

DESIGN
and
ACCESS STATEMENT

for

Provisions for Dog Facilities

at

**Shangri La, Barry Road, Dinas
Powys, CF64 4TR**

Client

Lisa Carson

Rev - A - 21 July 2014

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SUMMARY

- | | |
|-----------------------------|--|
| Applicant: | - Lisa Carson
Shangri La,
Barry Road,
Dinas Powys,
CF64 4TR |
| Date: | - November 2013 |
| Description of Development: | - Provisions for dog facilities at, Shangri La, Barry Road, Dinas Powys, CF64 4TR. Retention of 4 number cabins to 3B. |
| Address of Development: | - Shangri La,
Barry Road,
Dinas Powys,
CF64 4TR |
| Agent: | - Reuben Evans Architect
Robgill,
Gwern-y-steeple,
Peterston-super-ely,
Vale of Glamorgan,
CF5 6LG. |

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1.0 -

INTRODUCTION.

This design and access statement has been prepared to support the full planning application for provisions for dog facilities at Shangri La, Barry Road, Dinas Powys, CF64 4TR. Inclusive of the retention of 4 number portable kennel cabins, construction is temporary and portable and the provision of new accommodation providing isolation, vet rooms, office, and two stud pens. This statement has been prepared to the requirements of TAN 12 (Design) 2009 – Appendix 1.

2.0 - SITE ANALYSIS.

2.1 - Site Location. (Indicating indicative boundary)



The application site is an existing building which lies within the boundary of Dinas Powys to the south at Shangri La, Barry Road, Dinas Powys, CF64 4TR.

2.2 - Access Point.

Vehicular and pedestrian access to the site is to remain as the existing off the A4055, the main north east/ south west road through Dinas Powys. The access enters the site at the west boundary.

Photograph of existing vehicular access point to the west boundary of the site.



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2.3 - Boundaries.

All existing boundaries as described below are to be maintained:-

The existing boundary to the north consists in the main of quite dense evergreen trees inside a 1.5 metre high (approximately) green powder coated steel fence. This photograph is taken at the mid point of the site.

Photograph looking towards the existing north boundary of the site.



The existing boundary to the east consists in the main of a 1.5 metre high (approximately) green powder coated steel fence.

Photograph looking towards the existing east boundary of the site.



The existing boundary to the south consists in the main of some evergreen trees inside a 1.5 metre high (approximately) green powder coated steel fence. This photograph is taken towards the top/east end of the site.

Photograph looking up the existing south boundary of the site.



The existing boundary to the west consists of a dense mature hedge to the southern half of the boundary and a 1800mm high solid timber fence to the northern half of the boundary.

Photograph looking towards the existing west boundary of the site .



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2.4 - Site Features.

The site is approximately 3690 m². It is of rectangular form with a east west direction and is bounded to the north by a field, to the east by a field, to the south by a field to the majority of this boundary and by a two existing two storey dwellings, Arnold House to the west end of this boundary and by the main A4055 road running north east/ south west road through Dinas Powys.

2.5 - Topography.

The topography of the site is a quite steep with approximately a 20 metre difference in levels running up from west to east.

2.6 - Constraints and Opportunities.

There are no major constraints identified on the site.

3.0 - CONTEXT ANALYSIS.

3.1 - Character Appraisal.

The curtilage of the application site is an area of land to the south of the settlement of Dinas Powys.

The site is 0.4 hectares (3690 m²) in area

The site falls within the area on the current adopted UDP 1996 - 2011 Proposals Map of green wedge land to the south of the settlement of Dinas Powys. The LDP 2011 - 2026 Green Wedge Background paper November 2011 Appendix 5 Areas of Change includes for the removal of an area of land from the Green Wedge which includes the application site.

3.2 - Local Character.

The site is bounded to the north by a field, to the east by a field, to the south by a field to the majority of this boundary and by a two existing two storey dwelling, Arnold House to the west end of this boundary and by the main A4055 road running north east/ south west road through Dinas Powys. By nature of the site location there is no character to note.

