

Design and Access Statement

Tramroad Cottage, Glasbury

May 2021

LYD Land & Development LTD
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Summary

Full-Planning Application Submission

Proposal:

***Full Planning Application for Proposed Demolition of Existing House,
Redevelopment and Associated Works***

Location:

Tramroad Cottage, Glasbury

Client:

Mr Geoff Hayward and Mrs Valerie Johnson

Prepared by:

Daniel Lloyd LYD Land & Developments LTD



LYD Land & Developments LTD

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Executive Summary

This Full Planning Application Submission is presented in support of a proposed demolition, redevelopment and associated works at Tramroad Cottage, Glasbury. The subject site currently benefits from an existing property, with associated garden area and is contained within the settlement limits of Glasbury as defined in the adopted Local Development Plan.

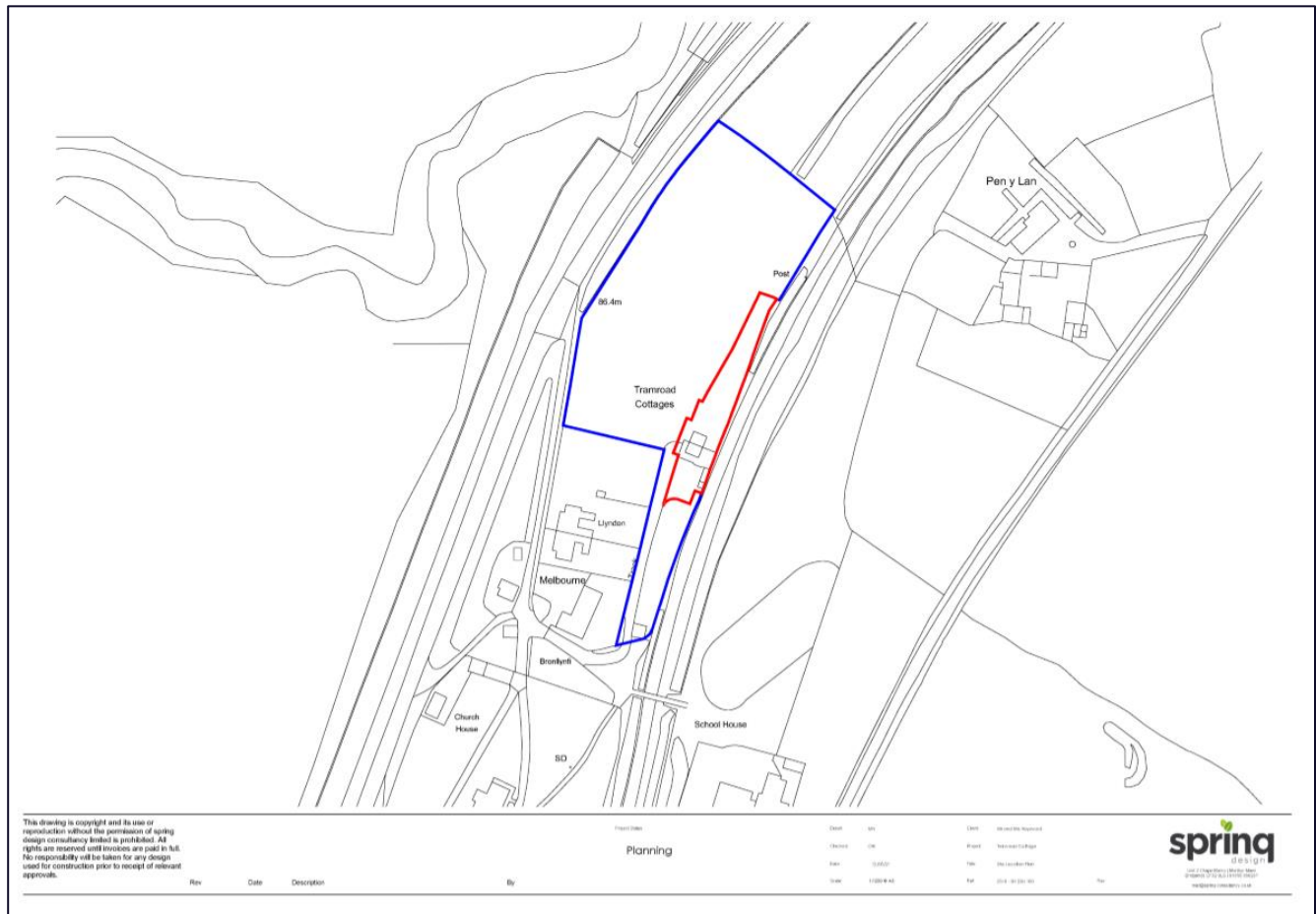
The proposed development will incorporate a highly energy efficient dwelling, therefore ensuring a more sustainable development than of the current property contained on the site. Furthermore, the proposal will include sustainable urban drainage system as required by the Sustainable Drainage Regulations, this will ensure that there is a reduction in surface water run-off from the application site.

