



PLANNING DESIGN & ACCESS STATEMENT

**Construction of Four Semi-Detached Dwellinghouses
At Land Adjacent to Travancore, Pentwyn Road,
Cynonville, Port Talbot, SA13 3HH**

**On behalf of
Giroma Property Developments Limited**

Our Ref: 1506.a
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Approved by: Richard Banks

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1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Giroma Property Developments Ltd. (the Applicant) to seek full planning permission for the “*Construction of Four Semi-Detached Dwellinghouses*” at land adjacent to Travancore, Pentwyn Road, Cynonville.
- 1.2 Pre-application advice was issued by Neath Port Talbot Council on 9th December 2025 (**reference: Q2025/0263**). The Council’s response was largely positive, noting that “*the proposed development of 4 No. semi-detached dwellings would represent a logical extension of the established building line along the northern side of Pentwyn Road, thereby supporting Strategic Policy SP3 by contributing to the creation of sustainable communities within an existing settlement*”.
- 1.3 This Planning Design & Access Statement has been compiled under the provisions of Technical Advice Note (TAN) 12 “Design” (2014) and the Town & Country Planning (GDPO) (Amendment) (Wales) Order 2009, No. 1024: Design and Access Statements: Wales. It has been prepared as part of the planning application, and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the above proposal, and the proposed scheme has been assessed against the following key areas, as well as the site’s context:
- Character
 - Local Development Plan Policies
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.4 This Design and Access Statement has been prepared following the guidance set out in *Planning Policy Wales (12th Edition) (February 2024)*, *Technical Advice Note 12: Design (2014)*, and *Technical Advice Note 15: Development, flooding and coastal erosion (June 2025)*.

2.0 SITE DESCRIPTION

2.1 THE SITE

2.1.1 The site location plan for the proposed development is presented in Figure 1 below.

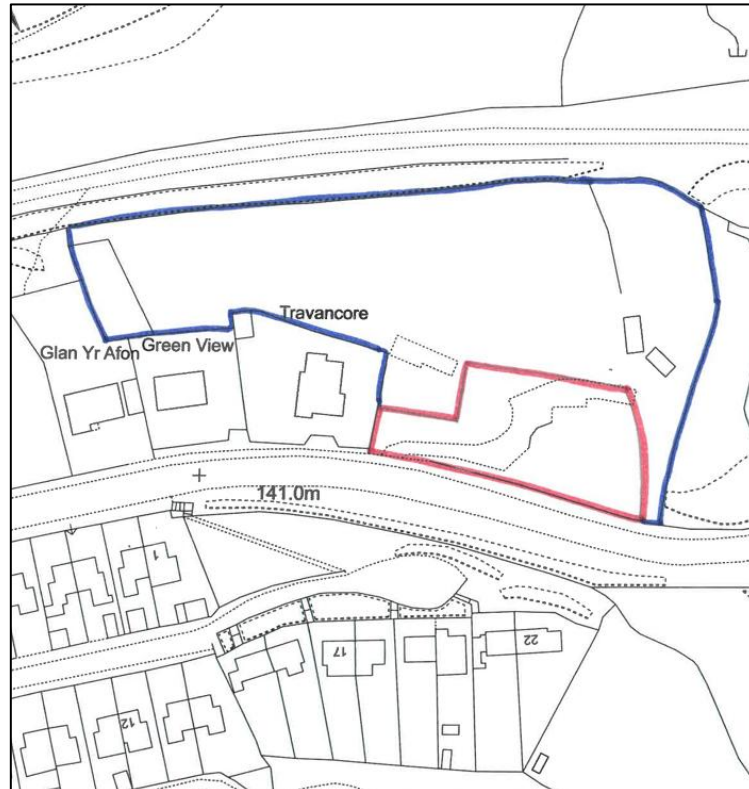


Figure 1

2.1.2 As shown on the site location plan above, the application site comprises part of a former garden centre located immediately to the east of an existing two-storey detached dwelling. Positioned at the edge of a residential cluster, the site forms a natural continuation of the established built form, with remnants of former garden centre hardstandings, and modest sheds to the eastern side of the site.

2.1.3 Photograph 1 below presents a view of the application site's southern boundary as seen from the adjacent pavement, which features a prominent treeline. This image was

taken in January 2025, when leaf cover was minimal. In the spring and summer months, this boundary would display a much denser canopy of leaves.



