies	
EN 2	Special Landscape Areas
EN 3	Green Wedges
EN 4	Replacement Dwellings in the Countryside
EN 6	Important Biodiversity and Geodiversity Sites
EN 7	Important Natural Features
TR 2	Design and Access of New Development
WL 1	Development in Language Sensitive Areas
BE 1	Design

5.28 The LDP Map shows that the site is subject to several ecological and environmental constraints. In this regard LDP Policy EN 2 (Special Landscape Areas), Policy EN 3 (Green Wedges), and Policy EN 4 (Replacement Dwellings in the Countryside) are considered specifically relevant to this proposal.

5.29 Policy EN 2 (Special Landscape Areas) notes that:
"In order to protect areas of high landscape quality, the following special Landscape Areas are designated:

Reference	Special Landscape Areas
EN 2/4	Margam

Development within the designated Special Landscape Areas will only be permitted where it is demonstrated that there will be no significant adverse impacts on the features and characteristics for which the Special Landscape Area has been designated".

5.30 Policy EN3 (Green Wedges) notes that:
"In order to prevent the coalescence of settlements and to protect the setting of urban areas, Green Wedges have been designated in the following locations:

Reference	Green Wedge
EN 3/5	Margam

Within these areas there is a presumption against inappropriate development."

5.31 Policy EN4 (Replacement Dwellings in the Countryside) notes that:

"The replacement of a dwelling outside settlement limits will only be permitted where all of the following criteria are satisfied:

- 1. It is demonstrated that the building has a current lawful use as a permanent dwelling;*
- 2. The replacement dwelling, its means of enclosure, garden, parking space and other associated features, are sited within the curtilage of the building to be replaced*
- 3. The proposed scale, form, siting, design, materials and landscaping are suitable within its context and / or the context of the building to be replaced and would not have an unacceptable adverse effect of the character of the area;*
- 4. The conservation of the existing buildings which are of architectural or historic interest would not be prejudiced*
- 5. The original dwelling is removed and the land suitability reinstated prior to the occupation of the new dwelling."*

- 5.32 In addition, the application site is located within close proximity to the Margam Park Conservation Area and several Scheduled Ancient Monuments, LDP Policy SP 21 (Built Environment and Historic Heritage should also be considered), which notes that:

"The built environment and historic heritage will, where appropriate, be conserved and enhanced through the following measures:

- 1. Encouraging high quality design standards in all development proposals*
- 2. Protecting arterial gateways from intrusive and inappropriate development*
- 3. Safeguarding features of historic and cultural importance*
- 4. The identification of the following designated sites to enable their protection and where appropriate enhancement:*
 - a. Landscape of Historic Interest*
 - b. Historic Parks and Gardens*
 - c. Conservation Areas*
 - d. Scheduled Ancient Monuments; and*
 - e. Listed Buildings and their curtilage*

Supplementary Planning Guidance

- 5.33 The following Supplementary Planning Guidance (SPG) adopted by the Neath Port Talbot County Borough Council is of relevance to the proposed development:

- Parking Standards
- Biodiversity and Geodiversity
- Open Space & Greenspace
- Renewable and Low Carbon Energy
- Design
- Development and the Welsh Language
- Landscape and Seascape
- The Historic Environment

Landscape and Seascape

- 5.34 The Landscape and Seascape SPG supports the adopted LDP and provides additional, in-depth guidance concerning Green Wedges EN3/5 Margam and the Margam Special Landscape Area (SLA).
- 5.35 The boundary of Margam SLA is shown below. The SLA, which contains Margam Park provides a combination of high-grade historic visitor attraction and a variety of multi-period pleasure grounds. It contains cultural elements dating from pre-history through every period up to the 21st century.
- 5.36 The scenic quality of the area is enhanced by the historic buildings of the Park and the backdrop of scarp creating a sheltered setting which link visually and provide the integrity of the whole. The sense of place for the park is initially prompted with boundary walls and entrance gates. The historic core and deer park make this area unique within the County.