Introduction

This Full Planning Application submission is submitted on behalf of Mr Geoff Hayward and Mrs Valerie Johnson. The submission is presented in support of a proposed demolition, redevelopment and associated works at Tramroad Cottage, Glasbury.

The Full Planning Application submission proposes the 'Demolition and Redevelopment of the Tramroad Cottage, Glasbury'. The site currently benefits from an existing dwelling, although over the years this has fallen into disrepair. The proposal does not seek to increase the number of units on site and merely seeks to replace the existing dwelling with a new energy efficient property.

The subject site is located within the southern area of the village of Glasbury, directly north of St Peters Church and directly east of the A438 County Highway. The site is generally flat in topography and has an existing dwelling contained upon it.



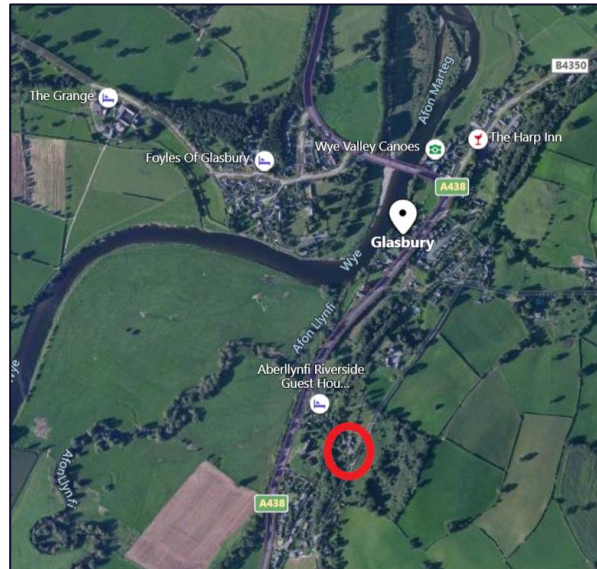
‘Site Location Plan’

The village of Glasbury is generally dispersed in nature and divided into 3 separate parts. The northern section of the settlement is separated by the River Wye, which forms the boundary of the former counties of Brecknock and Radnorshire. The historic part of the village lies in the northern section, with newer development, with the exception of St Peter's Church, to the south along the A438 corridor.

Facilities in the settlement, include, but are not limited to the following:

- St Peter's Church and Hall;
- Treble Hill Chapel;
- Café/Restaurant;
- Petrol Filling Station;

- The site is located in walking distance of the facilities contained within the settlement, which does not have a specific defined centre.
- Gwernyfed High School is located approximately 1.5 kilometres to the south of the subject site.
- Regular bus services operate through the settlement, providing links to both Brecon and Hereford.



‘Glasbury Settlement’

Existing Property

As detailed above, there is an existing property contained on the application site. The property is considered circa 19th century (named Tramroad Cottage) and fronts onto the former tramline, it is proposed that the alignment of this would remain in its current form. With regard to the cottage it is rendered with brown UPVC windows and black slate tile. For context, images of the existing property are provided below.





