



Fig. 12 SITE ROOF PLAN AS PROPOSED

Dwg 1566-028C

5.0 DESIGN PROPOSALS (APPLICATION)

5.1 Revised Design Concept

The revised design proposals have been informed by the last Application and subsequent Pre-Application feedback.

The revised concept maintains the reinstatement of the street scene through the introduction of the new, frontage building that is of similar size to the existing property. To the rear seven further dwellings are proposed served by a new access road designed to adoptable standards.

5.2 Use & Amount

The submitted plot layout provides the following accommodation:

• Plot 1	494 m ²	6 bed detached house (market) + <i>double garage</i> (36 m ²)
• Plot 2	164 m ²	5 bed detached house (market) + <i>single garage</i> (18 m ²)
• Plot 3	222 m ²	5 bed detached house (market) + <i>single garage</i> (18 m ²)
• Plot 4	149 m ²	4 bed detached house (market) + <i>single garage</i> (18 m ²)
• Plot 5	149 m ²	4 bed detached house (market) + <i>single garage</i> (18 m ²)
• Plot 6	90 m ²	2 bed detached house (market)
• Plot 7	84 m ²	2 bed detached house (affordable)
• Plot 8	84 m ²	2 bed detached house (affordable)

TOTAL 1436 m² GIA (+108 m² GIA garages)

This represents a reduction of 11 m² GIA on the application scheme.

5.3 Scale and Massing

The dwellings are designed to sit comfortably on good sized garden plots. Plot 1 has a similar footprint to the original extended building, being largely two-storey with attic rooms and single storey, wrap-around extension.

Plots 2-4 are 4/5 bed detached units, being two-storey under pitched roofs. Plots 7 & 8 comprise of a short two-storey terrace of 2 bed units whilst Plot 6 is a smaller detached unit. Buildings have been designed to maintain privacy and orientated to maximise solar gain. Roofs are generally hipped facilitating more open views through, both from The Paddocks to the south and within the site itself.

The scale and footprint of these buildings is considered to follow a similar urban grain to their immediate context.

Refer to Section 6 for further plot descriptions.



Fig. 13 DEVELOPABLE SITE AREA (ACTUAL)



Fig. 14 PROPOSED DEVELOPMENT IN CONTEXT

5.0 DESIGN PROPOSALS (APPLICATION)

5.4 Development Density

5.4.1 Developable Site Area:

The overall site area within the applicant's ownership amounts to some 0.64ha. However there are a number of physical and environmental constraints that significantly limit the extent of development achievable upon the site including:

- root protection zones for both the TPO trees and existing trees worthy of retention,
- the 6m easement across the site required for existing and proposed foul drainage connections,
- perimeter land to provide an ecological buffer and continuous habitat
- other unusable strips of land not capable of development.

The position of the TPO trees on site together with the street character and heritage value attributed to the existing boundary wall also limits vehicular access point resulting which also drives the development pattern on site.

The diagram left (Fig. 13) Indicates a total net developable area of 0.3 ha.

The submitted proposal delivers 8 new dwellings providing a density of 26 dph. Given the nature of the site and the above constraints we consider this to be an appropriate density.

5.4.2: Proposed Context Block Plan

The proposed development has also been inserted into the OS plan of the wider area. Refer to Fig 14 (left)

The diagram demonstrates the scheme delivers a comparable development grain to the surrounding area with unit sizes being similar size to those adjacent.

The footprint of Plot 1 compares favourably with those of No. 2 and No 70 either side whilst sympathetically reinstating the historic form of the street frontage, in scale and massing terms. By retaining the entire frontage as a single plot this also ensures the entire curtilage, including boundary walls and protected trees falls within a single ownership.

In comparison, the proposed properties at the rear offer similar footprints and plot sizes to those within The Paddocks to the south.



Fig. 15 LAYOUT, PUBLIC REALM & ENCLOSURE

5.0 DESIGN PROPOSALS (APPLICATION)

5.5 Layout & Character

The submitted layout has been further adjusted in response to comments raised on the last Pre-APP submission.

