

Design & Access Statement



Bryn Celyn
Neath Road
Fforest Goch
SA8 3JB

Rev D: 11.11.24

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Project description & Pre-application Q2022/0149

Full planning application for change of use of land to incorporate into residential curtilage of existing dwelling to facilitate linked residential annex extension to provide supported accommodation for the client's daughter who suffer from severe anxiety, Obsessive Compulsive Disorder (OCD) and Autistic Spectrum Disorder (ASD) together with associated works

Site description

The site is adjacent to the main road on the edge of Fforest Goch.

The house has a garden to the south of the site and the client recently purchased a disused field to the north. The field is currently a mixture of grass and scrub with semi mature and mature trees to the perimeter which provide a good level of screening from the road. The field drains to a ditch to the west of the site. An ecological assessment and tree survey is provided with the application.

Access & parking

Access is provided directly off the main road to a drive with space for 2 cars outside and one in the garage. There is currently no space to turn cars in the drive.

The client currently has 1 electric car and the garage has an electric charging point.

Site services

The house is connected to mains water, electric, telecoms and sewage.

Planning History

The project was submitted for pre-application advice Q2022/0149.

Based on the positive response in the pre-application a full planning application was submitted in January 2024.

This application was refused on the grounds that the proposed development incurred too far into the field.

Planning subsequently proposed that reducing the building area by omitting the storage rooms and relocating the accommodation closer to the dwelling may be acceptable.

The proposed plans are based on the planning proposals with the following amendments:

The annex has been moved away from the house slightly to avoid a below ground electrical cable and allow turning in the driveway (requested by highways at the preapp response)

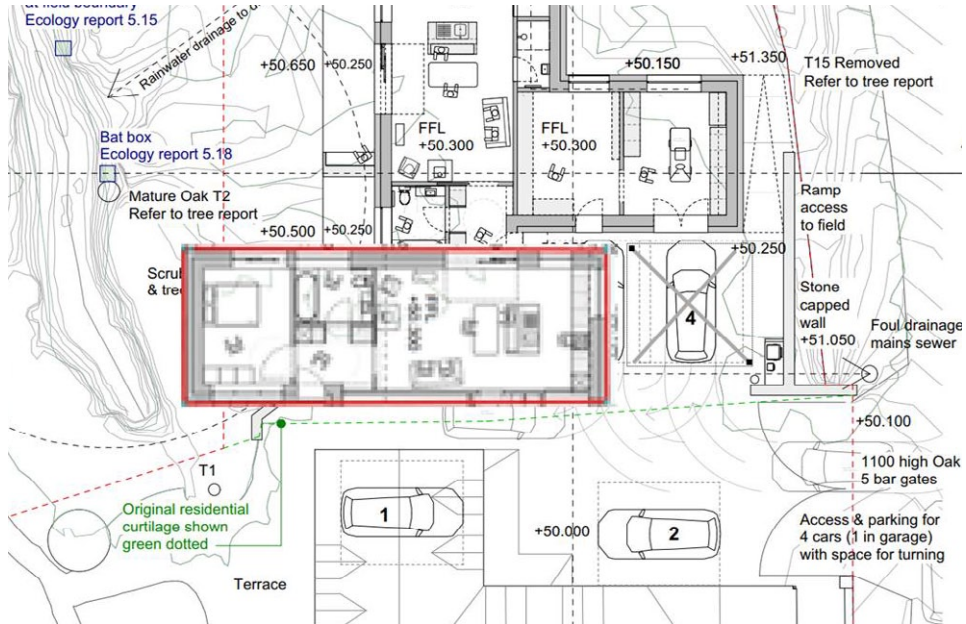
The annex has been moved away from the mature Oak to reduce its impact on the RPZ

The proposed annex has been physically connected to the dwelling by a covered porch with direct access to the house.