Image 10: Map of Margam Special Landscape Area

- 5.37 The Margam Green Wedge has an area of some 1,280 ha and is intended to protect the setting of Margam Park and prevent the expansion of the built-up areas of Pyle and North Cornelly north into Neath Port Talbot. The boundary of the green wedge is shown below:

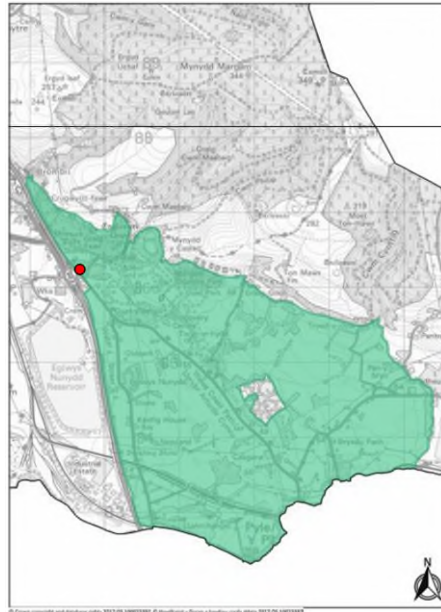


Image 11: Map of Margam Green Wedge

The Historic Environment

- 5.38 The Historic Environment SPG clearly defines the Margam Park Conservation Area as below. The Margam Park Conservation Area comprises the central part of the park, including the main buildings (Margam Castle, the Orangery, the Abbey church and ruins) and formal gardens.

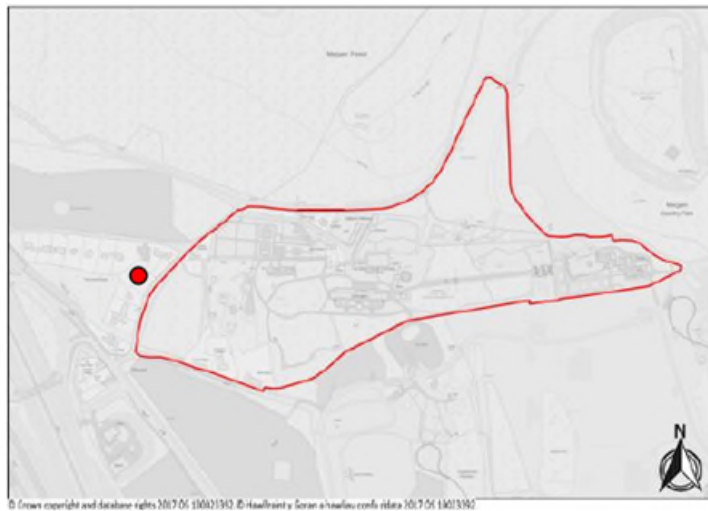


Image 12: Map of Margam Park Conservation Area

6.0 Appraisal

Overview

- 6.1 As stated above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Planning Statement aims to identify the main issues of relevance to the determination of the Planning Application, and assess the scheme against the Development Plan.
- 6.2 The key material considerations of relevance in the determination of the application are as follows:
- The Principle of Development
 - Trees
 - Access, Highways and Parking
 - Biodiversity
 - Flooding
 - Impact on Neighbouring Properties

The Principle of Development

- 6.3 The Adopted Neath Port Talbot Local Development Plan shows the application site is located outside the settlement limits of Margam. The LDP also highlights some constraints to development of particular bearing to the site and intention for a replacement dwelling are Policy EN2 Special Landscape Areas, Policy EN3 Green Wedges and Policy EN4 Replacement Dwellings in the Countryside.
- 6.4 The application site is located within an existing residential area in Ten Acre Wood, Margam and as the proposal is merely for the redevelopment of an existing dwellinghouse, the proposal appropriately conforms with its immediate surroundings, as such, there is no in-principal objection to developing the site for the uses proposed.
- 6.5 It is within the intention of the applicant to demolish the existing single family dwellinghouse to allow for the development of a replacement dwellinghouse. The redevelopment has been proposed because the existing building is generously proportioned but poorly arranged. It presents an inactive frontage containing service spaces – utility, WC and 4 Bedrooms. A site analysis revealed that the rooms are predominantly single-aspect and poorly connected with very little built-in storage or space to accommodate modern plant or accessibility requirements.
- 6.6 One of the key principles of this proposal is to achieve better energy efficiency and climate resilience. The existing house, as analysed using the Standard Assessment Procedure (SAP) methodology, has an

estimated annual heating demand of 140 kWh/m² /Yr. This resolves itself into a low D rating on the Energy Performance Certificate (EPC). It is expected that the replacement dwellinghouse will consume c. 90% less energy than the national average and perform 300%+ more efficiently than an EPC A-rated dwelling. The proposed development is therefore expected to comply with the requirement of environmental sustainability under paragraph 3.7 of Planning Policy Wales.

