

VALE OF GLAMORGAN COUNCIL
WITHDRAWN

MARTIN J PLOW

MRICS
CHARTERED BUILDING SURVEYOR

BUILDING SURVEYING • ARCHITECTURAL SERVICES • PROJECT MANAGEMENT • PLANNING SUPERVISOR

**DESIGN
&
ACCESS STATEMENT
FOR THE**

**DEVELOPMENT OF 2 NO THREE BEDROOM DETACHED
DWELLINGS**

AT LAND AT

**74 MURCH ROAD
DINAS POWIS**

RECEIVED

11 JUL 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

14 00837 FUL

13(A)104- June 2014

30 CLOS LLYSFAEN • LISVANE • CARDIFF • CF14 0UP • TEL: 029 2076 3115 • FAX: 029 2076 3115



1 INTRODUCTION AND SITE LOCATION

This report has been prepared in support of a submission of a full planning application for the erection of 2 No three bedroom detached dwellings at land known 74 Murch Road, Dinas Powis.

The Vale of Glamorgan County Borough Council gave outline permission for the demolition of the existing bungalow and garage and the erection of two detached dwellings planning permission reference 2013/00634/OUT on the 17th January 2014.

The site lies to the south west of Murch Road and is within the development area of Dinas Powis.

The existing bungalow, which is to be demolished as part of the approved outline permission, sits within the front third of the site. The middle section being garden and the rear third being partially overgrown with shrubs.

The site is elevated from the vehicular highway and is generally level with falls from the southeast to the North West and accessed from the adopted highway of Murch Road which is a single carriageway.



To the south and west, the site is bounded by the now redundant St Cyres Comprehensive school site.

2 SITE ANALYSIS- OPPORTUNITIES AND CONSTRAINTS

The surrounding area to the west, north and east is residential, formed by principally with detached and semi detached properties, their styles vary from property to property, but are principally facing brickwork or render with concrete roof tiles.

The majority of these properties have over the years been extended or altered, increasing the foot print of the building with either extension or loft conversions.

To the west of the site lies Little Orchard- these award winning properties were built between 1968-1973 and were granted a listed status of Grade II, CADW reference 87496 Vale of Glamorgan reference 04.14.01-06 inclusive. The Vale of Glamorgan County Treasures, Dinas Powys publication, indicated that the majority of these have been altered since original construction.

14 008 37 FUL

3 UNITARY DEVELOPMENT PLAN & PLANNING (WALES) POLICIES

The development plan currently for the area of the Vale of Glamorgan Council is the Unitary Development Plan, formally adopted on the 18th April 2005 for the purposes of Section 38 (6) of the Planning Act.

The site lies within the established residential area of Dinas Powis and part of the site lies within the settlement boundary. The rear section of the site was identified as falling outside of the settlement boundary, and within an area as identified as "green wedge" under Policy ENV3.

This has been dealt with by the recent planning application and its subsequent approval.

Policy HOUS 2- Additional Residential Development- which permits housing infill, small scale development and redevelopment in settlement areas, which meets the criteria listed in Policy 8. The redevelopment of the site therefore complies with the terms of HOUS 2.

Policy HOUS 8- Residential Development Criteria- specifies criteria for development and the proposals have been prepared with regard to this policy. The scale, form and character of the proposed development is sympathetic to the environs of the site, and has no unacceptable effects on the amenity and character of existing or neighbouring environment. Further, the proposal does not affect agricultural land, whilst car parking and amenity space are provided in accordance with the Council's approved guidelines, and community and utility services are accessible to the development.

Policy ENV 27- Design of New Developments- sets down criteria of new development, and the details plans pay regard to the specified criteria.

National Guidance and planning policy is contained within Planning Policy Wales Edition 4, February 2011 and various Technical Advice Notes (TANs).

Planning Policy Wales sets out the land use policies of the Welsh Assembly Government with the central objective being to promote and provide a framework for sustainable development within Wales.

Planning Policy Wales also sets out how design is the relationship between the elements of the natural and built environment and sets the following key objective:

"To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings" (para 4.10.4)

It further states that:

"Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provide buildings and environments that are convenient and enjoyable to use for everyone." (para 4.10.4)

It goes on to encourage residential developments which promote:

- Mixed tenure communities;
- Easily accessible development;
- Attractive landscape around dwellings, with useable open space and regard for biodiversity and nature conservation;
- Good design and creation of safe and attractive places to live;
- Efficient use of land of an appropriate density; and

- Use of low carbon energy and renewable energy resources.

The following TANs are considered to be the most relevant in consideration of this application:

TAN 12- Design

Tan 22- Sustainable Buildings.

Technical Advice Note 12: Design

This document provides advice regarding the promotion of sustainability through good design. Appendix 1 advises that a Design and Access Statement must explain the design concepts and principles in relation to the following:

- Accessibility;
- Environmental Sustainability;
- Movement to, from and within the development;
- Character (including amount, layout, scale and landscaping);
- Community safety.

Paragraph 5.11.1 sets out more specific design objectives relation to new housing and states that design should aim to:

- Create places with the needs of people in mind, which are distinctive and respect local character.
- Promote layouts and design features which encourage community safety and accessibility;
- Focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- Avoid inflexible planning standards and encourage layouts with reduced road widths;
- Promote energy efficiency in new housing;
- Secure the most efficient use of land including appropriate densities; and,
- Consider and balance potential conflicts between these criteria.

TAN 12 spells out the objectives of good design and encourages a design process that seeks to address these aims from the outset of a project. The objectives of good design are based on an understanding of what makes existing places attractive and sustainable places in which to live.

The guide re-states the objectives of good design set out in TAN 12 and provides some simple guidance to achieve high quality, safe and inclusive residential development.