The main A4055 road to the west of the site has six number dwellings from the settlement of Dinas Powys running south these dwellings are all very diverse in style character and size.

3.3 - Local facilities.

All facilities are available in the settlement of Dinas Powys to support everyday living. The centre of Dinas Powys is 1000 meters north along the A4055 and boasts a selection of shops, banks, pubs, restaurants and cafes. There is a doctors surgery, Dinas Powys Health Centre, 75, Cardiff Rd, Dinas Powys, CF64 4JT located 1000 meters to the east. St. Andrews Major Church in Wales Primary School, St. Andrews Rd, Dinas Powys, South Glamorgan CF64 4HB is 1000 meters to the north east and nearest Comprehensive School and leisure centre is in Penarth 5.1 kilometers away again to the east. The nearest hospital is the Prince of Wales in Bridgend some 13 kilometers to the west.

The centre of Cardiff is 12 kilometers to the north east, and there are good direct links to the M4.

3.4 - Public Transport.

There is a main bus service to all near main settlements and most of the surrounding small villages and hamlets. There is a bus stop directly outside the site.

There is a train station located in Dinas Powys.

3.5 - Economic, Social, and Physical Context.

Dinas Powys is a district centre serving the community and all local communities and their needs. Attractiveness and accessibility will only be improved in future years. The site is located in a very sustainable location within the area close to the full range of local facilities.

There are a range of employment opportunities in the area.

4.0 - POLICY CONTEXT.

4.1 - Guidance.

Guidance has been taken from:-

- Planning Policy Wales (PPW).
- Technical Advice Note (TAN) 12: Design (2009).
- Vale of Glamorgan Adopted Unitary Development Plan (AUDP) 1996 - 2011.
- Vale of Glamorgan Supplementary Planning Guidance Amenity Standards.
- Vale of Glamorgan Supplementary Planning Guidance Sustainable Development.

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4.2 - Planning Policy Wales (PPW).

PPW is the principle document setting out the land use policies of the Welsh Assembly Government against which development proposals should be assessed. The main thrust of PPW is to promote Sustainable Development, paragraph 1.2.2 states that:-

"The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs. It must do this in a way that is consistent with overall sustainability principles....."

Paragraph 4.1.3 states that:-

"Factors to be taken into account in making planning decisions (material considerations) must be genuine planning matters, that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability".

With regard to the location of the development paragraph 2.5.3 states that:-

"Local planning authorities should assess the extent to which their UDP settlement strategies and new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car".

4.3 - Technical Advice Note (TAN) 12: Design (2009).

TAN 12 sets out the following objectives of good design:-

- | | | |
|-------------------------|---|---|
| Access | - | Ensuring ease of access for all. |
| Character | - | Sustaining or enhancing local character. |
| | - | Promoting legible development. |
| | - | Promoting a successful relationship between public and private space. |
| | - | Promoting quality choice and variety. |
| | - | Promoting innovative design. |
| Community Safety | - | Ensuring attractive safe public spaces. |
| | - | Security through natural surveillance. |
| Environmental Stability | - | Achieving efficient use and protection of natural resources. |
| | - | Enhancing biodiversity. |
| | - | Designing for change. |
| Movements | - | Promoting sustainable means of travel. |

4.4 - Vale of Glamorgan Adopted Unitary Development Plan (AUDP) 1996 - 2011.

The AUDP - Strategic Policies, The Environment, POLICY 2 states that :-

Proposals which encourage sustainable practices will be favoured including:

- (i) Proposals which contribute to energy conservation or efficiency, waste reduction or recycling; pollution control; biodiversity and the conservation of natural resources;
- (ii) Proposals which are located to minimise the need to travel, especially by car and help to reduce vehicle movements or which encourage cycling, walking and the use of public transport;
- (iii) The reclamation of derelict or degraded land for appropriate beneficial use; and
- (iv) Proposals which improve the quality of the environment through the utilisation of high standards of design.