Photograph 1

2.1.4 Photographs 3, 4, 5 and 6 below display views of the application site's northern, eastern, southern and western boundaries, respectively.



Photograph 2 – Northern Boundary



Photograph 3 – Eastern Boundary



Photograph 4 – Southern Boundary



Photograph 5 – Western Boundary

2.1.5 As shown in Photographs 2–5 above, the application site lies on sloping ground and is characterised by patches of grass and unseeded scrub. Its northern, eastern, and southern boundaries are well-defined by mature trees and dense woodland.

2.1.6 The plot is largely open and undeveloped, with no permanent structures remaining. Photograph 4 above shows a small area of hardstanding that begins at the site entrance on the western edge and extends towards the mid-eastern section. Aside from this feature, the site remains predominantly covered in grassland and scrub vegetation.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, the application site lies directly adjacent to a cluster of dwellings in Cynonville. Figure 2 below displays a Google Earth aerial image of the application site, highlighting the application site and illustrating its proximity to the residential cluster (captured April 2025).



Figure 2

2.2.2 The application site lies off the northern flank of Pentwyn Road in Cynonville, adjacent to a detached dwelling to the west. As shown in Figure 2 above, across the highway to the south are semi-detached houses. The northern boundary of the site backs onto a mountainous area where the River Afan is situated.

2.2.3 Photographs 6 and 7 below show views along the adjoining highway opposite the application site. These images highlight the site's excellent visibility splay.



Photograph 6



Photograph 7

2.2.4 An Ordnance Survey Map at Figure 3 below which shows the surrounding areas.

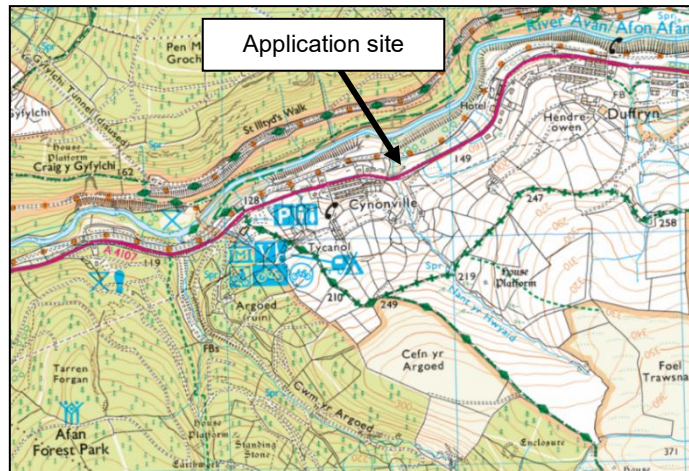


Figure 3

2.2.5 The local housing stock is varied, comprising bungalows, two-storey detached dwellings, and semi-detached properties. In terms of appearance, most feature a pitched roof with either a white/cream render or an exposed red brick finish. Figures 4–7 illustrate examples from the surrounding area, with Figure 4 showing the property adjacent to the application site, Figure 5 showing the neighbouring property beyond that, and Figures 6 and 7 depicting dwellings located to the south of the site.



Figure 4



Figure 5



Figure 6



Figure 7

2.2.6 The adjoining highway offers convenient access to the nearby settlements Pontrhydyfen and Duffryn Rhondda, which are small residential villages. The larger village of Cwmafan, located approximately 4 miles from the application site, provides a comprehensive range of services and amenities, including a community centre, health centre, infant school, library, football club, social club, and various shops, cafés, and takeaway outlets. The application site also benefits from its proximity to a bus stop situated about 100 metres away, offering regular services with direct connections to a Morrisons supermarket in Sandfields, Port Talbot, as well as the surrounding areas of Blaengwynfi and Glyncorrwg.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the local context and the aspirations of the Applicant for the property, the following design principles and parameters influenced the design of the proposal subject of this planning application:

- **Scale** – To deliver four semi-detached three-storey dwellings that respond appropriately to the sloping topography and are in keeping with the surrounding residential context.
- **Design** – To create a contemporary yet contextually appropriate appearance, using materials and proportions that complement the local vernacular.
- **Access** – To provide safe vehicular access from Pentwyn Road, with adequate turning provision and off-street parking for each dwelling.
- **Drainage** – To connect to the existing mains sewer network for foul drainage and manage surface water via sustainable drainage measures in line with local authority requirements.
- **Biodiversity** – To incorporate biodiversity enhancements, including bird nesting boxes, bat roosting boxes, new hedgerow planting, and the retention of the southern boundary treeline.