The site is entered off Henfaes Road via a widened gateway in the stone boundary wall. Painted metal gates are fixed permanently open and hung off new stone piers, which together with a change in surface treatment help to define the site entrance threshold. The adopted highway has been designed to provide appropriate footways and safe cycle access without appearing over-engineered. This gently curves down towards the rear of the site where a turning head is formed, leading to shared surface areas either end. The Plot 1 garage, reconstructed from part of the former dilapidated outbuilding, provides a reminder of what once stood here whilst facilitating access to grand house, Plot 1.

The rear part of the development is linear in form, echoing the development pattern of the area. The new dwellings provide a continuous street frontage interrupted only by the drainage easement over which sits a pergolas structure (no solid structures are permissible). All plot frontages are defined by low stone walls with gates, typical of the more historic properties in Tonna, which separate public from private realm and provide 'defensible space'.

This low wall returns either end to provide containment to the public space. At the eastern end Plot 6 is turned to provide a 'stop end' to the vista, with the landscape buffer visible behind. At the western end the walls terminate in a pair of taller piers that signify the entrance to a private courtyard providing access to plots 2, 3 and 4. Here the street view is enclosed by the front elevations of these properties and the rear, part stone, elevation of Plot 1.

Perceived overlooking Plots 6 to 8

Plots 6 to 8 have now been broken up into two elements. Plots 7 and 8 form a semi-detached pair of two bedroom terraced houses for affordable rent. These sit parallel with the road continuing the built frontage. Plot 6 has been reorientated to contain the corner and presents a gable end to the adjoining property.

Ground floor entrances and windows provide natural surveillance of the public areas with site boundaries providing good landscaped screening. Upper floors rooms are generally focused away from the no 2 boundary with further privacy offered through the use of obscured glazing. Notwithstanding this all windows are a minimum of 10.5m from boundaries and at least 21m from facing habitable rooms.

Refer also to Section 6.



Fig. 16 SITE SECTIONS / ELEVATIONS AS PROPOSED

Dwg 1566-035

5.0 DESIGN PROPOSALS

5.6 Parking, Vehicular & Pedestrian Access

As noted above, the existing boundary wall will be modified at 'access point 3', with the boundary wall modified and the opening widened to provide adequate visibility in both directions. The design of the new access road remains 5.5m in width but with the turning head reorientated as noted above. This has been designed to adoptable standards and all vehicle movements re-tracked by our transport planners to ensure full compliance.

The access road will extend to the Plot 4 frontage, beyond which a short section of shared surface, serving Plots 2-4, is created.

Refuse and emergency vehicles will be able to enter the site and leave in forward gear. The proposed road layout facilitates full kerbside collection of household and recycled waste with carry distances being within acceptable limits. Fire service access is also compliant.

A 1.8m to 2m wide footway will be provided on one side of the access road with a narrower 0.5m soft verge on the other. The footway will link the site entrance to all plots. Plot 1 will also have separate pedestrian access from the main road. An Active Travel assessment has been completed by IMA Transport Planning.

Plot 1 is served by a gated vehicular access and is provided with up to 4 no parking spaces, including the garage, along with on plot turning. Whilst this exceeds the adopted SPG this level of parking provision is not considered unreasonable given the size of the property. Plots 2 to 5 are each provided with 3 car parking spaces. These are located on driveways and within single garages measuring 6m x 3m internally. Plots 6 is provided with 2 no parking spaces on plot whilst Plots 7 and 8 are provided with 2 spaces each, adjacent to the entrance of Plot 8 ensuring natural surveillance. Two visitor parking spaces are located immediately adjacent to the adopted access road.

All comments received at application stage have been taken on board and informed the adjusted layout.

5.7 Drainage

Foul Drainage

The submitted layout takes into account the required easement and alignment of the existing foul sewer that traverses the site which will be extended to connect into Henfaes Road. All plots will connect to a new foul sewer to be constructed on site below the proposed access road.

Surface Water

Plots 2 to 8 will discharge into the subbase of drain into the permeable paving provided under parking areas and the shared surface. Plot 1 will drain to permeable paving at the front of the property and to a soakaway in the rear garden.



Fig. 17 GROUND FLOOR SITE PLAN AS PROPOSED Dwg 1566-026



Fig. 18 TREE PROTECTION PLAN

5.0 DESIGN PROPOSALS

Highway Drainage:

This will be constructed to adoptable standards and attenuated on site using oversized pipes below the access road before connecting to the existing storm sewer in Henfaes Road.

