

DESIGN & ACCESS STATEMENT

LOCATION

Old Farmers Arms, Efail Fach, Pontrhydyfen, Neath Port Talbot,
SA12 9SN

DATE

19.03.2026

PROPOSAL

Erection of two storey extension and internal alterations to suit

Image | Indicative proposed sketch



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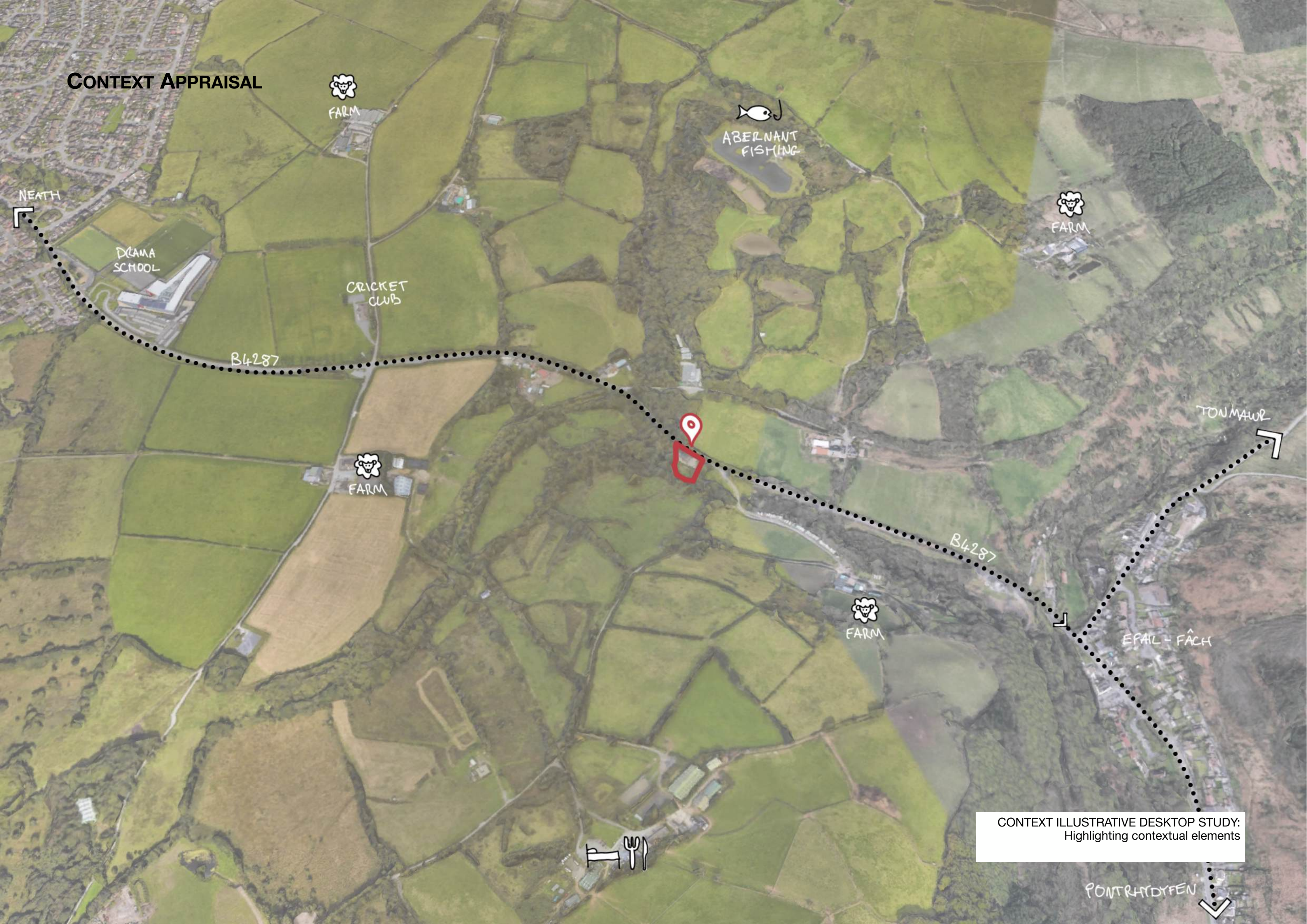
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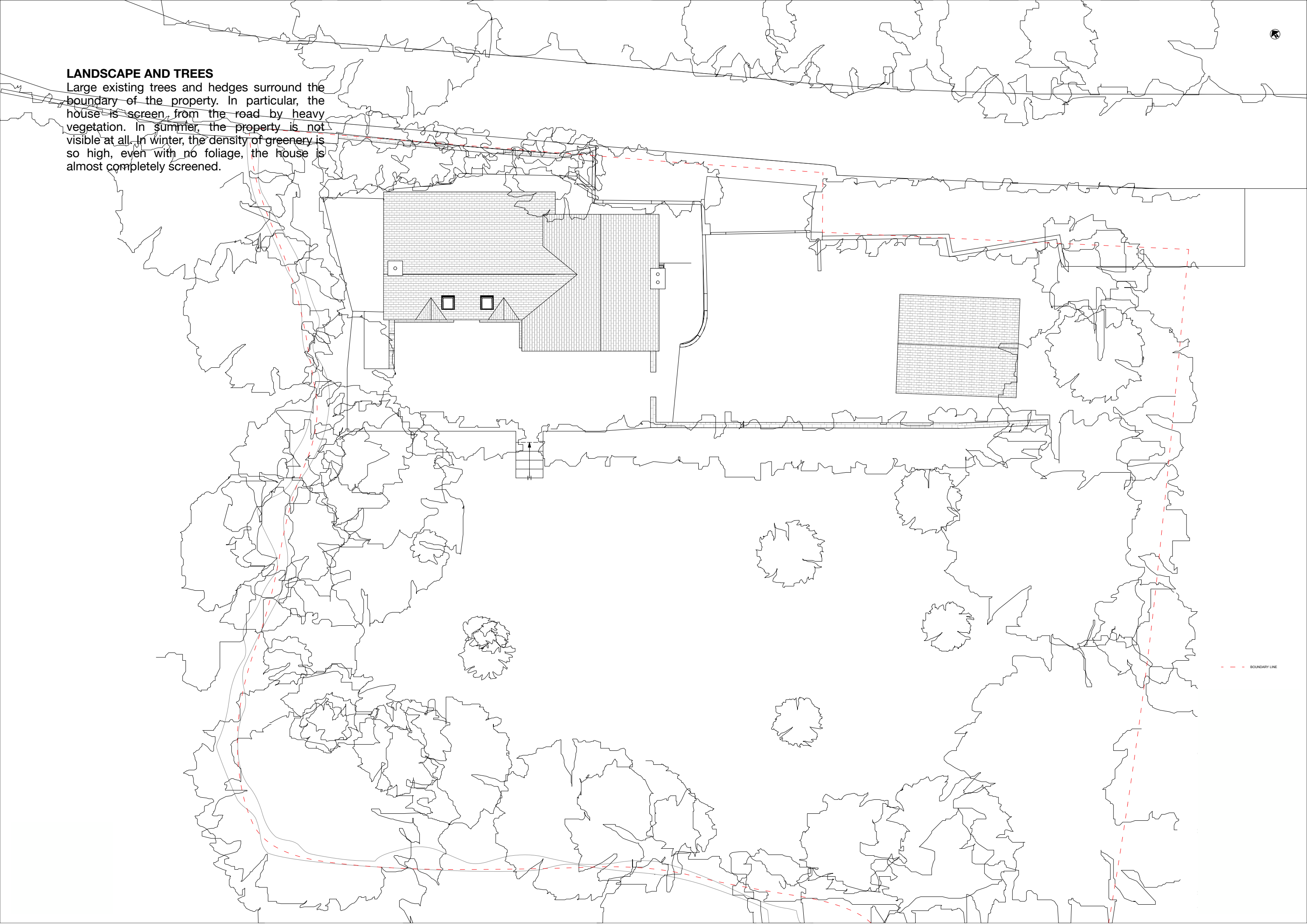
CONTEXT APPRAISAL



