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27/11/2013

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

RECEIVED

02 DEC 2013

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Dear Sir,

Construction of a new dwelling at the side of
70, Lewis Road, Llandogh, Vale of Glam.

DESIGN & ACCESS STATEMENT

The proposal is to construct a new two storey detached dwelling situated in the side garden of number 70, Lewis Road. Lewis Road is a 'dead end' street, built around 1950, that has a mixture of dwelling types, mainly semi-detached with a small number of detached properties.

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

POLICY HOUS 2 – ADDITIONAL RESIDENTIAL DEVELOPMENT.

POLICY HOUS 8 – RESIDENTIAL DEVELOPMENT CRITERIA.

POLICY ENV 27 - DESIGN OF NEW DEVELOPMENTS.

POLICY ENV 28 - ACCESS FOR DISABLED PEOPLE.

POLICY TRAN 10 – PARKING.

POLICY HOUS 11 – RESIDENTIAL PRIVACY AND SPACE.

Also Policy numbers 1-6 of the SPG on Amenity Standards have been carefully taken into account.

CHARACTER

The character of the proposed new dwelling will be entirely in-keeping with the existing surrounding properties, using external finishes and materials to match. The size of the existing site is large enough to cope with the new dwelling and sufficient car parking, while still maintaining adequate amenity space for both the new and existing properties, in accordance with SPG Amenity standards, Policy 2 .

The following are guidance elements of TAN 12 which are relevant to this application:

To create places with the needs of people in mind that are distinctive and which respect local character.

To promote energy efficiency in new dwellings.

To secure the most efficient use of the land.

The proposals meet the requirements of the following Policies of the Adopted Unitary Development Plan 1996 – 2011.;

PÓLICY HOUS 2 – ADDITIONAL RESIDENTIAL DEVELOPMENT.

The proposal lies within the urban settlement boundaries of Llandough.

POLICY HOUS 8 – RESIDENTIAL DEVELOPMENT CRITERIA.

The scale, form and character of the proposal are sympathetic to the environs of the site. The proposal has no unacceptable effect on the amenity and character of existing or neighbouring environments of noise, traffic congestion, exacerbation of parking problems or visual intrusion.

The provisions of car parking and amenity space is in accordance with councils approved guidelines.

Adequate community and utility services exist and can be readily provided.

POLICY ENV 27 - DESIGN OF NEW DEVELOPMENTS.

The proposal compliments the local character of existing buildings.

The proposal meets the councils approved standards of amenity and open space, access, car parking and services.

POLICY HOUS 11 – RESIDENTIAL PRIVACY AND SPACE.

The proposal does not lie within an existing residential area that is characterised by high standards of privacy and spaciousness.

ACCESS

Vehicular access to the site is at present directly off Lewis Road. Two car parking spaces will remain to serve the existing property and a further two car parking spaces are proposed to serve the new property via a new crossover, in accordance with 'Policy TRAN 10-Parking' of the UDP.

Pedestrian access to the proposed dwelling will be via a ramped access to the principal entrance door which will have a min. clear opening width of 775 mm. with a level access threshold. W.C. facilities will be provided at the principal entrance floor in accordance with Approved Document M.

Access and Facilities for Disabled People and in accordance with 'Policy ENV 28-Access for Disabled People' of the UDP.

MOVEMENT

The main bus route passes along Penlan Road with a bus stop approximately 80 m. from the proposed dwelling. There is a train station located within walking distance of the site.

COMMUNITY SAFETY

The existing boundaries are mainly concrete blockwork with a close boarded timber fence to the front. The new proposed boundary is to be timber close boarded fencing.

The street lighting will remain as existing and domestic security lighting will be installed to the front and rear of the property.

The new dwelling will respect the character of the existing residential development, whilst ensuring that the privacy and amenity of surrounding properties are safeguarded. In accordance with the SPG on Amenity Standards Policy 3. All principal windows in the proposed new dwelling will be of a suitable distance from that of opposing principal windows of neighbouring dwellings, in accordance with Table 2 of Policy 4 in the SGP on Amenity Standards.

ENVIRONMENTAL SUSTAINABILITY

The proposed dwelling is to be built with materials from sustainable sources using local labour wherever possible. The dwelling will be constructed to comply with the requirements of Approved Document L1 of the Building Regulations and will achieve at least a level 3 plus 1 credit 'Code for Sustainable Homes' rating.

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

The foul drainage will discharge to an existing sewer system.

The surface water will discharge to a soakaway system and there will be no impact on the surrounding environment.

The car parking and amenity space to be provided are in accordance with the Council's guidelines.

The scale, siting, design, materials, landscaping and external appearance are fully compatible with the existing related structures and the surrounding landscape.

Adequate community and utility services exist and can be readily provided.

Yours faithfully,



G. J. Nuck