Planning History

The application site does not currently have any planning history specific to the redevelopment of the existing property contained on the subject site.

Application Proposal

The Full Planning Application submission proposes the ‘Demolition, Redevelopment and associated works at Tramroad Cottage, Glasbury’. The proposal does not seek to increase the number of units on site merely to replace the existing dwelling, upon the same footprint with a new energy efficient 4 x bedroom house.

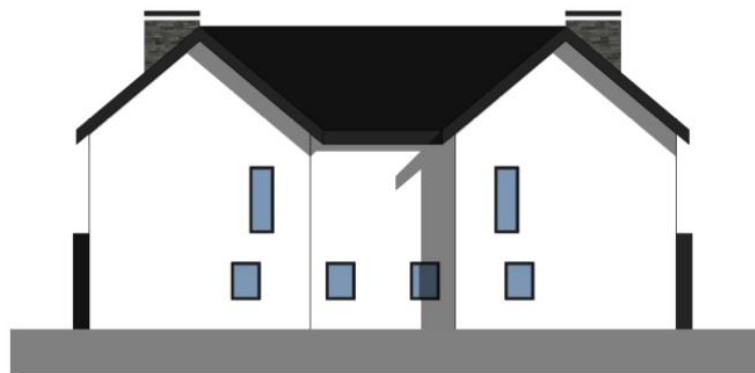
Design Proposals

As detailed above, the proposal does not seek to increase the net residential dwellings. It is proposed to deliver 1 x 4 Bedroom property serviced from the existing access arrangement. It is also pertinent to note that the proposals will meet the SAB regulations, reducing water runoff from the site. An example of the proposed house type is proposed below:





West Elevation



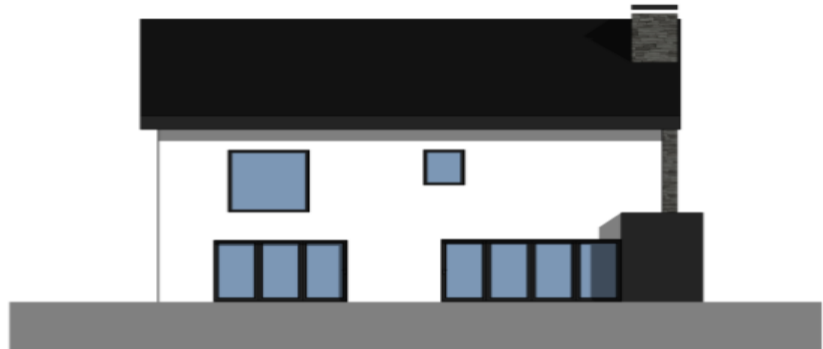
East Elevation

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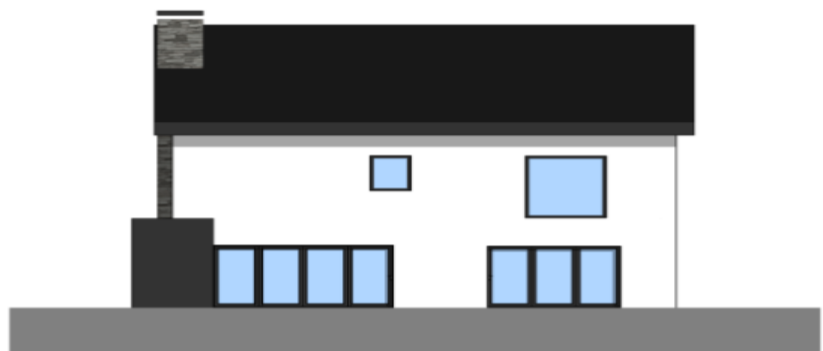
Project Name
Planning

Drawn:	ML	Client:	Mr and Mrs Hayward
Designed:	CM	Project:	Hamstead Cottage
Date:	07/04/20	Rev:	Proposed alterations 1
Scale:	1:50 5/8"	Ref:	2020-0120-001-Rev2

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North Elevation



Rear Elevation

Environmental Sustainability

Landscape

The proposed development will align with the existing land and topography. Green Infrastructure principles will be adopted on the site to ensure the proposal meets both national and local policy.