The AUDP - Strategic Policies, The Environment, POLICY 4 states that :-

An additional 160 hectares of land will be made available for employment uses from 1996 to 2011. This land will:

- (i) Match the existing and forecast demand from inward investors; and
- (ii) Assist the appropriate expansion of local businesses and facilitate new start-ups

The AUDP - Strategic Policies, Transportation, POLICY 8 states that :-

Developments will be favoured in locations which;

- (i) Are highly accessible by means of travel other than the private car; and
- (ii) Minimise traffic levels and associated unacceptable environmental effects.

The AUDP - Policies and Proposals - The Countryside - POLICY ENV 1 states that :-

WITHIN THE DELINEATED COUNTRYSIDE PERMISSION WILL ONLY BE GRANTED FOR:

- (i) DEVELOPMENT WHICH IS ESSENTIAL FOR AGRICULTURE, HORTICULTURE, FORESTRY OR OTHER DEVELOPMENT INCLUDING MINERAL EXTRACTION, WASTE MANAGEMENT, UTILITIES OR INFRASTRUCTURE FOR WHICH A RURAL LOCATION IS ESSENTIAL;
- (ii) APPROPRIATE RECREATIONAL USE;
- (iii) THE RE-USE OR ADAPTATION OF EXISTING BUILDINGS PARTICULARLY TO ASSIST THE DIVERSIFICATION OF THE RURAL ECONOMY; OR
- (iv) DEVELOPMENT WHICH IS APPROVED UNDER OTHER POLICIES OF THE PLAN.

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The AUDP - Policies and Proposals - The Countryside - POLICY ENV 2 states that :-

THE BEST AND MOST VERSITILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM IRREVERSIBLE DEVELOPMENT, SAVE WHERE OVERRIDING NEED CAN BE DEMONSTRATED. NON AGRICULTURAL LAND OR LAND OF A LOWER QUALITY SHOULD BE USED WHEN DEVELOPMENT IS PROPOSED, UNLESS SUCH LAND HAS A STATUTORY LANDSCAPE, NATURE CONSERVATION, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS AGRICULTURAL CONSIDERATIONS.

The AUDP - Policies and Proposals - The Countryside - POLICY ENV 27 states that :-

PROPOSALS FOR NEW DEVELOPMENT MUST HAVE FULL REGARD TO THE CONTEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

- (i) COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACES;
- (ii) MEETS THE COUNCIL'S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING;
- (iii) ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT;
- (iv) MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS;
- (v) ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES;
- (vi) ENSURES CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE SPACES;
- (vii) PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY;
- (viii) HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND
- (ix) HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.

The AUDP - Policies and Proposals - The Countryside - POLICY EMP 2 states that :-

PROPOSALS FOR NEW BUSINESS AND INDUSTRIAL DEVELOPMENT INCLUDING AGRICULTURAL SERVICE INDUSTRIES AND THE EXTENSION, CONVERSION AND REPLACEMENT OF EXISTING PREMISES FOR SUCH PURPOSES, WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE PROPOSAL DOES NOT LIE WITHIN THE COUNTRYSIDE EXCEPT FOR THOSE PROPOSALS ACCEPTABLE UNDER THE TERMS OF ENV 8 (RURAL BUILDINGS) OR COMM 2 (REDUNDANT HOSPITALS);