CONTEXT ILLUSTRATIVE DESKTOP STUDY:
Highlighting contextual elements

LANDSCAPE AND TREES

Large existing trees and hedges surround the boundary of the property. In particular, the house is screen from the road by heavy vegetation. In summer, the property is not visible at all. In winter, the density of greenery is so high, even with no foliage, the house is almost completely screened.



SITE PHOTOGRAPHS



View from rear private garden



View from private carpark (east side)



View from Lane North West (Google Street view - 2022)



View from rear passageway (Google street view)

KEY VIEWS - EXISTING Photos taken December 2025 - winter condition shows worst case screening capabilities



View 1 - Approaching from East - Driveway



View 2 - Front of property



View 3 - Approaching from West - Bridge gap in vegetation

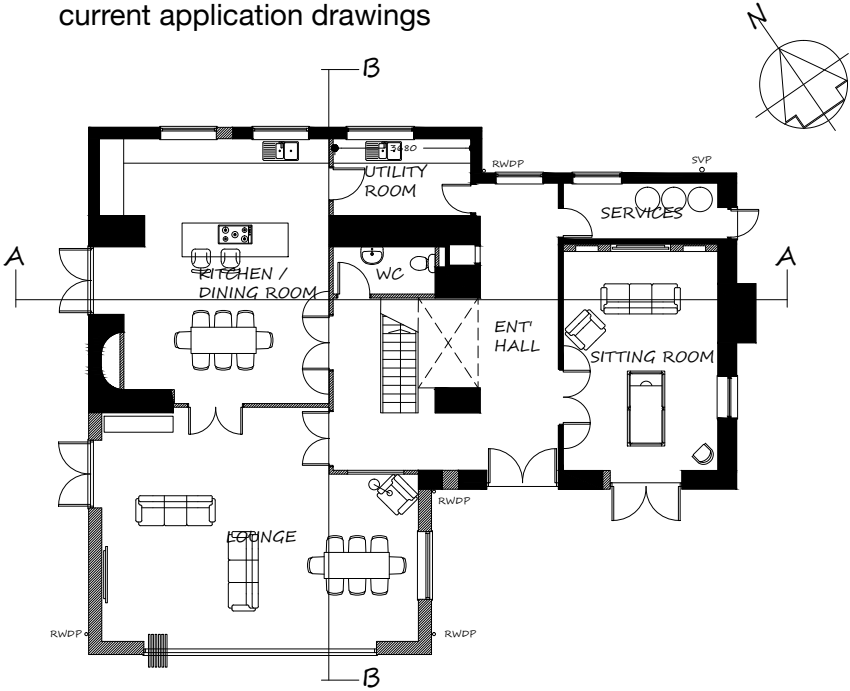


View 4 - Approaching from West - from a distance

PLANNING HISTORY

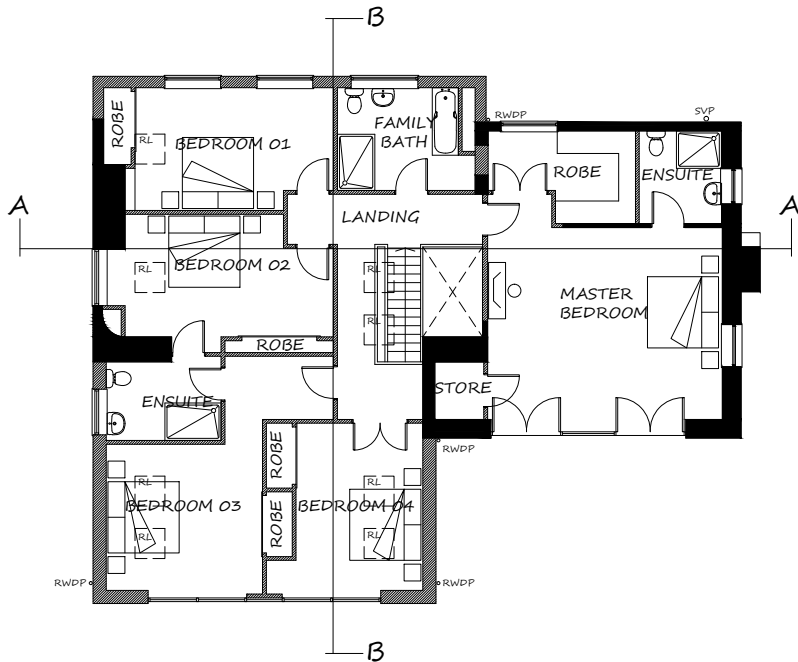
1. PRE-APPLICATION DRAWINGS

These drawings were submitted as part of the Pre-application for comment before submitting the current application drawings