Anyone proposing a residential development will be expected to work with the local planning authority and stakeholders to develop a design that addresses each relevant objective. They should describe how their design achieves each objective in a "design statement" to be submitted with the planning application. Design appraisal by the local planning authority may involve assessing how well each objective has been met before making a decision whether to support a proposal on design grounds.

The best way to meet the requirements of this guide is to develop a clear vision for the site that addresses and integrates each objective.

NEW HOUSING ALLOCATIONS

The Government advises local planning authorities in Wales to address the scope and potential for rehabilitation, conversion, clearance and redevelopment when considering suitable sites for future housing development.

These new sites either fall into definition of previously developed land (as defined by Planning Policy Wales) or utilise underused land with the urban areas of the main settlements. The proportion of new housing that will be build on previously developed land within the new allocations is estimated at 65%.

4 DEVELOPMENT PROPOSAL

It is proposed to construct two three bedroomed detached properties in the front part of the site, these are to be of a corresponding design with those proposed to the rear, which as indicated earlier in the statement are being dealt with under separate correspondence for the discharge of reserved matters and conditions.

The site of 0.242 ha (0.6 acres) is located on Murch Road and has a frontage of approximately 8.4m to the highway. The site has a depth of approximately 120m with the site width increasing to the rear with a width of approximately 31m.

The existing access is extremely steep, however the approved planning permission outlined a solution to this.

The site boundaries were identified in the previous scheme as being retained, the same applying to the hedgerows and tress on the site.

It is proposed to construct two new dwellings on the boundary to No 76 Murch Road, located on the rear half of the footprint of the existing bungalow and to the rear.

The properties would be two storeys with undercroft parking and a height of 6.3m above finished floor level.

The design of these is such that the principal elevations are to the front and one gable end, thereby reducing the issue of overlooking and reduction in privacy. The front elevations face the North West and

The access road would be cut into the landform with the first section rising from the highway to the parking areas of the proposed properties and then rising again up to the turning area for the two rear properties.

At this present time it is intended that the land on either side of the access will be supported by gabions in conjunction with grass bank primarily on the North West side.

The majority of the existing mature boundary treatments will be maintained and further additional planting will be undertaken to supplement and enhance the existing vegetation.

As indicated in the previous approved application, the new access drive would be safer with improved visibility. The first section of drive would have a gradient of 1:13 for the first 39m and from the parking areas, a gradient of 1:7 for 21m, until it meets the turning area for the rear dwellings.

Such provision will result in improved conditions for vehicular access and those with limited mobility.

These measures are to be incorporated into the fabric of the development, and as such will require no additional maintenance or management arrangements to ensure continued accessibility.

5 CODE FOR SUSTAINABLE HOMES

The objectives in respect of Environmental Sustainability as defined in Section 2 of TAN 12 Design are as follows:

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

The proposals will contribute to energy efficiency and carbon reduction by seeking to minimise the energy demand and carbon emissions associated with the development by the following means:

- By ensuring that the insulation qualities of the walls, roof, floor, windows and external doors achieve the minimum standards required by the current Building Regulations Approved Document L1a
- Provide the opportunity to accommodate the further installation of solar water heating and photovoltaic panels.
- Using industry standard Accredited Construction details to improve air tightness and reduce thermal bridges and losses.

In addition, the proposals embody a clear commitment to achieve the following aims, within financial constraints:

- To use sustainable materials with low environmental impact (embedded energy) that are sourced sustainably as well as maximising the use of used, reclaimed and recycled materials.
- To employ a sustainable approach to water management in terms of minimising demand, sourcing its supply (rainwater harvesting), demand management (use efficiency) and drainage, (soakaway, permeable surfaces for external surfaces).
- To deal with waste management both during and after construction (re-use and disposal), including the provision of appropriate facilities for sorting, storing and recycling of waste.
- To demonstrate climate resilience by taking into account the climate development is likely to experience over its lifetime by managing and minimising climate change effects.
- **The dwelling will be designed to achieve a minimum rated of Code 3, in accordance with Code for Sustainable Homes.**

6 ACCESSIBILITY AND MOVEMENT

The prime objective defined in Section 2 TAN 12 is:

- To ensure ease of access for all

The proposed development has been designed to address accessibility needs of all people who may use it by incorporating the standards required by Building Regulations Approved Document M 2004. These standards will form an integral part of the proposal and will ensure the scheme is robust enough to adapt to varying contexts and changing requirements.

The site is accessible by a range of sustainable transport modes including walking, cycling and public transport. It enjoys safe and good access by car

The development would enable safe movement between the existing local authority highway, the new "estate" road and the parking areas to each property via a tarmac road and pavement surface and level threshold.

Access to the bin storage and external drying are available within the boundary of each unit.

14 00837FUL

7 COMMUNITY SAFETY

The proposed residential use of the site is compatible with surrounding land uses and it is not considered that the proposal would create any detrimental issues in terms of community safety.

There is no public access to the development so there is no major impact for community safety as the result of the development.

The two properties will face over the access road and will give excellent surveillance off vehicles and people entering and leaving the site.

Adequate car parking is to be provided within the curtilage of the dwellings, off the access road, thereby reducing the risk of damaged to parked vehicles.

The number of dwellings ensures that the buildings are always likely to be occupied which will increase internal and external surveillance. The car parking areas provides good surveillance over the main access road.

In terms of designing out crime, the proposed development would be secure as it would have locked front entrance doors which comply with BS: PAS 23 General Performance Requirements (excluding annexes) and BS: PAS 24 Enhanced Security Requirements. All windows would be certificated for production to BS 7950 enhanced security for domestic windows. (BSI Kite-mark, BBA certificate, BM-Trade Q-Mark, BWF-TWAS or equivalent). There would a Fire Alarm fitted in all the units.