

PLANNING STATEMENT

PROPOSAL: DETACHED STORAGE
BUILDING.

ADDRESS: BUILDERS YARD, FARMERS
ROAD, BRYNCOCH, SWANSEA.

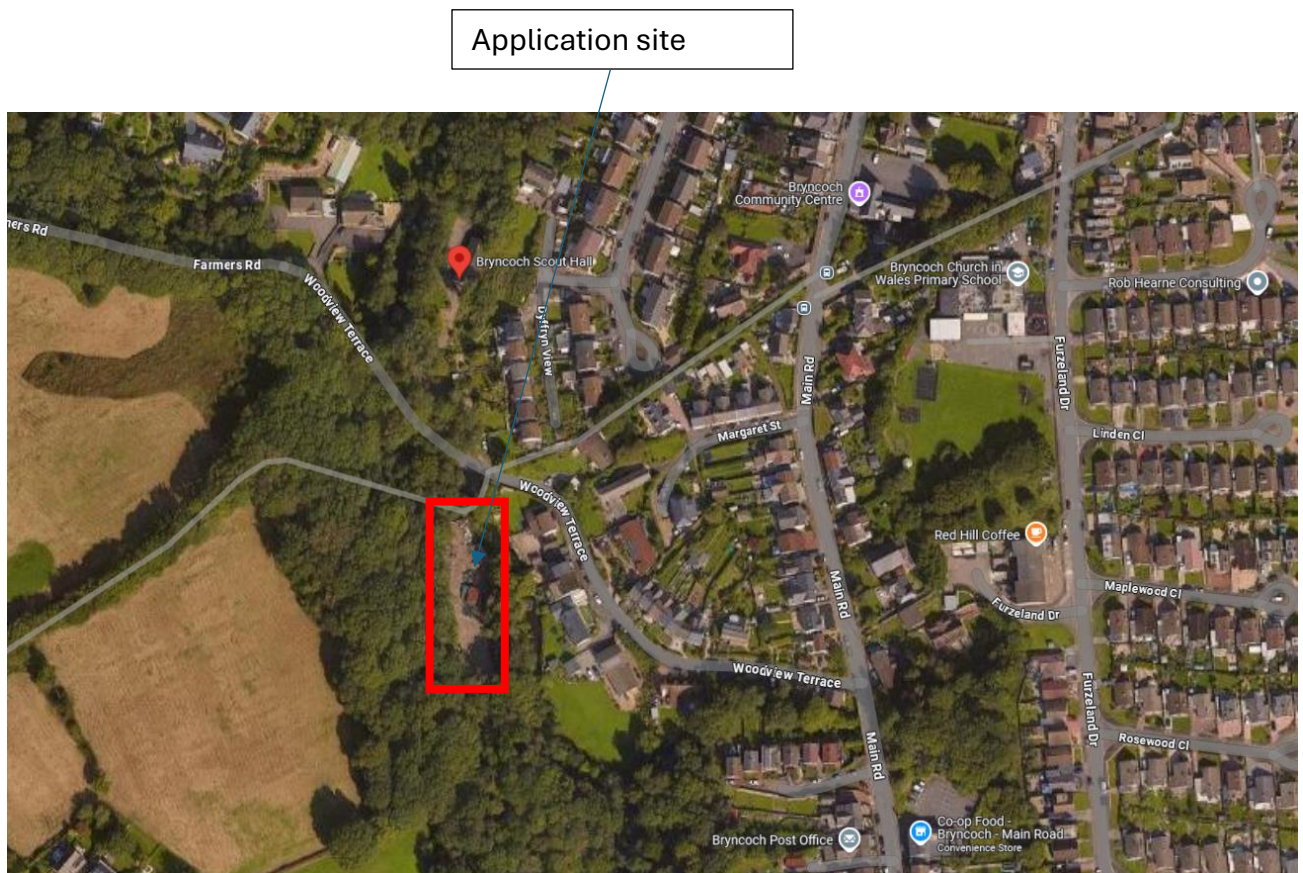
Planning Statement – Detached storage building

1.0 Background

- 1.1 Full planning permission is sought for a detached storage building at Farmers Road, Bryncoch, Swansea.
- 1.2 The site has historically been used as a builders yard.