GROUND FLOOR PLAN
AS PROPOSED

SCALE 1:100 @ A1



FIRST FLOOR PLAN
AS PROPOSED

SCALE 1:100 @ A1



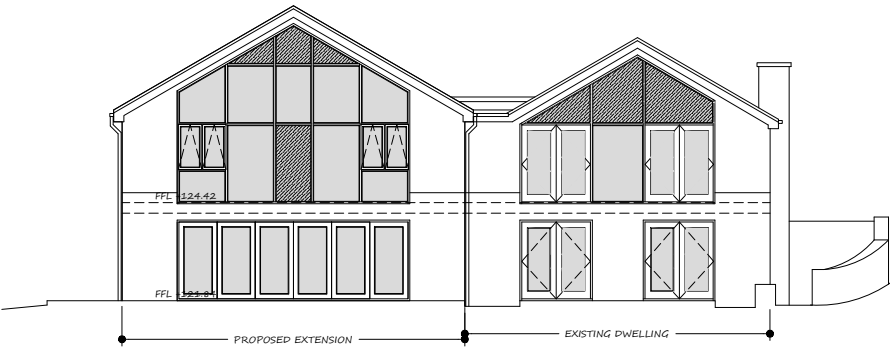
SITE PLAN
AS PROPOSED

SCALE 1:200 @ A1



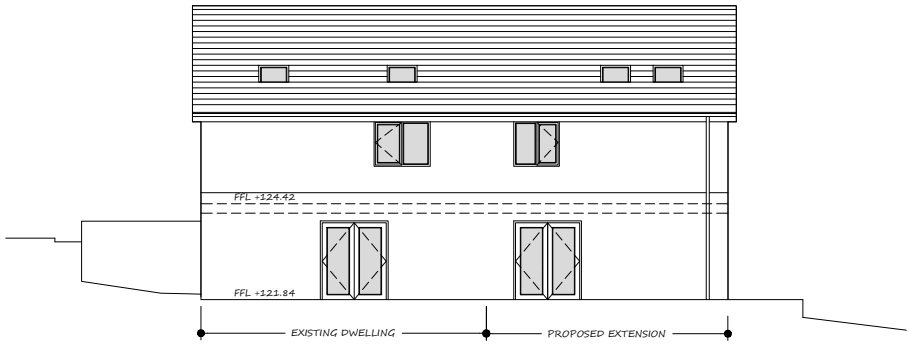
NORTH EAST ELEVATION
AS PROPOSED

SCALE 1:100 @ A1



SOUTH WEST ELEVATION
AS PROPOSED

SCALE 1:100 @ A1



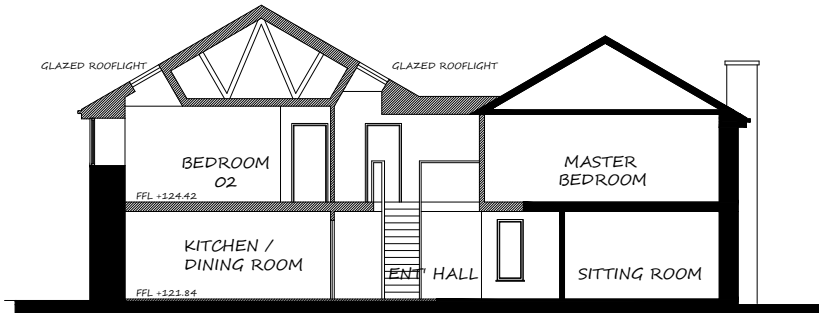
NORTH WEST ELEVATION
AS EXISTING

SCALE 1:100 @ A1



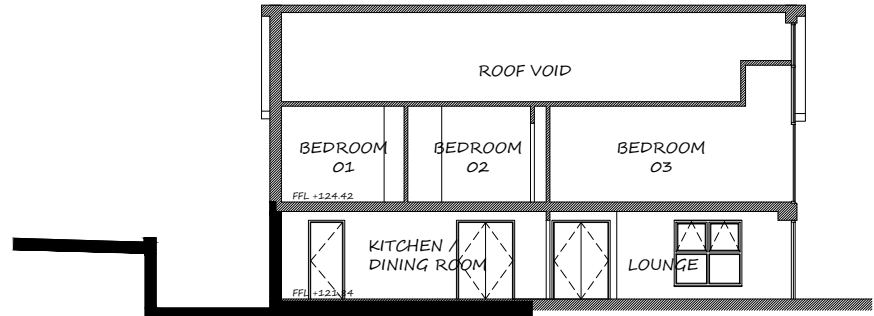
SOUTH EAST ELEVATION
AS PROPOSED

SCALE 1:100 @ A1



SECTION A-A
AS PROPOSED

SCALE 1:100 @ A1



SECTION B-B
AS PROPOSED

SCALE 1:100 @ A1

PRE-APPLICATION FEEDBACK SUMMARY

Policy SC1

- Development outside settlement limits will only be permitted if it constitutes the appropriate replacement of an existing dwelling.

Policy EN5 - Conversion and extension of existing buildings in the countryside

- Development will only be permitted in the case of residential extensions, the extension does not result in a disproportionate increase in the size, scale and massing of the building
- Extensions should not normally exceed the overall dimensions or cubic content of the original building by more than 20%.

Police EN4 - Replacement Dwellings in the Countryside

- Acceptable where the proposal will conserve and where possible enhance local biodiversity interest, countryside and landscape.
- High quality design which respects the local style and scale of dwellings, but which may be innovative, will be encouraged where appropriate.
- The size, bulk and siting of the proposed building is likely to have a significant influence on the visual and landscape characteristics of the area.
- Proposals should not normally exceed the overall dimensions or cubic content of the original building by more than 20%
- [Should not normally] deviate significantly from the siting of the original building.

Design and visual impact

- Eaves and ridge height of original dwelling would be increased.
- Gable end orientated 90 degrees with a front two storey externs and infill rear extension to form the new rear section of the gable end.
- Increases visibility from B4287
- Does not contribute positively to the character and appearance of the countryside location of the site.
- Increased massing next to the highway considered to be an unsympathetic design.
- Overall design is out of context and character of the building and surrounding locality.
- The existing extension has diluted the rural character of the building to a degree.
- Current proposal results in total loss of the original building.
- Disproportionate increase in the size, scale and massing of the dwelling.
- Would be considered a new dwelling rather an an extension. Does not accord with Policy EN4.
- Recommended the proposal is revised to positively contribute to the appearance of the site.

