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DESIGN AND ACCESS STATEMENT FOR PLOT AT THE JUNCTION OF HIGHLIGHT LANE AND  
LAKIN DRIVE.

7<sup>th</sup> July 2014

Introduction

This document outlines the strategy for the submission of full planning permission for a detached dwelling on the vacant plot.

The Design and Access statement has been prepared with reference to Planning Policy Wales Technical advice Note 12 Design dated June 2009 along with Local Authority Guidance Notes.

Description of Development Proposal.

Proposal.

The application is for full planning consent for a detached house on the junction between Highlight Lane and Lakin Drive, Barry. The previous outline permission application number 2011/00306/OUT has expired.

Physical and Social Context

Site context

The site is well positioned within the established housing estate in terms of access for public transport and other facilities. There is a bus stop at the top of Lakin Drive. There is a Health Centre and Super Store in close proximity. Barry Hospital and Fire Station are also close by.

The ground level on site falls away slightly from Lakin Drive but is generally level. The site is overgrown and would benefit from development and maintained gardens.

Planning context.

The access and sustainability statement has been prepared with due reference to Vale of Glamorgan Adopted UDP 1996-2011, Planning Policy Wales and Technical Advice Note 12. The plot is noted under UDP as residential land available.

Design, PPW TAN 15 development and flood risk. This site is not within a flood risk area.

The proposal has been considered against the Vale of Glamorgan Adopted Unitary Development Plan (2011) and the ENV Policy 27 Design of New Development.

House Policy 2 Barry is noted as being an area suitable for infill and small additional residential development.

House Policy 8 (i-vi) will be achieved.

House Policy 11 residential privacy spaces achieved.

Policy Trans 10. Parking standard is met.

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Document on Amenity Standards has been considered and required standard is met.

#### SITE ANALYSIS

##### Opportunity and Constraints

Site access is achieved off Lakin Drive providing access to a driveway in front of garage similar to adjacent houses.

##### Scale and Massing.

The proposal represents a similar overall scale and massing to the surrounding two storey houses with traditional pitched roofs

##### Existing Trees and Hedgerows.

There are no hedgerows or large trees on the plot.

##### Ecology.

There are no significant ecological issues on site.

#### ACCESSIBILITY.

As noted access is to be off Lakin Drive and although gently falling away from the road presents no difficulty in vehicular access. It would be the intention to provide a level access up to and including the new house to both front and rear doors in accordance with part M of the Building Regulations. The ground floor WC would also be included.

#### COMMUNITY SAFETY

There would be an increase to the community safety as a result of the proposed work. The dwelling would greatly improve the appearance of the plot which is currently overgrown. The new dwelling will improve the security of the area by occupation and greater observation of the vicinity.

#### CHARACTER

The houses on Lakin Drive were constructed as part of the new housing estate. The adjacent houses were part of a series of self- build houses built. They are of different styles, mainly two storeys. There is no standard type.

This full application is similar to the proposed outline application and illustrates how the house and integral garage fit on the site with three parking spaces, one in the garage and two on the driveway as discussed with the Vale of Glamorgan Highways Department. The scale and massing are also realistic. The choice of materials and finishes will be to the approval of the local authority.

#### SUSTAINABILITY

Urban Design

The site is not dependent upon transport links that are subject to flooding.

Site Layout

The development is intended to make an improvement to land and landscaping to the plot.

Accessibility

As previously described the main access is not far off level and level access will be provided to all external doors in compliance with Part M of the building regulations.

Materials and Foul and Surface Water.

Disposal will be made in conjunction with Dwr Cwmru. Materials will be sourced locally whenever possible. Materials from sustainable sources will be used.

MOVEMENT TO AND FROM SITE

Roads and footpaths are generally in place with good road links and local bus service. The highway is adopted and as a single dwelling it will not adversely affect the current volume of traffic to and from the housing estate. An integral garage and two parking spaces are provided to meet the required provision of three parking spaces.

Amenity Standard

The dwelling will have a private and secure rear and side garden as private amenities space. The house and gardens are not overlooked from any side and the house benefits from a front outlook over a large grassy open space. Temporary storage area for garden waste and bins will be provided. The house will have a south east front facing elevation benefiting from a sunny aspect to front, rear and left hand side elevation. The secure garden will be to the rear and left hand side of the dwelling.