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**TOWN AND COUNTRY PLANNING ACT 1990**

**DESIGN AND ACCESS STATEMENT**

**FOR**

**THE OLD CHAPEL, LLYSWORNEY,**

**VALE OF GLAMORGAN.**



**PLANNING STATEMENT**

In accordance with The Welsh Government advice and having regard to the importance assigned to good design, the Local Planning Authority requires that any application for Planning Permission for built development requires Planning/Design statement. This appraisal provides an explanation of the extent of the proposed development and an analysis of the area.

It demonstrates that the proposal is acceptable in terms of its relationship with similar developments and the need to protect the environment.

**APPLICATION DETAILS**

The Application site is located within the residential settlement boundary and conservation area of Llysworney, and the proposed application submitted is to construct a single storey garage and utility room attached to the side of the existing converted chapel.

Photographs 1,2,3 and 4 indicated there was a lean to building forming part of the chapel. But now demolished probably to provide vehicle parking to include for 2 No. parking spaces.

The current residential property, formerly the Ebenezer Particular Baptist Chapel, dating from 1843, and is a listed Grade II building. (Details of its listing attached)

**RELEVANT PLANNING POLICIES**

The application site lies within the settlement boundary and conservation area of Llysworney. Planning policies include:

- ENV 17 - Protection of Built and Historic Environments
- ENV 20 - Development in conservation areas
- ENV 27 - Design of new developments
- TRAN 10 - Parking

Planning Policy Wales requires that the best use of land within an urban area should be made to achieve the highest density compatible with local environmental considerations. The Supporting Technical Advice Note TAN (12) – design indicates that the appearance of the proposed development and its relationship to its surroundings are material considerations to determining Planning Applications. TAN (12) states that a shift in emphasis is required away from the total reliance on prescriptive standards and that the particular relevance and weight attached to sustaining or enhancing character by responding to and reinforcing (where appropriate) locally distinctive patterns and form of development will depend on local circumstances and nature of the proposed development.

Planning Policy Wales Technical Advice Note 12 actively encourages a variety of mixed tenures and house types.

The proposed development aligns with the requirements of the aforementioned policies.

## **1. ACCESS STATEMENT**

### ACCESS SOURCE AND GUIDANCE

Building regulations Approved Document B (2004)

Building Regulations Approved Document Part M (2004)

British Standards BS8300: 2001, Design of Buildings and their approach to the Code of Practice, BSI Sign Design Guidance, The Design Society Designing for Accessibility (2004), Centre for accessible Environments.

In addition the Disability Rights Commission, Codes of Practice and Guidance on Access Statement have been followed.

The proposed garage will accommodate 1 No. parking space with a 2nd space provided in line with the doorway. Access to the garage and the outside parking space will be finished in tarmac.

Access to the dwelling will not be affected by the proposals.

### VEHICULAR MOVEMENT

The existing roadway serving the property ends in a cul-de-sac and therefore has little through traffic movement. The current vehicular movement will not change as a result of the proposals.

### ACCESS SUMMARY

The main proposal is to provide safe and appropriate access solution to serve the proposed development for both able and disabled persons.

## 2. CHARACTER

### (a) The Layout

The proposal is to construct a single storey extension, the profile of which will reflect the original building.

The frontage will show a pitched roof, with natural slates, heritage range velux rooflights, painted fascia and barge boards and timber garage doors painted.

The emphasis of the design is based on similar buildings in the conservation area.

There will be small areas of external walls visible; these being a mixture of natural local stone and rendered blockwork.

The building shell thus created will provide the occupants with additional protected facilities with sustainable elements which are both economically friendly

### (b) Scale

The scale of the proposed extension is designed to blend with the converted chapel and not to dominate.

### (c) Appearance

The appearance of the proposed extension is intended to be rural in nature and reflect traditional construction details suitable for a conservation area:

- Natural slate pitched roof
- Flush gable, no barge or soffit
- Painted render and stonework walls
- Heritage range rooflights

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- Painted timber doors
- Black rainwater goods

(d) Landscaping

Hard and soft landscaping surrounding the proposed dwelling are planned and will include ornamental shrubs, small grassed area and flower beds. Any form of large or mature trees are not included due to the proximity of adjoining buildings and boundary walls.

3. **Community Safety**

**THEFT, VANDALISM AND ILLEGAL ENTRY**

Natural surveillance of the parking area and extension can be achieved together with a movement detection system and intruder alarms.

**PEDESTRIAN MOVEMENT AROUND THE SITE**

There will be no direct access to any persons other than the occupants.

4. **ENVIRONMENTAL SUSTAINABILITY – SUSTAINABLE BUILDINGS**

Sustainable development has become a key consideration in Planning and is of significant importance to any new development.

The utility area will be the only section of the proposed development requiring sustainable elements.

Insulated floor, walls and roof space will comply with current Building Regulations standards.