Neighbours

- No harm

Parking and Highway safety

- Parking provision might need to be increased.

Biodiversity

- Policies EN6 & EN7 are relevant. Development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.
- Biodiversity enhancement should be part of the application - tree survey required.

Additional supporting documentation:

- Phase 1 Habitat survey
- Details of biodiversity enhancement
- Tree survey
- Contaminated land desk-top assessment
- Site survey identifying existing ground levels, plus details of proposed levels including sections / cross-sections.

The original submitted application drawings responded to these comments as below.

RESPONSE

- Gable end to highway was removed in favour of a cat slide roof. However this appears to be slightly more steep to provide a more usable internal space.
- Roof ridge has been reduced but still higher than the original.
- The extension has been reduced in size and scale.
- Tree survey has been provided and shows low impact to landscape
- Appropriateness of the development is subjective.
 - The scale of the development is not large compared to the farmsteads and buildings in the area.
 - The scale is appropriate to the overall size of the site.
 - The scheme is almost not visible from the road. The amended cat slide roof that is partially visible through trees is of low impact. The majority of the development faces the private garden and not visible from the road or neighbouring land.

These drawings were submitted with the original application which are superseded with the proposed amended drawings.



CURRENT APPLICATION FEEDBACK SUMMARY

This feedback has been derived from email conversations with the planning officer

- Cat slide roof being incorporated is an improvement on design and massing
- Scale, design and massing of the extension would result in the loss of the original properties appearance. This being described as an old cottage with a historic rural appearance.
- Acknowledgement the property has already had a significant historic extension which does not compliment the main dwelling.
- Concerns on the increase in ridge height.
- Concerns on the very wide gable ended rear extension.
- Mention of the LDP policy which seeks to limit extensions to dwelling in the countryside by a maximum of 20%. It was acknowledged this is subjective on a case by case basis depending on the design appearance and massing.
- Police EN5 - also sets out, extensions to existing dwelling in the countryside should be limited in size to ensure that they form and character of the original building is not adversely affected.
- The proposed extensions are considered to result in a disproportionate increase in the size, scale and massing of the building.