6.7 Policies EN 2, EN3, EN 4, EN 7 and TR 2 are pertinent to the proposed development, therefore each policy will be discussed in turn below:

6.8 The application site is located in Margam which is identified in the LDP as a Special Landscape Area, therefore Policy EN 2 is relevant. The Policy States:

Development within the designated Special Landscape Areas will only be permitted where it is demonstrated that there will be no significant adverse impacts on the features and characteristics for which the special Landscape Area has been designated.

6.9 As the application site currently has an existing building located on it, it is considered that any impacts on the features and characteristic of the Special Landscape Area already exists. Therefore, it is not considered that the redevelopment this proposal will pose any new adverse impacts to the Special Landscape Area. The new dwellinghouse is located on a similar footprint of the existing and is of a similar physical scale within the well defined and screened curtilage and as such accords with the requirements mentioned in paragraph 5.3.13 of the LDP.

6.10 Based on the above, it is considered that the proposal fully accords with policy EN 2 of the LDP.

6.11 The application site is located in Margam and the LDP Proposals Map shows that this location has been designated for Green Wedges. Therefore, policy EN 3 is relevant and states:

In order to prevent the coalescence of settlements and to protect the setting of urban areas, Green Wedges have been designated in the following locations:

Reference	Green Wedge
EN 3/5	Margam

Within these areas there is a presumption against inappropriate development.

6.12 As stated above the site already has an existing building located on it and the proposal is for the development of a replacement dwelling-house in a similar location. Overall, it is considered that the replacement dwelling will have no impact on the coalescence of settlements and the protection of the setting of urban areas as the replacement building will be located within the curtilage of the existing building. It is therefore considered that the proposed development accords with Policy EN 3 of the LDP.

6.13 LDP Policy EN4 deals specifically with proposals for replacement dwellings in the countryside and requires development to meet 5 criteria which are discussed in turn below:

It is demonstrated that the building has a current lawful use as a permanent dwelling.

6.14 The application site has a current lawful use as a permanent residential dwellinghouse class (C3) and the replacement dwellinghouse will retain this use, therefore the proposal meets criteria (1) of Policy EN 4.

The replacement dwelling, its means of enclosure, garden, parking space and other associated features, are sited within the curtilage of the building to be replaced.

6.15 As evidenced throughout this planning statement, the replacement dwellinghouse and its associated features are proposed to be located within the curtilage of the existing dwellinghouse and the position of the replacement dwellinghouse is similar to the existing subsisting dwelling. The proposal, therefore, meets criteria (2) of Policy EN 4.

The proposed scale, form, siting, design, materials and landscaping are suitable within its context and/ or the context of the building to be replaced would not have an unacceptable adverse effect on the character of the area.

6.16 The replacement dwellinghouse is expected to comply with the Passive House standard and its architectural styling is to be informed by the Arts and Crafts movement. The materials proposed are expected to be the typically employed material palette of the Arts and Crafts architectural style as demonstrated in chapter 8 of the Site Analysis and Design Vision Statement where similar materials and finishes are found in the surrounding dwellings. It is therefore considered that the scale, form, design and materials of the proposal would have a positive impact on the character of the area. Hence, the proposal meets criteria (3) of Policy EN 4.

The conservation of existing buildings which are of architectural or historic interest would not be prejudiced.

6.17 The current dwelling by virtue of its precise scale and design makes

no particular positive contribution to the rural character of an area and as such the loss of this dwelling is therefore considered to meet criteria (4) of Policy EN 4.

The original dwelling is removed and the land suitably reinstated prior to the occupation of the new building.

