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Your Ref:

Our Ref: IB/GB

10th July 2014

Head of Planning and Transportation
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry, CF63 4RT

F.A.O. Mrs. Yvonne Pritchard

Dear Sir,

Re: Re-Application for the erection of one dwelling at the development plot site west of the existing Primrose and Pier tree cottages, Penllyn.

Addendum to the Design and Access Statement submitted last April.

We have been requested by Mrs. Pritchard on her letter of 8th May last, to submit an amended DAS making explicit reference to TAN22-Planning for Sustainable Buildings(June 2010).

Amplifying what was said on the Environmental Sustainability Paragraph on our Design and Access Statement of April last, we hereby refer to TAN22, as follows:

The design of the dwelling hereby proposed, takes into consideration its orientation. The dwelling is well oriented as it benefits from the sun and day light with a south-westerly aspect to main internal spaces. This will reduce the amount of energy needed, and at the same time increase the health and well-being of its occupants.

Some of the measures to be used to increased the sustainability of the building where already mentioned on the above referred paragraph: passive solar design, natural day lighting and ventilation, installation of "A" rated condensing boilers and appliances, use of energy efficient lighting, et.

Also rainwater harvesting using wastewater from showers, baths and hand basins could be collected and treated for non-potable uses such as garden watering, toilet flushing, etc., and a space for a water butt can be provided.

The use of materials from responsible second hand sources, as slates, timbering, etc., can be a sustainable sourcing procedure to be used.

(Continued...)

(Continued...)

The provision on site of waste management and recycling facilities will also increase the sustainability of the building.

Community Safety is another element of sustainability that was mentioned on our last DAS.

“Secured by Design” principles will be adhered to, and are facilitated by the location of the site, directly facing the road entrance and drive. Commanding views of this entrance area are available from the internal spaces at ground and first floor of the dwelling, as can be appreciated from the floor plans.

The fact that the front of the dwelling looks directly onto the access road, is the main factor helping the security of the community.

The dwelling is located on a non polluting area, with very good air quality, thus maximizing the health, safety and well-being of its inhabitants.

Health and well-being is also available by the provision of private amenity spaces in the rear amenity garden and the terrace area provided. This proposal complies in excess with the Planning guidelines concerning provision of amenity space.

Proximity to Local Amenities:

This is an additional sustainable reason for the location of the proposed dwelling, as it is almost opposite the Red Fox Public House.

As indicated on our application’s attached letter , the probable inhabitants of the proposed dwelling will be very interested in making new friends within the local community, and this vicinity with the P.H. will facilitate this friendly interest.

The building will not produce any impact on bio-diversity, as confirmed on the Ecological report submitted.

The ecological value of the land is poor, as it was vacant for a long time, mainly dominated by the central area of overgrown and dense bramble scrub, and tall ruderals standing at 2m high.

The building will be erected on this central area, so it would not affect any future potential for the development of an increased ecological value. In fact this value will increase when the inhabitants of the dwelling-house will prepare areas of ecological support on their site.

We have extracted from TAN 22 some of the important reasons for the sustainability of the dwelling and its environment, together focusing on the importance of the sustainable residential value of the site, and the planning and sustainability reasons for the merits of this proposal.

We hope that the Council will see that justice should be made, and the historical objectors of a dwelling being permitted on the site, will realize that they were negating to others the benefit they have of living on this site, using inflated and unreasonable objections, against a truly adequate dwelling and site, complying in full with all Planning norms and Policies. The proposal will not diminish their well-being, and in fact can produce a positive realization that new friends could be made on the site.

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26th April 2014

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02 MAY 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Design and Access Statement
Proposed dwelling at Penllyn, West of Primrose Cottage.

The proposed site is located in the village of Penllyn, near Cowbridge. The site of the proposed dwelling is at the West (rear) of two existing cottages, located towards the front (East) of the site, but fronting South (not facing the entrance), which they front on their side.. These cottages were refurbished in the early 1970's, and were built long before, some time at the end of the 1800s.