This feedback was derived from a site visit held with the planning officer on the 5th September 2025

- Acknowledged development does not impact views from the road.
- Proposal does not compliment the original property.
- Some key elements of the property were mentioned
 - Cat slide roof facing the road
 - Two dormer windows at rear of property
 - Cottage aesthetic (general comment)

The updated and latest submitted application drawings responded to these comments as below. Please see following pages for design justification.

RESPONSE

- Original cat slide roof has been retained
- Existing roof ridge height remains the same
- Interior and exterior have been redesigned to create a more sympathetic design to the original and existing building. This includes window proportions, materiality and expressing existing elements to retain a more 'cottage aesthetic'.
- Existing elements on the property that are seen as assets, although subjective, have been included or expressed into the proposed design. For example, the dormer windows and materiality.
- The foot print of the extension remains the same as the original application. Although the property has already been extended by 20%, this is on a case by case basis. The justification being:
 - The proposed total building footprint compared to the area of land on the site is minimal
 - The extension cannot or is barely visible from any public highway. Hence to impact to the surrounding context
 - No neighbours overlook the property. Since it is not visible and is set back from the boundary edge, it does not impact any neighbours.
 - The original property is not listed or a heritage asset. Any existing elements noted by the Local Authority/Architect/Applicant are subjective and have no evidence that they are truly original. Selecting certain existing elements because they might be original does not mean they are designed well or are in keeping with the surrounding context.
 - No evidence has been provided to prove what the original property size truly is. There is mention in the Local Authority planning documentation of an extension which is believed to be the larger building to the east. However the original footprint is subjective and professional estimates have been made.
 - Considering this is a unique property with no immediate properties, the design should not rely on contextual architectural influences alone. The property should relate to the immediate context of vegetation, the road with fast traffic, views onto the site and the existing property itself.
 - The original property provides poor quality living standards, such as low ceiling heights. An extension would rectify this.
 - The extension allows the property to be redesigned to current building regulations and safety standards.

DESIGN PROPOSAL

BRIEF

The Design Principles are derived from key contextual elements, Client criteria and planning considerations:

- 1 additional bedroom
- Modernise functionality of layout
- Increased internal ceiling height
- Retain cottage aesthetic of original house
 - Two windows on top, 3 openings on ground
 - Dormer windows
 - Catslide roof
 - Original low roof level
- Improve appearance of existing extension
- Amend only non-visible areas

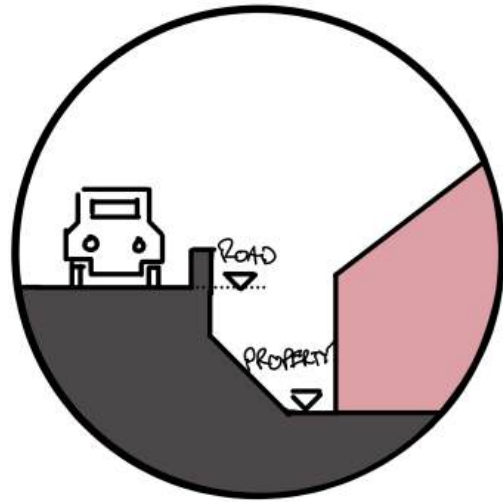


PROPOSED CONCEPT SKETCH - DESIGN PRINCIPLES

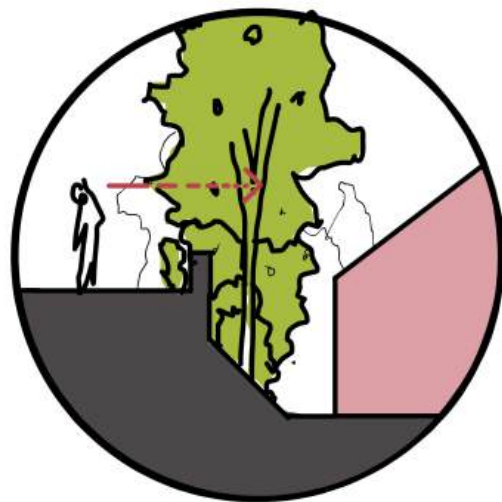
This view is not visible from the public road.

BUILDING ELEMENTS OF INTEREST

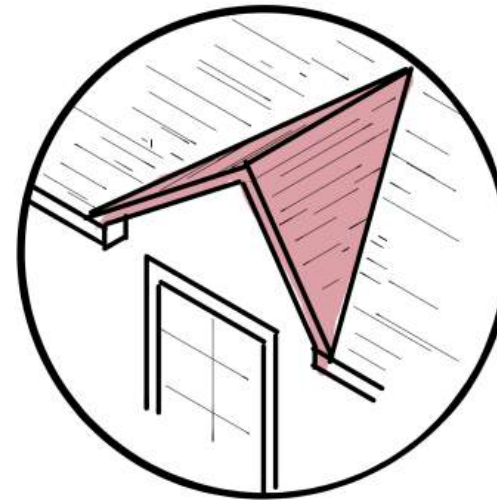
- Cat slide roof at front
- Dormer windows at rear
- Existing ridge height
- Difference in materiality between existing and original on rear elevation
- Building is sunk into the ground below the road
- Heavy vegetation around the boundary of the property