3.0 THE PROPOSED DEVELOPMENT

3.1 Project Overview

3.1.1 The proposal seeks full planning permission for the construction of four semi-detached dwellings on the application site, arranged as two pairs of properties (Plots 1 & 2, and Plots 3 & 4). The development is designed to make efficient use of the site, delivering high-quality, 3-bedroom homes in a sustainable location.

3.1.2 The site layout has been carefully considered to respect the site's topography, neighbouring properties, and the wider landscape setting, while ensuring adequate garden space and off-road parking for each unit. Figure 8 below shows the site layout plan for the proposal.



Figure 8

3.2 General Scale and Design

- 3.2.1 Each dwelling will be three storeys in height, **utilising the site's slope to provide a lower ground floor** that opens onto private rear gardens. The overall scale is comparable to other residential properties in the locality and has been designed to blend with the surrounding built form.

3.3 External Finishes

- 3.3.1 The proposed external materials have been carefully selected to respect and complement the surrounding local vernacular, while introducing a contemporary and low-maintenance finish. The primary wall treatment will comprise white render, complemented by areas of face brick to provide texture and visual interest. Roofs will be finished in grey smooth artificial slate, and all windows and doors will be specified in grey uPVC to ensure durability and a cohesive modern aesthetic. Balconies will feature glass infill balustrades, enhancing the contemporary character of the development while allowing uninterrupted views to the rear. Figure 9 below illustrates the proposed elevations of the dwellings.

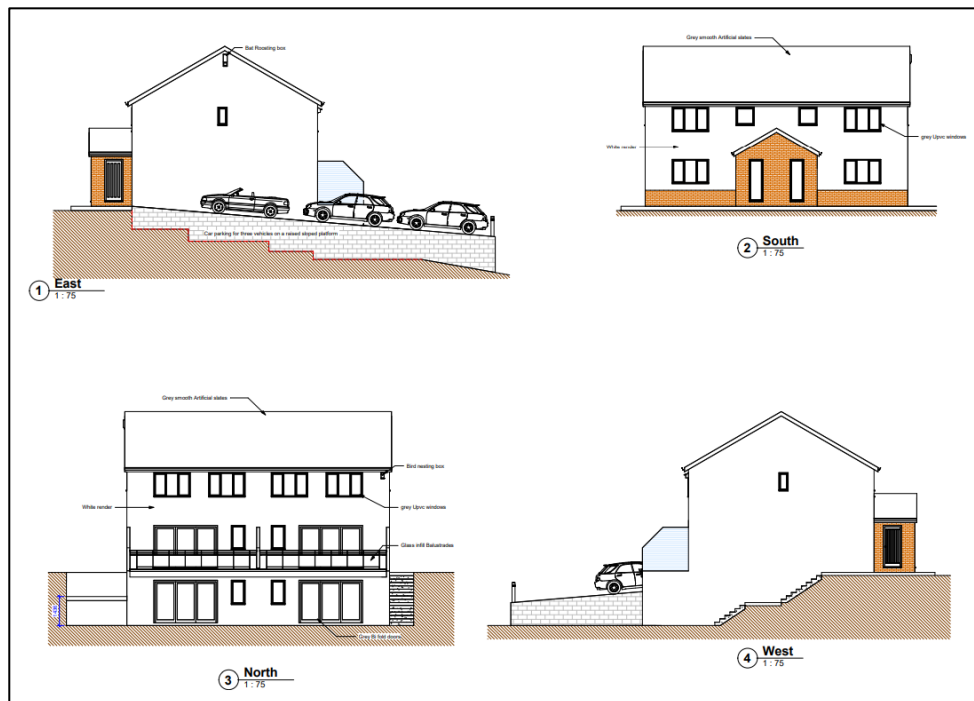


Figure 9

3.4 Internal Layout

- 3.4.1 The internal layout of each dwelling is arranged over three floors to make full use of the sloping site. The lower ground floor will accommodate a spacious living room extending across the full width of the property, with large, glazed doors providing direct access to the rear garden.
- 3.4.2 The ground floor will form the main entrance level and includes an entrance hall, WC, and a well-proportioned kitchen positioned to the front of the dwelling. To the rear, a dining area opens directly onto a balcony. Internal stairs connect the dining area to the lower ground floor living space.
- 3.4.3 Finally, the first floor comprises of two double bedrooms and one single bedroom, together with a centrally located family bathroom. Figure 10 below displays the proposed floor plans.