For the history of the site and applications as the present one, please refer to the letter enclosed to the application documents.

ACCESS

Concerning this application and its site, **access** is a most important aspect. In itself the access available to the proposed site appears to be (and is), completely suitable, and without any restriction, as the site of the proposed dwelling can be seen from the road and it is facing it. Summing up, the common entrance drive, accepted to be suitable to serve three dwellings, is ample and suitable for the access by pedestrians, cyclists and vehicles alike.

The dwelling is provided with a sizable forecourt, where a single garage is proposed. Access by all pedestrians is easily and simply available for entering the dwelling and its side gates avail entrance directly to the rear garden. Suitable turning area within the forecourt allows exiting the site in forward gear.

DESIGN

The design of the dwelling has taken into consideration its likely residents. We focus the design of the three bedrooms dwelling to be suitable for a retired married couple willing to participate and make new acquaintances in the village community. The vicinity of the Public House would in principle facilitate their aim. They would have a small family, and visits will therefore be reduced and infrequent.

The provision of a **single garage** would suffice for their needs, as the couple do like to be together all the time. They may have had already their Golden Anniversary...

They will have suitably ample living accommodation, a rear south-westerly sizable garden and a terrace are available.

The **design and scale** of the house is a **compact** one, and in keeping with the **character** of the surrounding area.

(Continued...)

(Continued...)

The dwelling's **layout and scale** are evident from the plans and elevations. The dwelling's internal area is only **100.40 sq.m (1.080 sq.ft)**. This is a small three bedrooms house suitable for a mature, but independent couple.

The design provision of a **traditional porch** at the entrance provides the opportunity for a seating/reading/writing area on the first floor, at its front.

The **materials and finishes** are those matching the houses nearby, with rendered walls and slated roofs.

Community Safety exists and it will be enhanced by the proposal, as this commands a frontal view of the entrance drive, and it will be suitably lit.

Environmental Sustainability will be adhered to, by the use of sustainable sources of energy, which can incorporate: passive solar design; natural daylighting; Natural ventilation; installation of "A" rated appliances; condensing boilers, use of energy efficient lighting, etc.

Movements to, from and within the development. As noted above the site is easily accessed from the common entrance drive, and vice-versa the movements from the development are direct and sustainable. The existence of a public footpath nearby (this is located within the site of the adjacent site at the South: Dom-da Cottage), will have no implications on the suitability of the site entrance, for serving one additional vehicle using it.

Concerning the proposal's compliance with Planning Policies, we can see this as follows:

Policy HOUS 2-Additional Residential Development. This Policy confirms that Penllyn is one of the Rural Settlements, where "housing infill" and "rounding off" will be permitted if it meets **Policy HOUS 8:Residential Development Criteria**, and particularly Criterion (i) of this policy, which says:"The scale, form and character of the proposed development is to be sympathetic to the environs of the site".

We have adopted a dwelling type house which is small for its site's size (it could have been of 4 plus bedrooms.), in that we wanted to reduce any impact on the adjacent houses, and also for the number of vehicles proposed to use the site.

In doing this, the proposal also complies with criterion (2) of this policy, as it will have no "unacceptable" effect on the amenity and character of existing and neighbouring environments by virtue of noise, traffic congestion, exacerbation of parking problems or visual intrusion.

Any impact on the existing properties on the site will be reduced after the short period of construction, as the new occupiers will be of pleasant character and conduct, and we feel will become good neighbours and friends to the present occupiers.

The proposal also complies with **Policy ENV 27: Design of new Developments**, as it complements and enhances the local character of buildings and open spaces; meets the Council's approved standards of amenity and open space, access, car parking and servicing; it also **minimizes** any detrimental impact on adjacent areas; ensures clear distinction between public and private spaces, etc.

We feel this proposal will benefit and enhance the local character of the site, and nearby area.