6.18 This proposal aims to demolish the existing building and in order to facilitate the construction of the new dwelling the existing will need to be demolished in advance of construction works. Therefore, the proposal complies with criteria (5) of Policy EN 4.

6.17 Having regard to the above policy criteria and supporting text, it is considered that the proposal is in accordance with Policy EN 4 and the proposal is therefore acceptable in principle.

Trees

6.19 The pre-application response received from Neath Port Talbot council identifies that TPOs are located to the south west of the site, with trees also located on site. Therefore, Policy EN7 is relevant to the determination of the application. It states:

Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedge-rows/field boundaries, watercourses or ponds will only be permitted where:

Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or

6.20 A tree survey has been prepared by TDA as requested by the pre-application response (ref: Q2022/0182). In order to facilitate the proposal it will be required to remove 1 no. tree which is considered low in quality and value to maintain. Root protection area for the retained trees has also been identified in the tree survey to avoid damages during the construction period. The proposed development also seeks to plant 6 no. new trees on site, which is considered that the potential impact on the natural features can be mitigated. As such it is not considered that the development would adversely affect the ecologically or visually important natural features.

The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.

6.21 The potential impact for the tree removal will be mitigated by the new trees proposed across the site as outlined in para 6.20 and the

submitted site layout. It will also retain the existing scale, form and design of that existing.

- 6.22 The proposed development is not considered to have a significant adverse impact on the natural features on site given that the mitigation and protection measures are implemented is therefore considered to be in accordance with LDP Policy EN7.

Access, Parking and Highways

- 6.23 Policy TR 2 relating to the Design and Access of New Development is also relevant to the determination of the planning application and states:

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

The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation;

- 6.24 As mentioned previously, the proposal is for a replacement dwellinghouse. It is not considered that the development, which is based on a like for like basis, will have any impact on the and efficient use of the highway network or have an adverse impact on highway safety.
- 6.25 It is also not considered that the replacement dwellinghouse will create unacceptable levels of traffic generation.

Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site allow for the safe manoeuvring of any service vehicles associated with the planned use;

- 6.26 In terms of parking, the proposal includes the improvement of the existing driveway, which will provide 3 no. parking bays upon completion, which is in accordance to the Parking Standards SPG.
- 6.27 The site is currently accessed by vehicles via shared access to the north and pedestrian access to the east. The proposal seeks to widen the existing pedestrian access to the east of the site to allow for private vehicular access for the replacement dwelling. It is considered that by introducing this new access, conflict with regard to the shared access to the north will be reduced. It is also considered that this new access will allow for the safe manoeuvring of all vehicles accessing the site.
- 6.28 As such the proposal is not expected to have any implications on parking, access and highways and is therefore considered to be in

accordance with LDP Policy TR2.

Biodiversity

6.29 Complementary to the need to align with placemaking requirements, developments are required to take opportunities to enhance biodiversity and integrate nature-based solutions to the design process wherever possible. In line with LDP policy and having regard to Council adopted SPG on Biodiversity and Development. This reflects the Council's duty under Section 6 of the Environment (Wales) Act 2016 ('the S6 duty'). Future Wales Policy 9 and PPW require that:

- *all applications demonstrate the actions that have been taken where possible to maintain and enhance biodiversity and ecosystem resilience, as well as relevant GI assets.*
- *a clear and proportionate approach is taken to considering biodiversity and securing overall enhancement.*

6.30 A Preliminary Roost Assessment and Observation Surveys is prepared by Hawkeswood Ecology to support the planning application. The existing dwellinghouse supports roosting bats, four species are identified, which the animal and its resting place are fully protected in British Law. A European Protected Species Derogation Licence will be required to allow the demolition to proceed lawfully.

6.31 In addition, the report suggests protection and compensation measures throughout the construction process, including roost destruction methods, toolbox talk and a dedicated bat loft area as outlined in the recommendation section of the report. It is therefore considered that the potential impact to bats will be minimised and mitigated given that the recommended measures are implemented. It is also considered that the proposed development is in accordance to the LDP Policy SP 15.