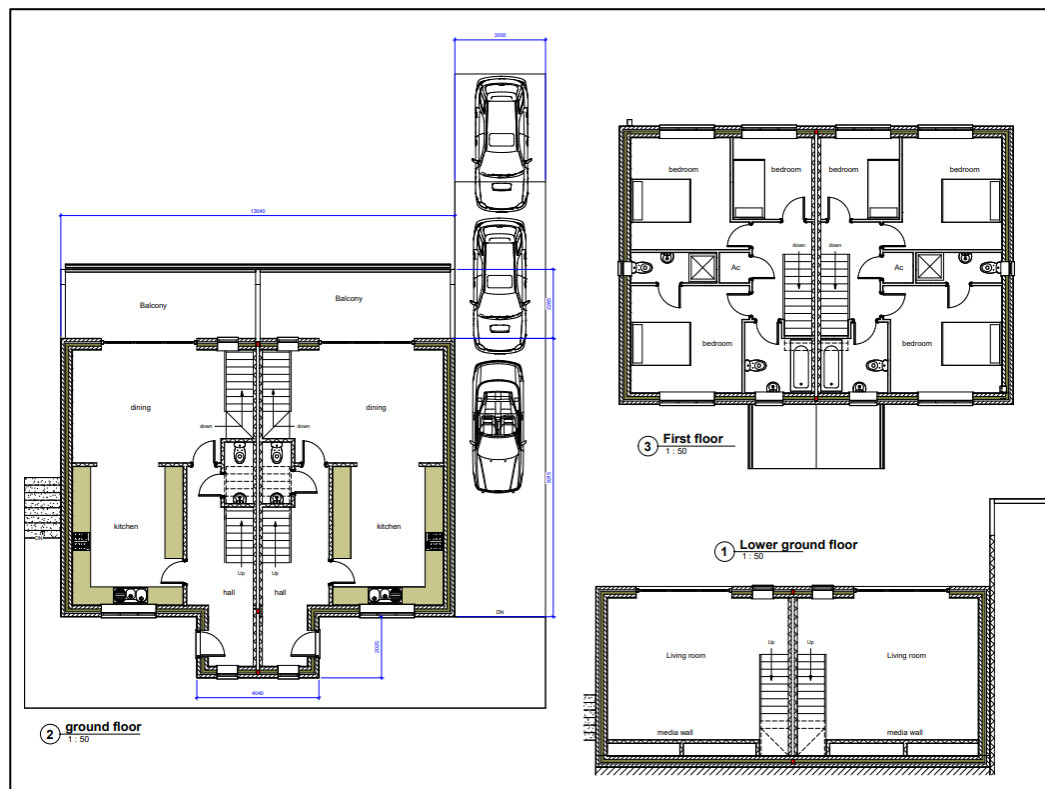


Figure 10

3.5 Means of Access and Parking

- 3.5.1 Vehicular access will be granted via Pentwyn Road, leading to the new private estate cul-de-sac which serves the site. This road features a turning space, and each dwelling is provided with dedicated off-road parking for three vehicles.
- 3.5.2 A dedicated pedestrian pathway is proposed through the frontage trees along the southern boundary of the site, providing a direct link to Pentwyn Road. This route enables residents of Plots 3 and 4 to present their bins for collection at a widened section of the adopted footway, accessible to the Council's refuse team. The pathway allows residents to walk a significantly shorter distance than would be required if accessing the collection point via the site's main access, thereby providing a more convenient and practical arrangement.

3.6 Drainage

- 3.6.1 Foul drainage will connect to the existing mains sewer network. Surface water will be managed via sustainable drainage solutions within the site, directing run-off to permeable areas and soakaways in accordance with local authority requirements.

3.7 Biodiversity

- 3.7.1 Enhancement measures include the installation of integrated bird nesting boxes and bat roosting boxes to the building elevations, supporting local wildlife and biodiversity in line with planning policy. Further details regarding biodiversity enhancements and mitigation measures can be found in the accompanying Green Infrastructure Statement.