2.0 Site Location

- 2.1 The site is located in Bryncoch which is a popular suburban area of Neath:



3.0 Site History

- 3.1 The site has historically been used a builders yard. The site has the following planning history:

N1974/0330 – Detached dwelling house – REFUSED.

N1986/0501 – Established use certificate builders yard and office – REFUSED.

A188 – Appeal in relation to Certificate of Lawful development as builders yard – ALLOWED.

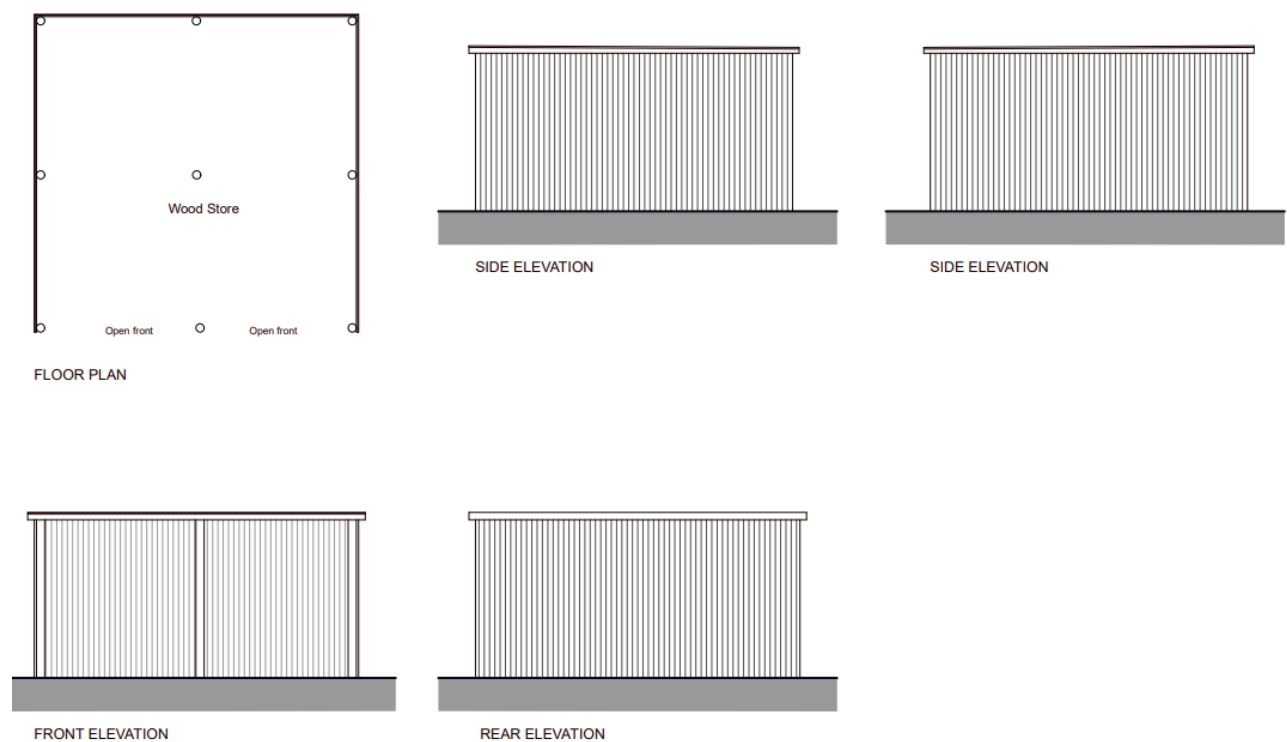
90/0361 – Detached dwelling house – REFUSED.

95/0480 – Certificate of lawful use for the storage of machinery – APPROVED.

P2001/1006 – Rebuilding of storage unit – APPROVED.