- (ii) THE PROPOSAL MINIMISES THE LOSS OF GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A) AND DOES NOT HAVE AN UNACCEPTABLE IMPACT ON AREAS OF ATTRACTIVE LANDSCAPE AND HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;
- (iii) THE SIZE AND RELATIONSHIP OF ANY NEW BUILDING AND / OR ALTERATION OR EXTENSION IS NOT DISPROPORTIONATE TO ITS SIZE AND SETTING;
- (iv) ACCESS AND PARKING ARRANGEMENTS ARE IN ACCORDANCE WITH THE COUNCIL'S APPROVED STANDARDS;
- (v) ADEQUATE LANDSCAPING IS PROVIDED;
- (vi) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON RESIDENTIAL AMENITY BY VIRTUE OF TRAFFIC CONGESTION, NOISE, SMELL, SAFETY, HEALTH IMPACTS AND EMISSIONS;
- (vii) ADEQUATE UTILITY AND INFRASTRUCTURE SERVICES EXIST OR ARE REASONABLY ACCESSIBLE OR CAPABLE OF BEING READILY AND ECONOMICALLY PROVIDED;
- (viii) DOES NOT PRESENT ADDITIONAL RISK TO THE HEALTH OR SAFETY OF USERS OF THE SITE AND DOES NOT UNACCEPTABLY POLLUTE AIR, WATER, OR LAND; AND
- (ix) DOES NOT UNACCEPTABLY AFFECT THE USE OF THE ADJOINING LAND BY VIRTUE OF THE RISK AND IMPACT OF POTENTIAL POLLUTION.

The AUDP - Strategic Policies, Transportation, POLICY 8 states that :-

The Council is committed to supporting the local economy and local economic development and tourism through a range of measures including the provision of a choice and range of sites. The policies will assist the Council to:

- strengthen the local economy;
- widen job opportunities for local residents by improving access to employment, and training;
- improve the economic infrastructure of the Vale;
- set out strategic policies for development, conservation and transportation that will enable the local economy to grow in a sustainable framework;
- improve the urban fabric and to enhance the physical and natural environment of the Vale;
- create the conditions for a thriving tourism industry whilst safeguarding and enhancing the environment and interests of the local community;
- promote tourism to a level compatible with the Vale's capacity to cater for such activity, maximised through good visitor management and only permitting sensitive developments;
- encourage new investment in tourism in both facilities and accommodation and to encourage improvements in the standard of provision;
- ensure that new investment in tourism does not conflict with the environmental policies of the Plan.

4.5 - Vale of Glamorgan Supplementary Planning Guidance Sustainable Development:-

The Vale of Glamorgan Supplementary Planning Guidance Sustainable Development works with The AUDP - Strategic Policies, The Environment, POLICY 2 as noted above.

5.0 - DESIGN.

5.1 - Response to Objectives of Good Design.

The principles of good design are based on an understanding of what makes existing places attractive and sustainable places to live in. The objectives of good design are set out in TAN 12 as above.

The key aims of the design brief were as follows: -

- To respond to and respect the immediate neighbours privacy and their right to enjoyment of their own property without risk of overlooking and nuisance.
- To take account of the sites nature and be sympathetic to its surrounding.
- To take account of the sites aspect, orientation and physical constraints
- To construct buildings which are energy efficient in use and as environmentally sustainable to construct as possible.
- To create an internal environment that is flexible to accommodate a family's need for a creative lifestyle.
- To minimise the dwellings impact on the site.

The proposal provides a satisfactory relationship with neighbouring property using the topography of the site to keep it very low. The proposals do not impact upon the surrounding area.

5.2 - Movement.

All vehicular and pedestrian access to the proposals will be maintained as the existing. The proposals will not create additional vehicular and pedestrian movement. The location of the site is in close proximity to local facilities and bus route to all near main settlements and most of the surrounding small villages and hamlets. The site is well related to public transport, shopping and leisure facilities, and employment opportunities.

The proposals will be designed for wheelchair use in compliance with Part M of the Building Regulations requirements.

5.3 - Access

Access to the proposals will be maintained as the existing. The existing entrance is to be widened.

5.4 - Character

Character - Amount - The proposed development occupies a combined footprint of 68m² this represents less than 1.9% of the entire application site.