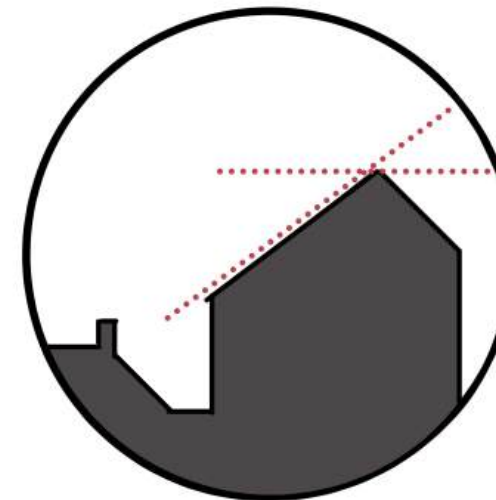
EXISTING PROPERTY
SUNK BELOW ROAD



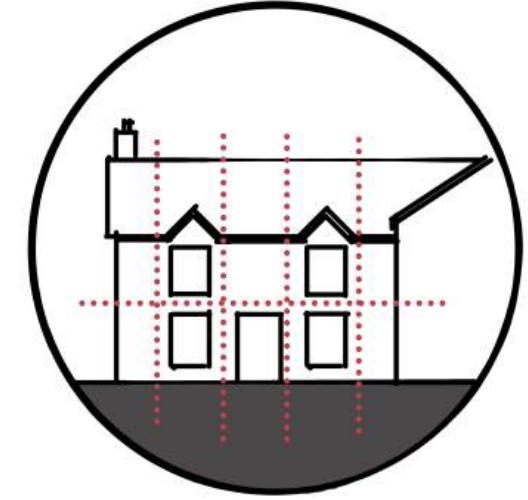
EXISTING SCREENING



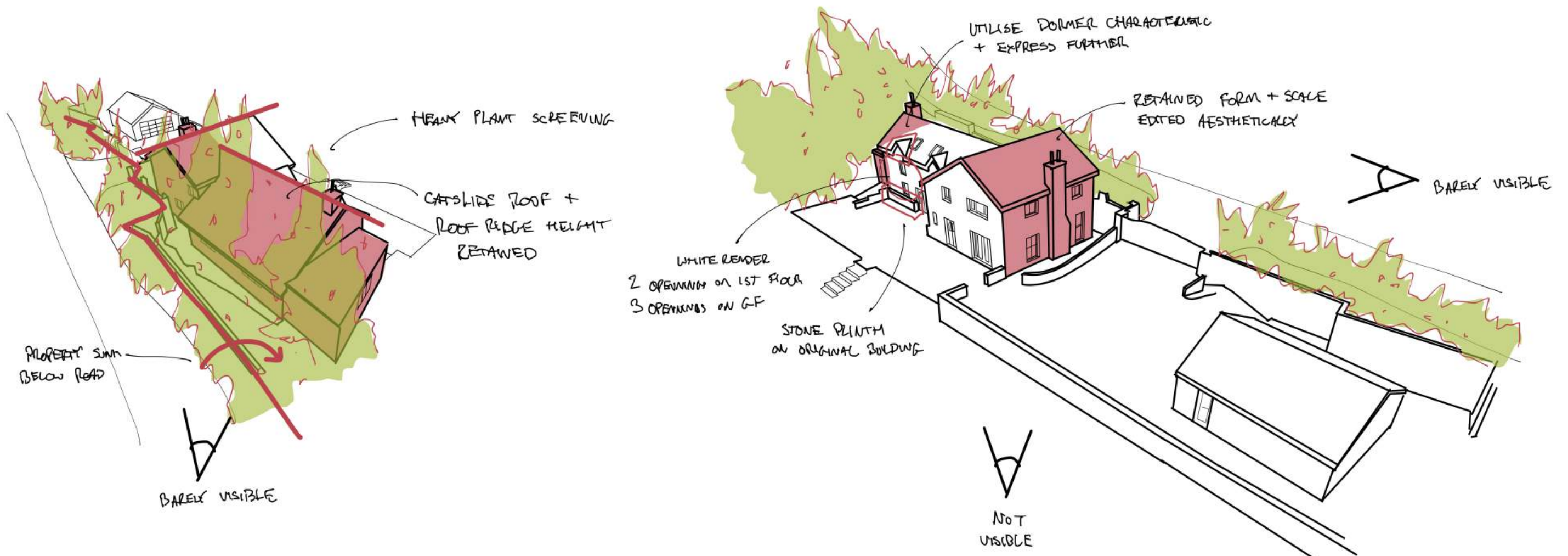
DORMERS



EXISTING CATSLIDE +
ROOF RIDGE HEIGHT



ELEVATION
PROPORTIONS



USE

The property and land is currently a family residential dwelling and utilised for the enjoyment of the household. An existing garage with car parking sits on the site.

The extension proposes no change of use to be part of this existing use.

AMOUNT

The large site hosts a single dwelling of two storeys with single storey side unit for storage. A garage situated off a steep driveway and parking can hold 2 small car or 1 & 1/2 medium cars.

