

Planning Statement

**Planning Application for Out-building; raising of boundary wall to support re-profiled side garden area
at 92 Brookfield, Neath, SA10 7EL**

1) New outbuilding

A new outbuilding is proposed to provide additional garage space to the property and a garden room.

The building will be 9.2 metres long and 5.5 metres wide. The height to eaves will be 2.1 metres and to ridge will be 4.5 metres.

Walls will be rendered to match the render on the house. The roof tiles will be red interlocking concrete tiles as those on the existing house.

The steel up and over garage door, panel doors into the garage and family room at the rear will be painted white and windows will be white UPVC.

2) New boundary wall to support the reprofiled garden.

It is proposed to raise the sloping garden area to a more usable profile. This will rise the garden height from a maximum of 300 mm above the rear of the highway footway to a height varying between the existing where it is level with the existing manhole cover on the public sewer to 1.22 metres above the highway footway at the front of the proposed outbuilding.

A new retaining wall is proposed along the boundary facing Taillwyd Road on top of which would be a 900 mm high boundary wall to provide avoid persons using the garden falling onto the footway and provide privacy and security from this little used section of Taillwyd Road.

The new wall will be set behind the existing rockface wall as shown on drawing 1426-05 and 1426-06. This will allow the wall to be constructed without affecting the public highway.

The vision splay available in front of the face of the existing boundary wall for traffic emerging from Brookfield onto Taillwyd Road is 37.9 metres. This is well in excess of the requirement of 22 metres for traffic travelling at 20 Miles per hour.

3) Proximity to the Public Sewer

An adopted sewer runs through the garden. The sewer is a 150 dia pipe and is under 2.0 metres deep. The Welsh Water guidance allows any building within the curtilage of a house to be constructed as long as it is a minimum of 1.2 m away from the sewer and has foundations at or below the pipe invert. The drawings provided with this application show this requirement.

4) Proximity to the high-pressure gas main

An existing High-Pressure gas main runs through the garden of 92 Brookfield as shown on the drawings provided with this application.

From guidance from Wales and West, the proposed outbuilding would need to be at least 1.5 m from the high-pressure gas main with foundations taken down to the invert of the pipe. The drawings provided with this application show this requirement.

3) Green Infrastructure Statement

Planning Policy Wales

At paragraph 6.2.12 Planning Policy Wales states that a green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

Surrounding Area description:

The proposed development is located within the residential curtilage of a detached bungalow built circa 1977 at the Junction of Brookfield and Taillwyd Road.

The area comprises of a large residential development comprising of detached bungalows and houses

Site description

The existing property comprises of a detached bungalow with a large garden area laid to lawn to the east sides of the curtilage with planting at the boundary and near the south boundary.

To the south side the site has a frontage to Brookfield with a low rock faced concrete boundary wall

To the west side the site has a frontage to Taillwyd Road with a low rock faced concrete boundary wall at the base of a sloping garden area aid to lawn.

To the east is a timber boundary fence forming the boundary between 92 and 93 Brookfield

To the north of the bungalow a private garden area is enclosed by a high decorative wall behind which are areas of grass and paving with number of small outbuildings. The boundary wall to the south is partly concrete blockwork and partly timber fencing panels. Several small fruit trees are located near the northern boundary.

The photograph below shows the southern boundary viewed from Taillywyd Road.



Development Impacts:

The existing lawn is sloping and lacks privacy. The proposed works to raise the lawn area and construct the boundary wall will not materially affect the biodiversity value of the site. Any of the existing planting effected by the works will be removed during construction but will be replaced with similar plans or bushes at completion of the works.

The proposed outbuilding is located on a pre- developed portion of the site and will have no effect on the biodiversity value of the site.

Biodiversity Enhancements Proposed

Connectivity for birds and other wildlife from the adjacent rear garden areas is minimal and the proposed development provides little opportunity for enhancement.

However, it is proposed that two bird boxes would be fixed to the west and north faces of the outbuilding.

Conclusion.

It is considered that, subject to the above, the proposed development would provide a small enhancement to biodiversity of the site, commensurate with the scale of development proposed. The proposed development avoids any adverse environmental effects.



5) Drawing appended to this Planning Application

1426-01	Location Plan
1426-02	Existing Site Plan
1426-03-A	Proposed Site Plan
1426-04	Proposed Outbuilding
1426-05	Proposed and existing elevations from Taillwyd Road
1426-06	Boundary Wall Details1
1426-07	Cross Sections

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RHS LARGE BIRD NESTING BOX

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