

22/06/2017

Vale of Glamorgan Council,
Planning Department,
Dock Office,
Barry Docks,
Barry.
CF63 4RT

Dear Sir,

Glebe Cottage, Mount Road, Dinas Powys, Vale of Glam.
Proposed new Porch and Conservatory.

DESIGN & ACCESS STATEMENT

Glebe Cottage is a small dwelling hidden away behind the small row of cottages at the bottom east end of Dinas Powys Common.

The present floor area is very restricted and an additional amount of living area is required to create a dwelling which will enable its occupants to live in a less cramped environment.

The proposed application is to create a front access porch by enclosing the existing entrance area and to construct a double glazed aluminium conservatory finished in white.

A new window on the south elevation is also proposed to serve the new W.C.



The following Policies of the Adopted Unitary Development Plan 1996 – 2011, have been carefully considered in the design process of this application;

POLICY ENV 20 – DEVELOPMENT IN CONSERVATION AREAS.
Proposals for new development or alterations to buildings or features within conservation areas will be permitted where they preserve or enhance the character of the conservation area.

POLICY ENV 28 - ACCESS FOR DISABLED PEOPLE.

CHARACTER

The proposals are designed to be in-keeping with the existing building and surrounding area.

The buildings in Dinas Powys village are of varying styles and design and use a variety of materials. Glebe Cottage is a generally unknown property due to its hidden location.

The property lies within a conservation area, however the proposals do not detract from the character of the existing building, in accordance with Policy ENV 20 of the UDP.

Within 'Dinas Powys Conservation Area' there is also a precedent for the use of contemporary design, including the development at 'The Mount' and the recently constructed development at 'Old Farm Mews'.

ACCESS

Vehicular access to the site is at present directly off Mount Road, and will remain unaltered.

Pedestrian access to the proposed dwelling is via the principal entrance doors. Access doors will have a min. clear opening width of 775 mm. with a level access threshold in accordance with Approved Document M. Access and Facilities for Disabled People.

MOVEMENT

The main bus route passes through the village square with a bus stop within 20 m. of the property. There is a train station located within walking distance of the site.

COMMUNITY SAFETY

The street lighting will remain as existing, as will the domestic security lighting around the building.

The proposals will respect the character of the existing building, whilst ensuring that the privacy and amenity of surrounding properties are safeguarded

RECEIVED

30 JUN 2017

Regeneration
and Planning

ENVIRONMENTAL SUSTAINABILITY

The proposals will comply with the requirements of Approved Document L1 of the Building Regulations.

An assessor will be appointed as part of any building regulation application and this will encompass all the energy sustainability issues.

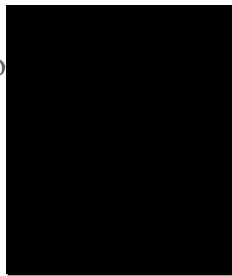
The design, materials, and external appearance are fully compatible with the existing related structures.

The surface water discharge will have no impact on the surrounding environment.

Adequate community and utility services exist and have been readily provided.

Yo

G.



RECEIVED

30 JUN 2017

Regeneration
and Planning