The extension proposes to only alter the family dwelling building to proportionally increase the footprint and alter the interior to create a better standard of living.

DESIGN

The existing property is very understated with minimal detailing and small windows of uneven proportions. The original property has have several extensions overtime, creating a disjointed family home. The materiality mostly consists of render finish and stone facades with welsh slate pitched roofs. Brown colour uPVC windows have been fitted, most likely an alteration to the original building.

The proposed extension and alterations will utilise the existing materials to create a sympathetic design. Such as using rendered walls and creating a stone plinth. The Windows will be extended to become more proportional to the dwelling and provide natural light.

SCALE

The existing property is 2 storeys, with the original building being slightly lower than the extension previously built. Compared to the site of land, the property is not large. Due to the previous extension.

The extension proposes to retain the original building height and steps in from the edges to reduce the scale compared to the existing property. This is to be sympathetic to the original building and planning policies as there are not immediate neighbours or properties to create overlooking or overshadowing.

MASSING

The existing property has n L-shape footprint and sits submerged below the road. It is located on the North west corner of the boundary which allows the rest of the land to be utilised as a private garden. To the east of the property, a steep driveway provide access to a car parking area and grade further east.

The proposed extension increases the volume and footprint, but is proportional to the area of land available.

ACCESS

The property is access via a steep driveway through a secure gate from a B-road. This connects to a car parking area and garage. The property is accessed from the back facade, facing the private garden. Access to the second floor is via a staircase immediately in the entrance hallway.

The proposal seeks to amend the layout, however the principles of the entrance door to the back and the staircase in the entrance hall retain.

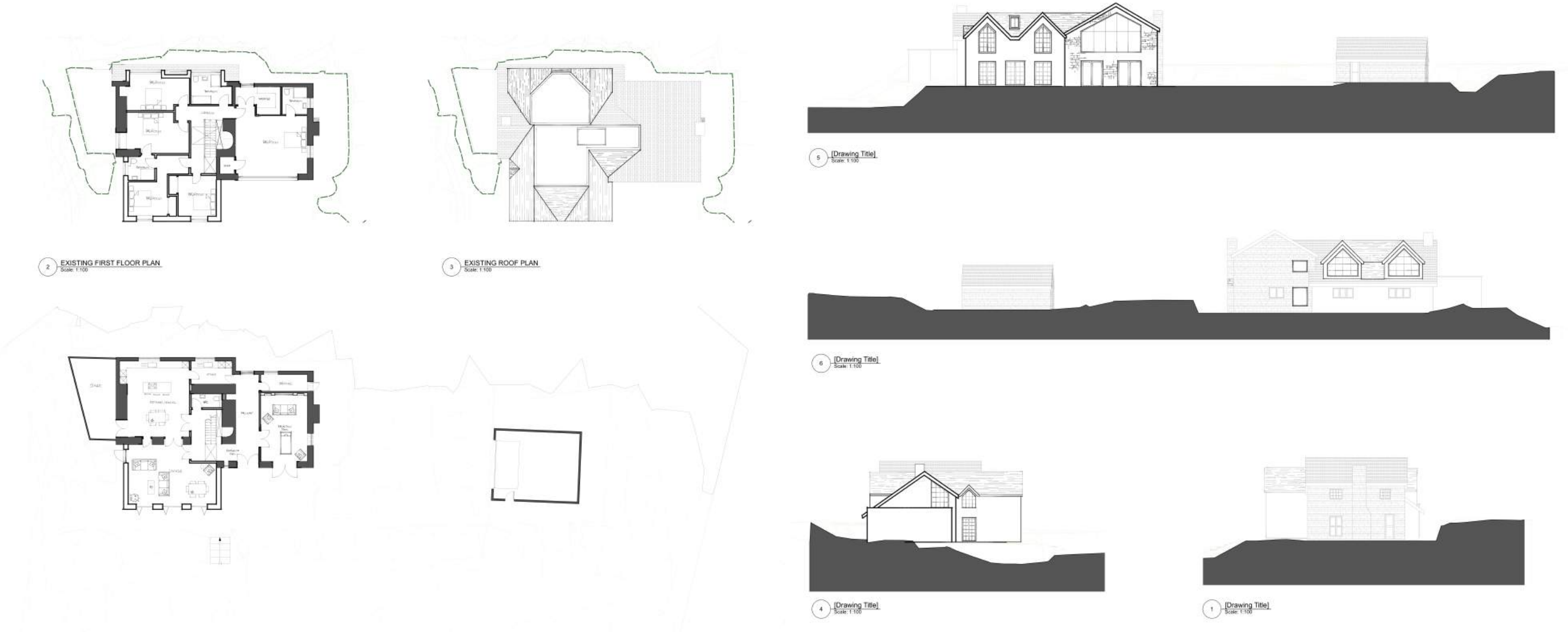
REDUNDANT DESIGN OPTIONS

OPTION 1

- Internal layout follows application drawings.
- Original cat slide roof remains, but dormers introduced to create more usable space.
- Extension exterior and window proportions altered to be more in keeping with existing