4.0 Local Planning Policy

4.0.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the pre-application site is positioned is the *Neath Port Talbot Local Development Plan* (LDP). It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of this pre-application enquiry, including the following:

- **TR2** – Design and Access of New Development
- **BE1** – Design
- **EN2** – Special Landscape Areas
- **SC1** – Settlement Limits

4.0.2 As can be seen in Figure 11 below, the application site falls within of the defined Development Limits (Policy GP2) of Cynonville.

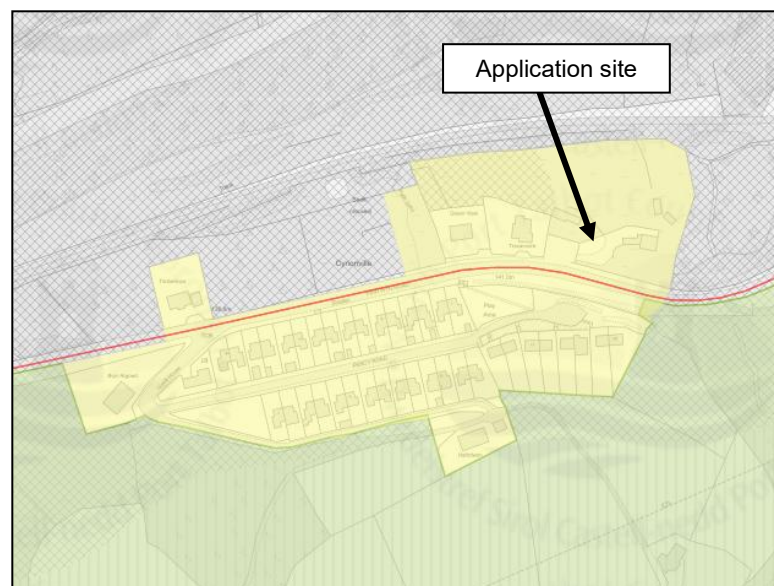


Figure 11

4.0.3 As illustrated by Figure 11 above, the application site is located near the boundary of a designated Special Landscape Area (SLA). Given this close proximity, careful consideration has been given to the site's setting throughout the formulation of the proposal to ensure it remains sensitive to the surrounding landscape character.

4.1 POLICY BE1 – DESIGN

4.1.1 Policy BE1 requires that new development demonstrates high quality design that responds positively to its natural, historic, and built environmental context while contributing to the creation of attractive and sustainable places. The proposed development meets these requirements in full.

4.1.2 The siting, appearance, scale, height, and massing of the four semi-detached dwellings have been carefully considered to complement and enhance the character of the site and surrounding area. The three-storey design responds to the sloping topography, allowing the lower ground floor to open onto private gardens without increasing the building's prominence. Elevations have been designed with balanced proportions and materials that harmonise with the local vernacular.

4.1.3 The proposal respects the wider landscape setting, including views from the nearby Special Landscape Area. The modest scale ensure that the dwellings complement the surrounding area, while the retention of boundary vegetation softens the visual impact and provides natural screening.

4.1.4 External materials have been selected to be in keeping with the local area, comprising white render walls, grey smooth artificial slate roofs, and grey uPVC windows.

4.1.5 The layout ensures safe and convenient vehicular and pedestrian access without adverse impacts on highway safety. Each dwelling benefits from ample off-street parking and a turning space, with clear pedestrian routes from parking areas to front entrances.

4.1.6 Biodiversity enhancements, including the installation of bird nesting boxes and bat roosting boxes, have been incorporated into the scheme, ensuring that ecological value is retained and improved.

4.1.7 In summary, the proposal demonstrates a high standard of design that satisfies the relevant criteria of Policy BE1, delivering a development that is contextually appropriate, visually attractive, safe, and sustainable.

4.2 POLICY TR2 – DESIGN AND ACCESS OF NEW DEVELOPMENT

4.2.1 Policy TR2 seeks to ensure that development proposals provide safe, efficient access and are integrated into the transport network, including sustainable travel options. The proposed development aligns with these objectives.

4.2.2 The scheme provides direct vehicular access from the existing road network and ensures safe manoeuvring within the site. Each dwelling benefits from dedicated off-street parking for three vehicles, as well as suitable turning provision, thereby avoiding any reliance on on-street parking.

