



**TOWN AND COUNTRY PLANNING ACT 1990**  
**REMOVAL OF AGRICULTURAL/RURAL ENTERPRISE**  
**OCCUPANCY CONDITION**  
**AT**  
**LETTONS HOUSE, LETTONS WAY, DINAS POWIS**

**DESIGN AND ACCESS STATEMENT**

RECEIVED

02 SEP 2014

ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

1401033FUL

5272/LAF/caj  
Harmers Limited  
August 2014

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## 1. INTRODUCTION

- 1.1 This statement is submitted in support of a planning application to vary the agricultural/rural enterprise occupancy condition of planning consent ref: 2011/0503/FUL.
- 1.2 There is no development involved in the application but as no exemption exists within planning legislation for the provision of a Design and Access statement for applications made under Section 73, the relevant provisions of Article 4D of the GDPO 1995 (as amended) are addressed below.

## 2. POLICY AND CONTEXT ASSESSMENT

### 2.1 National Guidance

National planning guidance in Planning Policy Wales (2014) and Technical Advice Note 12: Design (2014) sets out how inclusive design, including ensuring access for all members of society, helps foster more sustainable patterns of development. Inclusive design seeks to provide an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers which create undue effort, separation or special treatment and enables everyone to participate equally in mainstream activities independently with choice and dignity.

### 2.2 Development Plan

Policy ENV27 of the Vale of Glamorgan UDP is a general planning criteria policy that seeks to achieve good design, sustainable use of resources and good levels of accessibility. In respect of inclusive access, new development will be permitted where it:

(vii) provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and **people with impaired mobility**.

### 2.3 Context

The site comprises of a single private dwellinghouse constructed during the early 1980's and finished in render with concrete tiles. It is a detached five bedroom property with double garage. The dwelling is located on the fringes of Dinas Powys adjacent to the Mill Farm Nurseries with which it was originally associated.

## 3. ACCESS

- 3.1 The entrance to the property is at the side of the house under a canopy. The approach to the entrance of the house from the driveway is level and firm which allows ease of access/manoeuvring for wheelchairs and pushchairs.
- 3.2 There is a level threshold and the main entrance door is wide enough to accommodate a wheelchair. Internal door widths and passageways are considered to be sufficiently wide to allow reasonable ease of movement throughout the ground floor by a wheelchair user.
- 3.3 The good access that exists at present will not be affected by the variation of the condition and so the aims of planning policies to achieve inclusive access are satisfied.

**4. CHARACTER**

- 4.1 The application comprises of no operational development or a material change in use. Accordingly the amount of development remains as per the existing, unaltered, dwellinghouse.
- 4.2 The layout and scale of the existing dwellinghouse is unaffected by the proposals.
- 4.3 The appearance of the dwellinghouse will not be affected by the variation of the occupancy condition and no new landscape planting is proposed as a consequence.

**5. MOVEMENT**

- 5.1 The dwellinghouse benefits from an existing vehicular access onto the highway that will not be affected by these proposals. The existing pattern of movement and modes of transportation associated with the occupation of the dwelling will be unaffected by the variation of the condition.

**6. ENVIRONMENTAL SUSTAINABILITY**

- 6.1 There is no operational development proposed that affords the opportunity to introduce additional low carbon building and energy technologies. There is no material change in use proposed that requires any mitigating technologies to be incorporated. The environmental sustainability of the dwelling will remain as it existed before the variation of the occupancy condition.

**7. COMMUNITY SAFETY**

- 7.1 The removal of the occupancy condition will help to ensure the future occupation of the dwelling and so preserve the population of the area and the benefits this provides for community well being and safety.

**8. CONCLUSIONS**

- 8.1 As this application proposes no development within the meaning of Section 55 of the Town and Country Planning Act it is not possible to expand upon any development related issues. Nevertheless, the retention of the existing dwellinghouse will not give rise to any harm to design or access considerations under national or local policy.
- 8.2 Indeed, the removal of the occupancy restrictions will help to ensure the continued use of the dwelling for the future and this will help to sustain a local population and the associated benefits this brings to community safety and well being.

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