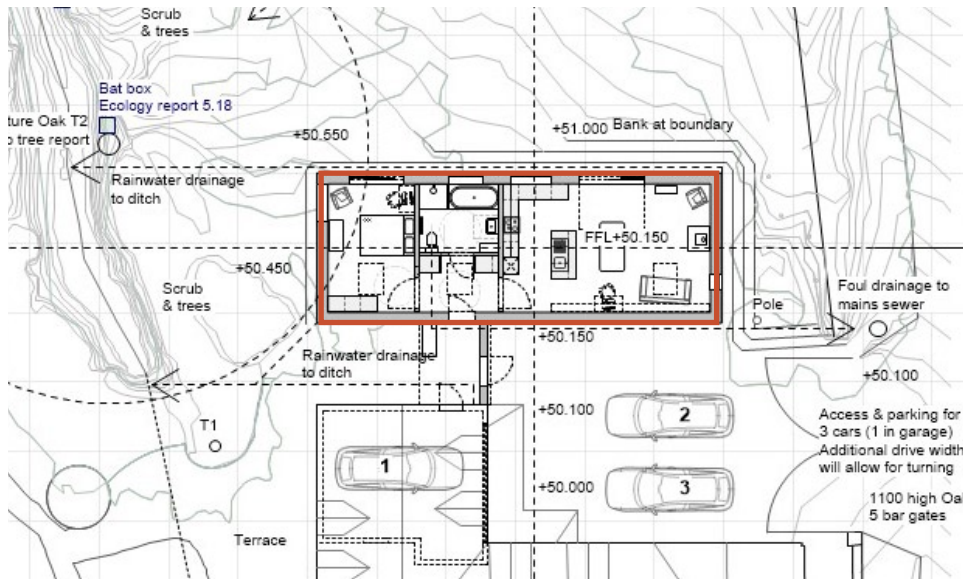
A full planning policy and justification report is provided in a separate document.

Building location

060 Bryn Celyn
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Planning proposed amendments 28.03.24 with reduced footprint in red



Proposed design taking into account site constraints



View from the road (proposed site location dashed red)



View from the top of the site

Design Proposal

060 Bryn Celyn

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The client would like to use a small section of the field adjacent to the house to build a self contained annex for their daughter who has severe anxiety, OCD and Autistic Spectrum Disorder (ASD). She is unlikely to be able to live independently after school and the annex has been designed to offer her a level of independence while providing the monitoring and support she requires.

The annex has been located immediately adjacent to the house with the accommodation at the rear, shielded from road noise. The annex will form a new courtyard with the house that will importantly provide turning for vehicles to exit the property safely as they must currently reverse out onto the busy road, resolving a long standing safety issue for the property. It is not possible to build on the garden due to flooding. Please refer to the site constraints plan and planning report for details.

The field will be retained and ameliorated with ecological enhancements such as perimeter planting and wildflower meadow planting to provide improved habitat space for wildlife (see ecology report P.11).

Building form & construction

The building has been designed to sit discreetly in the landscape. It will be cut into the site to form a new yard with the house and to provide level access between the buildings.

The annex has been orientated with the gable facing the road to minimise the impact on external views and is largely screened from the road by the boundary planting.

The annex will be joined to the dwelling by a green roof porch and wall rendered to match the house creating a coherent and unified form with the existing building.

The building will be made from sustainable timber frame with a natural rendered finish to match the house.

Walls:	Timber frame with natural render to match the house
Windows and doors:	High performance timber frame double glazed
Roof to Annex:	Metal standing seam roof in slate grey
Roof to Porch:	Sedum
Rainwater goods:	Plain aluminium with circular downpipes



Ecology & trees

A tree survey is provided with the application. The root protection zone of the large oak to the west of the proposed building encroaches slightly on the west elevation. The arboriculturalist has advised that the area effected is minimal and will not have an adverse impact on the vitality of the tree. Refer to tree report 5.2.2

Ecology & habitat

An ecology survey is provided with the application with enhancements notes on P.11. The report states “the following recommendations would result in a diverse habitat, far exceeding the current ecological value”

Occupancy & services

The annex contains only 1 bedroom and is for the client’s daughter who currently lives in the house.

There is no proposed increase to the occupancy of the site.

It is not anticipated that a significant additional demand will be placed on sewage, electric or water use.

Accessibility

The annex has been designed to be fully accessible with level access between the main house and proposed building.

All accommodation is on the ground floor with 1.5m wide circulation in the lobby and doors with clear opening widths of at least 900mm.

Access & parking

There is currently parking space for 3 cars but not turning space.

The new building will provide space to turn cars to exit the site in a forward gear. This was requested by Highways as part of the Preapp response.

Drainage

The site currently drains into a ditch to the west of the site.

Rainwater from the roof will be directed to soak away into the existing drainage ditch so there will be no change to the site drainage.

Sustainability

The building has been designed to be as sustainable as possible. It will be constructed from low carbon materials with high levels of insulation and very low running costs. The main structure will be formed from earth excavated from the site.



View of the proposed annex from the road