4.2.3 The scale of the development is modest in residential terms, and the traffic generation is expected to be well within the capacity of the surrounding road network, since Pentwyn Road is considered a 'core road network' according to the LDP map. Thus, the proposal will not compromise highway safety or result in unacceptable levels of vehicle movements.

4.2.4 The site is located within close proximity to a well-served bus stop and within a reasonable distance of nearby settlements, providing opportunities for sustainable travel in accordance with the policy's aims.

4.2.5 In summary, the proposal meets the requirements of Policy TR2 by providing safe and efficient access, adequate parking, and the potential for sustainable travel options, and is therefore fully compliant with local and national transport policy objectives.

4.3 POLICY EN2 – SPECIAL LANDSCAPE AREAS

- 4.3.1 Policy EN2 aims to safeguard the distinctive character and scenic quality of designated Special Landscape Areas (SLAs). The application site is located adjacent to, but not within, a designated SLA. While the policy does not impose direct constraints on development outside of an SLA, consideration has been given to the potential impact on the setting and views into the designated area.
- 4.3.2 The proposed dwellings are sited and designed to respond sensitively to the surrounding topography and landscape. Their scale and massing are consistent with typical residential forms in the locality, ensuring they will not appear visually intrusive when viewed from the nearby SLA.
- 4.3.3 The development retains existing boundary vegetation where possible and introduces biodiversity enhancements through the installation of bird nesting boxes and bat roosting boxes. This approach supports the natural setting of the site and mitigates any potential for adverse effects on the landscape's ecological value.
- 4.3.4 By avoiding excessive building height, utilising sympathetic materials, and retaining natural features, the proposal ensures that there is no significant harm to the scenic qualities or views associated with the adjacent SLA. The development therefore demonstrates a sensitive and appropriate approach to its landscape context and is consistent with the aims of Policy EN2.

5.0 ACCESSIBILITY

- 5.0.1 All-inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice “*Rights of Access: Services and Premises*” and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.
- 5.0.2 Vehicular and pedestrian access to the site will be taken directly from Pentwyn Road. The site levels fall from south to north; however, the development has been designed to respond sensitively to the natural topography. The main entrance level to each dwelling is accessed from the new internal estate road, ensuring safe and practical access arrangements.

5.1 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

- 5.1.1 The application site is located within the defined settlement limits of Cynonville and forms part of an established residential cluster. Pentwyn Road provides direct connections to nearby settlements including Pontrhydyfen and Duffryn Rhondda, with the larger village of Cwmafan located approximately 4 miles to the south, offering a range of community facilities and services.
- 5.1.2 A bus stop is located approximately 100 metres from the site, providing regular services to Port Talbot and surrounding areas. The proximity of public transport opportunities supports sustainable travel choices and reduces reliance on private vehicles.
- 5.1.3 Within the development, a new private estate road will serve the four dwellings and incorporate appropriate turning provision. Each dwelling will benefit from dedicated off-street parking spaces. A pedestrian pathway is also proposed along the southern boundary, providing a direct and convenient link to Pentwyn Road and facilitating safe access for residents, including for refuse collection purposes.

6.0 CHARACTER

6.1 LANDSCAPE DESIGN

- 6.1.1 The proposed development adopts a landscape-led approach that responds to the semi-rural edge-of-settlement character of the site. Existing mature trees along the site boundaries, particularly to the south, will be retained wherever possible to maintain visual screening and reinforce the established green framework. Additional hedgerow planting and biodiversity enhancements will further integrate the development into its surroundings.

6.2 SCALE

- 6.2.1 The proposal comprises four semi-detached dwellings arranged as two pairs of properties. Each dwelling is three storeys in height, responding directly to the sloping topography of the site. From Pentwyn Road, the dwellings will predominantly read as two-storey properties, with the lower ground floor opening onto private rear gardens. The overall ridge heights and proportions are consistent with surrounding residential properties, ensuring the scale of development remains appropriate to its context.

6.3 NUMBER

- 6.3.1 The provision of **four dwellings** represents an efficient and proportionate use of previously developed land within the settlement boundary. The scale of development reflects the site's size and capacity, ensuring adequate private amenity space, parking provision, and appropriate separation from neighbouring properties.

6.4 LAYOUT OF DEVELOPMENT

- 6.4.1 The layout has been informed by the site's topography, access constraints, and surrounding built form. The dwellings are positioned to follow the natural slope of the land, minimising earthworks and visual impact. Adequate spacing between plots ensures privacy and outlook for future residents.