Flooding

6.32 The pre-application response received from the LPA confirms that the application site is located within a flood zone, both C2 and the new flood zone 3. They stated that while it is noted that the application site is an existing dwelling, any additional floor space could displace water onto another site. They have requested that should a full planning application be submitted; the application would have to demonstrate that the proposal would not impact upon the risk of flooding on site and accord with TAN15.

6.33 In response to the comments received, neither the current or the new draft TAN15 provides any substantive guidance regarding replacement dwellings which are located in a defined area at risk of flooding. Notwithstanding this, as recently confirmed with a rebuild in another

local authority, NRW are receptive to a new development where it seeks to replace an existing subsisting residential use, even when in Zone C2. This specific matter has been raised with the Welsh Government who are also sympathetic and see this in a similar way to a change of use and conversion, which is fully expected to be covered in the forthcoming TAN15.

- 6.34 Whilst this is seen as a vacuum in policy terms, it is considered that statutory bodies are adopting a common sense and pragmatic approach to such development.
- 6.35 In terms of the current guidance set out in TAN15 and which applies to determinations before the 1st of June 2023, there is a presumption against residential development in this Flood Zone C2, but as a replacement dwelling, we consider that the level of vulnerability of use is maintained on the site and not increased. The new dwelling presents an opportunity to develop a more flood resilient property in terms of its design on the site.
- 6.36 Concerning the forthcoming replacement TAN15, which will likely apply to determinations from the early 2024, the site is identified as lying within Flood Zone 3 – the new high-risk zone. There is a presumption against residential development in this zone, as a replacement dwelling, we would seek to overcome this point and there are a few statements in the TAN that are potentially helpful in this regard.
- 6.37 In both cases the overall land use vulnerability of the development remains the same as there is no change in land use planning terms.
- 6.38 A flood consequences assessment (FCA) has been prepared by JBA Consultants to support the planning application. It is confirmed that the proposed building will be raised above the 0.1% AEP flood level and will therefore be flood free and flood depths across the site are very shallow and are an average of 0.08m. It is also considered that the proposal will have negligible impact on flooding elsewhere given the scale and nature of the proposal and flood risk. The site is located within the Riven Afan and Kenfig Flood Alert Area, it is also recommended that the occupier signs up to the NRW flood warning service so that they are aware of the potential for any flooding.
- 6.39 In light of the above, it is considered that all aspects of the Acceptability Criteria set out in TAN15 have been assessed and shown to be satisfied, and the proposal development meets the requirements set out in TAN15 and the aims of Planning Policy Wales on flood risk.

Impact on Neighbouring Properties

- 6.40 A number of properties are located to the north and south of the site.

The LPA has highlighted the plot has the potential to overlook neighbouring settlements.

- 6.41 In response to this, it is not considered that the replacement dwelling will have any impact on neighbouring properties that the existing dwellinghouse does not already present. This is because it is proposed to be of the same scale, form and design as that existing.
- 6.42 It is therefore considered that the proposed development accords will LDP Policy BE1 where the proposal will not have adverse impact on the neighbouring properties.

7.0 Conclusion

- 7.1 This Planning, Design and Access Statement has been prepared on behalf of Mr & Mrs. Andrew Hall to accompany an application for full planning permission for the demolition of the existing single family dwellinghouse and development of a replacement dwellinghouse at 7 Ten Acre Wood, Margam, Port Talbot, SA13 2SU.
- 7.2 The redevelopment has been proposed because the existing building whilst generously proportioned but poorly arranged and is of a construction which is not energy efficient.
- 7.3 The development seeks to achieve energy efficiency and climate resilience by improving the internal layout and materials of the existing dwellinghouse. It provides a unique opportunity to sustainably redevelop the existing building and replace it with a Passive House which is more compatible with the character of the surroundings
- 7.4 In conclusion and having regard to all of the foregoing the proposal is considered an appropriate form of development that satisfies the principles of LDP Policies EN 2, 3, & 4. The supporting information demonstrates that the proposal will not impact upon residential amenity, highway safety, and will not detrimentally impact on the immediate landscape character and will also safeguard ecological interests at the site in accordance with prevailing Development Plan Policies. It is considered that the proposal constitutes a sustainable form of development, making efficient use of previously developed land. It is therefore respectfully requested that the planning application is approved.