Character - Layout - The proposals are a result of careful analysis of the existing site and its immediate surroundings. Both the permanent and the temporary buildings have been kept as simple and low scale as possible with use of materials and colours that will blend into the surroundings

The location and shape of the permanent building has been greatly influenced by the physical character of the site. This lends itself to the proposed building being built down into the slope of the site and having minimum visual impact.

Character - Scale and Appearance - The proposals demonstrate that innovative and creatively designed building can be built on the site. This can be achieved without detriment to the amenities of any of the neighbouring dwellings. When viewed from all principal vantage points, the structure takes a fundamental very low scale form with pitched roof effectively relating to there surroundings.

The external materials used to the isolation vet rooms and office are a smooth cast render system and a powder coated aluminium/metal finish colour green to blend into the surrounding open landscape. The existing four number kennel cabins to be retained are white, the two stud pens will be white or green.

Character - Landscaping - The mature vegetation along the boundaries will be preserved allowing for a naturally screened development that will also maintain the character of the site.

Character - Sustaining Local Character - By nature of the site location there is no character to note.

Character - Promoting legible development - The proposals are located and laid out to provide a clearly legible development that is easily read convenient and safe to use by all.

Character - Promoting a successful relationship between public and private space - The existing has a good relationship between public and private space by its location off a main road and its linear shape away from that road. The proposals embrace this existing character enhancing the relationship between public and private space.

Character - Promoting quality choice and variety - The design is a response to the opportunities and constraints as identified through careful analysis of the site and its surrounding areas. The proposals sit comfortably in their location and responds positively to its immediate environment.

Character - Promoting innovative design - Opportunities for innovative design in the case of these proposals are restricted to keeping the proposals low scale and inconspicuous.

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5.5 - Inclusive Design.

The key principles are :-

- Putting people at the heart of the design process.
- Acknowledging diversity and difference.
- Choice.
- Flexibility in use.
- Buildings and environments that are convenient and enjoyable for everyone.

5.6 - Community Safety.

The proposals have no impact on community safety.

5.7 - Environmental Sustainability.

The site is in an environmentally sustainable location, being in close distances to a range of facilities, including shops, schools, leisure and public transport.

Although the proposals are not a dwelling the principles of The Code for Sustainable Homes will be applied. The Code for Sustainable Homes Technical Guide November 2010 has 9 categories:-

- Category 1: Energy and Carbon Dioxide Emissions.
- Category 2: Water.
- Category 3: Materials.
- Category 4: Surface Water Run-off.
- Category 5: Waste.
- Category 6: Pollution.
- Category 7: Health & Well-being.
- Category 8: Management.
- Category 9: Ecology.

Category 1: Energy and Carbon Dioxide Emissions.

The proposals will be designed to have a high specification of insulation on all the main building fabric elements and a high standard of construction to minimise CO2 emissions and have a high fabric energy efficiency.

External lighting will be low energy.

Category 2: Water.

The consumption of indoor water use will be minimised through the use of water efficient fittings, appliances and water recycling systems. A grey water system is considered.

For external water use a system which will collect and store rainwater for use off the main buildings will be implemented.

Category 3: Materials.

Materials with lower environmental impacts over their life-cycle are to be specified where possible.

Responsible sourcing of materials for both basic building elements and finishing elements will be implemented.

Category 4: Surface Water Run-off.

Management of Surface Water Run-off from the buildings will be considered to provide slow percolation of surface water to ground.

Category 5: Waste.

The proposals will utilize and adhere to the Local authorities waste policy and collection procedures.

Category 6: Pollution.

All insulating materials will have GWP >5 and no appliances e.g. boilers will generate Nox emissions.

Category 7: Health & Well-being.

The design promotes good daylighting and thereby improve quality of life and reduce the need for energy to light the buildings.

Category 8: Management.

The proposals will be managed by the business owner to be encourage and implement the most economical use of appliances and fittings.

Category 9: Ecology.

The micro ecology within the site will be protected by careful monitoring prior to and during the construction procedures. The site is not in an area of special ecological interest.

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