6.5 APPEARANCE

- 6.5.1 The architectural approach adopts a contemporary yet **contextually appropriate design**. The dwellings will feature white render as the primary wall finish, complemented by areas of face brick to provide visual interest and reflect materials present within the surrounding area. Roofs will be finished in grey smooth artificial slate, with grey uPVC windows and doors providing a cohesive and modern appearance.
- 6.5.2 Balconies incorporating glass balustrades will enhance the rear elevations while taking advantage of views across the valley. The overall appearance ensures that the development **integrates harmoniously with the established residential character of Pentwyn Road while introducing a high-quality modern design**.

7.0 COMMUNITY SAFETY

- 7.1 The development has been designed to promote natural surveillance throughout the site. Principal windows and entrance doors face onto the internal estate road and surrounding areas, ensuring active frontages and clear sightlines.
- 7.2 The design of pedestrian and vehicular access routes ensures safe movement for all users. The provision of well-lit pathways, clearly defined entrances, and secure access to the rear residential units contributes to a heightened sense of safety, supporting community well-being.

8.0 ENVIRONMENTAL SUSTAINABILITY

8.1 LANDSCAPING SETTING

- 8.1.1 The retention of existing boundary vegetation, combined with additional planting and biodiversity enhancements, ensures that the development integrates sensitively with its landscape setting. The scale and positioning of the dwellings minimise visual intrusion and maintain the character of the surrounding area, including the nearby Special Landscape Area.

8.2 BIODIVERSITY AND LOCAL ENVIRONMENT

- 8.2.1 The proposal incorporates biodiversity enhancement measures including the installation of integrated bird nesting boxes and bat roosting boxes, together with new planting within the site. These measures will deliver a **net benefit for biodiversity** in accordance with local and national objectives. Further details are provided within the accompanying Green Infrastructure Statement.

8.3 ENERGY EFFICIENCY/CARBON REDUCTION

- 8.3.1 The dwellings will be constructed to meet current Building Regulations standards for energy efficiency. Measures will include:
- Maximise use of daylight in key rooms through fenestration
 - Use of local suppliers and labour wherever possible
 - Use local recycled products wherever possible
 - The units will be insulated to current targets
 - Energy efficient internal and external lighting units will be installed.

8.4 WATER

- 8.4.1 The development will connect to the existing mains water supply. Existing water and heating systems will be used to reduce consumption, incorporating low-flow fittings in kitchens and bathrooms to minimise waste.

8.5 WASTE MANAGEMENT

- 8.5.1 Each dwelling will be provided with space for the storage of refuse and recycling containers within its curtilage. A widened section of footway on Pentwyn Road will allow for safe and convenient presentation of bins for collection. Foul drainage will connect to the existing mains sewer network, and surface water will be managed via sustainable drainage measures in accordance with SAB requirements.

9.0 CONCLUSION

- 9.1 This application seeks full planning permission for the construction of four semi-detached dwellings, arranged as two pairs, on land adjacent to the established residential cluster off Pentwyn Road, Cynonville.
- 9.2 The proposal represents an efficient and sustainable use of previously developed land located within the defined settlement limits. The development has been carefully designed to respond positively to the site's sloping topography, ensuring that the dwellings integrate comfortably within the surrounding residential context and do not appear visually intrusive.
- 9.3 The layout, scale, and appearance of the dwellings have been sensitively developed to complement the character of the surrounding built form and landscape setting, including the nearby Special Landscape Area. The scheme retains existing boundary vegetation and incorporates biodiversity enhancements, delivering a net benefit for biodiversity in accordance with national and local policy.
- 9.4 Safe and suitable vehicular and pedestrian access will be provided from Pentwyn Road, with adequate turning space and dedicated off-street parking for each dwelling. The site's proximity to local bus services and nearby settlements further supports opportunities for sustainable travel.
- 9.5 The proposal accords with the relevant policies of the Neath Port Talbot Local Development Plan, including Policies BE1, TR2, and EN2, together with national planning guidance. The development will not give rise to unacceptable impacts in respect of residential amenity, visual appearance, highway safety, drainage, or landscape character.
- 9.6 In light of the above, the proposed development represents a high-quality, sustainable, and contextually appropriate residential scheme, and it is respectfully requested that planning permission be granted.