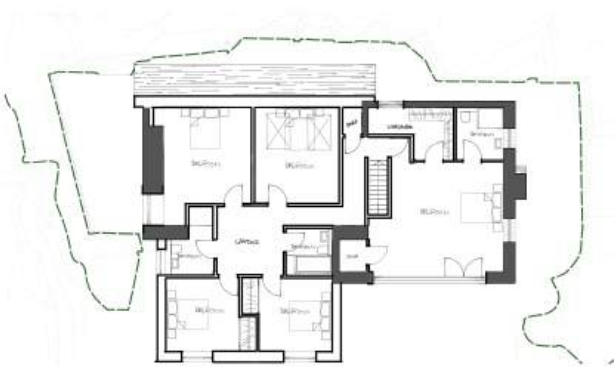
Response:

- Rear dormer adds bulk to the cat slide roof and is visible from the road.
- Too much glazing to extension and creates a non-flexible interior space

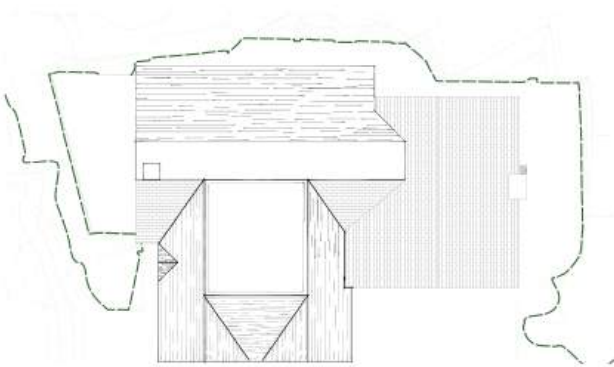


OPTION 2

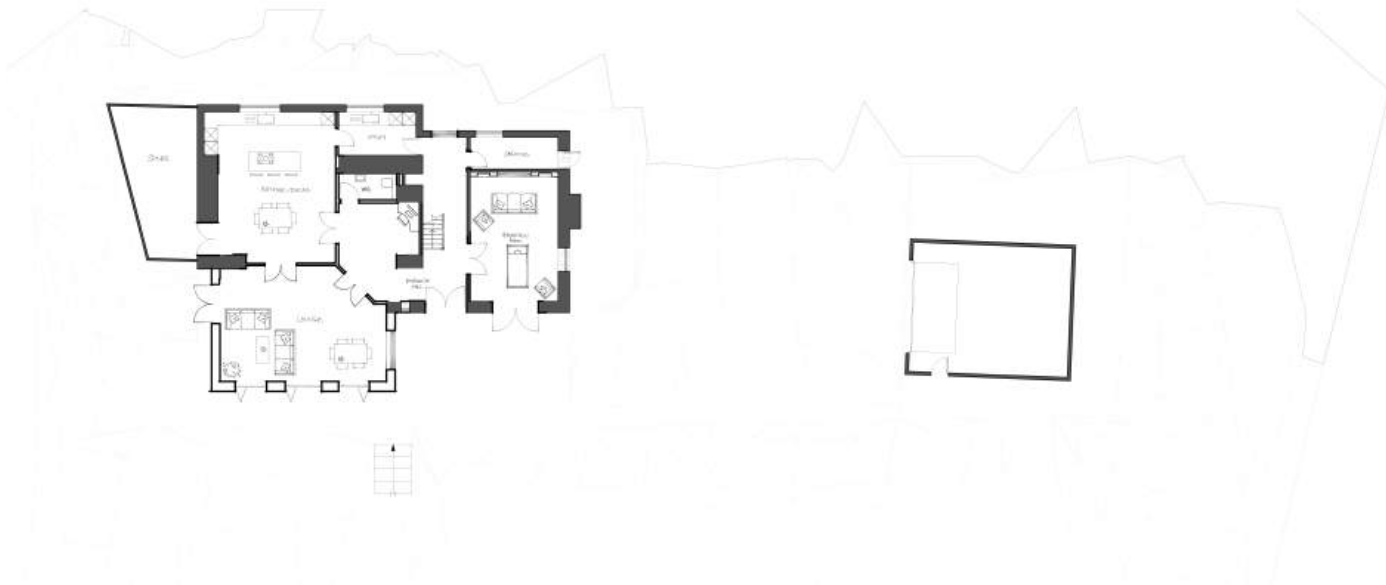
- Internal layout follows application drawings.
 - Dormer removed from previous option but cat slide roof altered to create more space.
 - Extension exterior and window proportions altered to be more in keeping with existing
 - Introduction of Juliette balcony
- Response:
- Altering the cat slide roof would be seen as amending the original property too much and is visible from the road.



2 EXISTING FIRST FLOOR PLAN
Scale: 1:100



3 EXISTING ROOF PLAN
Scale: 1:100



5 [Drawing Title]
Scale: 1:100



6 [Drawing Title]
Scale: 1:100



4 [Drawing Title]
Scale: 1:100



1 [Drawing Title]
Scale: 1:100

OPTION 3

- Original property footprint remains
- Original property facade slightly altered to increase window and dormer sizes to make the internal space more usable
- Side/rear annex introduced to avoid editing the original property. Due to the river on the side, the extension cuts in front of the building
- Different materiality used to highlight the new addition and separate from existing property.
- Internal layout altered to make it more efficient.

Response:

- Although the extension does not alter the original footprint, it does block and overshadow the original.
- The river to the west means the extension has an awkward kink and is not very usable for a large family.
- It does not provide everything proposed in the brief such as bedroom numbers and usability.