For detailed proposals refer to: *'Flood Consequences Assessment' prepared by IMA Transport Planning*

5.8 Trees & Soft Landscape

The revised layout respects the root protection areas of all TPO and Category B / C trees identified in the Hillside Trees report. These mature trees, along with others providing a positive contribution to the setting and habitat, will be retained, whilst low quality / diseased trees will be removed. The latest proposals have reduced potential impacts particularly in respect of Plots 4 / 5 and 7 / 8.

The proposals indicate the removal of a number of category 'U' trees which are in poor condition. In addition 4 no Category C and 1 no Category B trees are proposed to be removed to facilitate development.

These layout facilitates the planting of 23 new trees to replace those lost. Whilst falling short of the 3 for 1 replacement policy a qualitative replacement strategy is proposed having due regard to habitat value. Refer to Green Infrastructure Statement by Herdwick Ecology

For further information refer to: *'Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan Revision B' November 2025 prepared by Hillside trees.*

5.9 Ecology

The submitted Preliminary Ecological Appraisal (PEA), dated November 2025 includes a number of updates and makes recommendations for mitigation and enhancement measures.

The proposals enable the delivery and integration of appropriate mitigation and enhancement measures in accordance with the PEA and Green Infrastructure Statement. This includes the strengthening of the southern and eastern boundaries to create a green ecological buffer, alongside the retention and protection of the ditch along the eastern boundary. It is proposed that detailed soft landscape proposals will be designed subsequent to agreement of appropriate conditions.

In response to comments received at application stage, and following revision to the site layout, the site plan has been developed to clarify the extent of ecological mitigation and access for long term maintenance.

A Green Infrastructure Statement, demonstrating the 'stepwise approach' has been prepared alongside an Ecological Management Plan by Herdwick Ecology



Fig. 19 FIRST FLOOR SITE PLAN AS PROPOSED Dwg 1566-027

5.14 Accessibility

All dwellings, including the affordable units, will be designed to ensure compliance with Building Regulations AD Part M (2).

All dwellings have been designed to meet or exceed the Nationally Described Space Standards. The two affordable homes have been designed to satisfy the Welsh Development Quality Requirements 2021(WDQR 2021).

Refer also to separate 'Access Statement' by Aaron Evans Architects.

5.0 DESIGN PROPOSALS

5.10 Privacy & Overlooking

The layout and orientation of units has been developed to respect the privacy of adjoining properties and the new buildings proposed within the development. Each unit is bespoke and careful consideration has been given to window positions at each floor level. As noted above all windows are at least 21m from adjoining neighbours facing windows.

There are considered to be no adverse privacy impacts on adjoining properties or unacceptable inter-visibility within the development.

5.11 Boundary Treatments

5.11.1 Site Boundaries

The existing frontage stone wall will be retained and repaired at its existing height. The eastern access point is widened to facilitate the new road access and visibility splays in accordance with the IMA technical design. A new gated entrance is proposed with iron gates fixed permanently open. Refer to drawing 1566/036

New mixed, native species hedge and tree planting is proposed around the site perimeter on the south and eastern boundaries. The western boundary will be reinforced with new shrub planting between existing retained trees. Refer to Herdwick Ecology - Ecological Management Plan and Green Infrastructure Statement.

5.11.2 Plot Boundaries

Individual plot boundaries vary but typically comprise close boarded fencing / privacy panels close to building facades, changing to native species hedges further into the gardens. Estate railings separate the Plot 1 frontage with the new access road. Low walls to plot frontages facing the access road will further define defensible space.

5.12 Community Safety

The layout has been designed to comply with the principles of Secured By Design. All new buildings will also be specified to ensure compliance at construction stage.

5.13 Sustainable Design

The building forms have been orientated to facilitate the introduction of photo-voltaic panels on south-east and south-west facing roof slopes. It is anticipated that these will be combined with the use of air source heat pumps together with high levels of thermal insulation and airtightness to achieve required low energy / net zero carbon standards.

Existing stone and bricks arising from demolitions on site will be assessed for reuse and, where viable, be utilised in the construction of new boundary walls and buildings.