4.0 Proposed Plans

4.1 The proposal seeks consent for the erection of a detached storage building for timber:



5.0 Main Issues

5.1 The main issues for the consideration of an application such as this relate to:

- The principle of this form of development at this location.
- The impact of the proposal on the visual amenities of the area.

- The impact of the proposal on the residential amenities of the neighbouring properties.
- The impact of the proposal on highway safety.
- The impact on ecology.

5.2 Careful consideration needs to be given to the site history and the provisions of the NPT LDP and relevant SPG documents.

6.0 Policy Context

6.1 The policies of most relevance to the consideration of an application such as this are:

Policy SC 1 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 principle. Outside settlement limits, development will only be permitted under the following circumstances:

1. It constitutes a sustainable small scale employment use adjacent to a settlement limit; or
2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or
3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or
4. It constitutes the appropriate replacement of an existing dwelling; or
5. It is an affordable housing exception site; or
6. It is an appropriate rural enterprise dwelling; or
7. It is an appropriate 'One Planet Development'; or
8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or
9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or
10. It is associated with either agriculture, forestry, minerals or energy generation; or
11. It relates to the appropriate provision of accommodation for Gypsies / Travellers; or
12. It constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit.

Where development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form.

Policy SP 14 The Countryside and the Undeveloped Coast

The countryside and undeveloped coast, including landscapes, seascapes and agricultural land, will be protected and where feasible enhanced through the following measures:

1. The protection of the open countryside through the control of inappropriate development outside settlement limits;
2. The protection of the undeveloped coast through the control of inappropriate development;
3. The designation and protection of Special Landscape Areas;
4. The designation and protection of Green Wedges.

Policy EN 3 Green Wedges

In order to prevent the coalescence of settlements and to protect the setting of urban areas, Green Wedges have been designated at this location.

7.0 Principle of Development

- 7.1 Whilst the site is identified as falling outside the defined settlement limits of Bryncoch, the site has historically been used as a builders yard which would fall under a B8 planning use. The proposed building is a small scale storage building which will help sustain and grow the applicants business.
- 7.2 Furthermore, the building is directly adjacent to the existing settlement limits in compliance with criterion 1 of Policy SC1.
- 7.3 The B8 use of the site has clearly been established and accepted by the Local Planning Authority. The site would fall under the definition of a brownfield site under the provisions of Planning Policy Wales paragraph 3.5.7. As such the principle of a B8 use has clearly established. Therefore, the principle of a storage unit at this location is considered acceptable.

8.0 Visual Amenity

- 8.1 In visual terms the proposed outbuilding is considered an appropriate form of development given its builders yard location. The development incorporates a simple mono-pitch roof design which respects the character and appearance of the area. The proposal will utilise timber in its construction which will reflect its rural context.
- 8.2 Therefore the proposal will have an acceptable impact on the visual amenities of the area and the character and appearance of the wider countryside.

9.0 Residential Amenity

- 9.1 Turning to residential amenity the proposed development will be sited a sufficient distance from the neighbouring properties and will not result in detrimental overbearing or overshadowing. Furthermore, the development will not raise issues relating to privacy.
- 9.2 The proposal will be used for storage which is consistent with the extant lawful use of the site and therefore, would not result in noise and disturbance over and above the extant use of the site.

10.0 Highways

- 10.1 The proposed building will be used ancillary to the extant lawful use of the site and therefore would not create additional vehicular movements associated with the use. Therefore the proposal will have an acceptable impact on highway safety as it will not generate additional movements.

11.0 Ecology

- 11.1 From an ecology perspective, the proposal will include biodiversity enhancements which are set out in the accompanying green infrastructure statement. As such the proposal will have an acceptable impact on biodiversity.

12.0 Conclusion

- 12.1 In conclusion it is considered that the principle of a storage building is acceptable at this lawful builders yard. Furthermore, the proposed building is considered to have an acceptable impact on visual amenity, residential amenity, ecology and highway safety. As such it is hoped you will see fit to support this modest development.