Sustainable Materials

The proposed dwellings will be designed and built to current building regulation standards.

Planning Policy & Housing Land Supply/Housing Need

The planning policy framework for the determination of this application is provided by national planning guidance, together with the 'statutory development plan'.

National planning policy is contained within the Tenth edition of Planning Policy Wales (December 2018). This is supported by 21 topic-based Technical Advice Notes (TANs), which are also relevant to the proposal.

At a local level, the adopted development plan is the Powys Local Development Plan (LDP), which was formally adopted in April 2017. The Local Development sets out the Council's vision, objectives, policies and proposals for sustainable development and use of land in Powys for the 15-year period 2011-2026. The Powys LDP provides the guiding principles for development and land use over the plan period. It replaced the Unitary Development Plan (UDP).

Powys Local Development Plan

As detailed above, the adopted development plan is the Powys Local Development Plan, which was formally adopted in April 2017. The Local Development sets out the Council's vision, objectives, policies and proposals for sustainable development and use of land in Powys for the 15-year period 2011-2026.

Objective 3 denotes that 'to support the re-use and remediation of suitably and sustainably located previously developed land and where this is not possible to make efficient use of green field sites.'

Policy H9 details as follows:

'Development proposals to replace existing habitable dwellings will be permitted where they comply with the following criteria: 1. The existing dwelling shall not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended). 2. The proposal shall not result in the loss of a building of special architectural or historic interest or local vernacular character. Where this is the case, proposals will only be permitted where the building is proven to be beyond realistic repair. 3. The replacement dwelling shall: i. be located within or adjacent to the footprint of the former habitable dwelling and reflect the form, size and scale of the former habitable dwelling unless there are demonstrable planning advantages to be gained from deviating from the former dwelling's orientation, position or size. ii. respect or enhance the design of the original dwelling and those of surrounding properties and the locality.'

Paragraph 4.2.26 goes onto say:

‘Policy H9 supports the replacement of existing habitable dwellings providing they respect the character of the area and do not result in development which is out of scale with the locality. Where the dwelling to be replaced is considered to be of architectural, historic or local vernacular interest, there is a presumption against the replacement of such a dwelling, unless it is demonstrated, through the submission of structural and financial evidence that the building is beyond realistic repair.’

Planning Policy Wales (PPW) – Edition 10 (December 2018)

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs¹, MTANs² and policy clarification letters³ comprise national planning policy.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches, and stimulate and support innovative and creative ideas, as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes, so as to drive sustainable improvements in planning practice is also important.

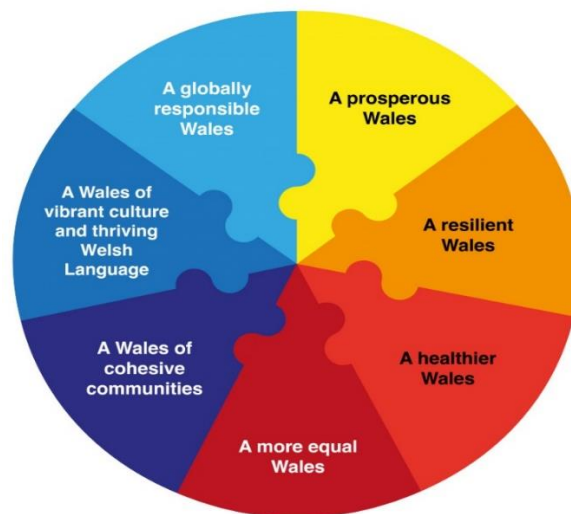
Well-being of Future Generations

The Well-being of Future Generations Act places a duty on public bodies to carry out sustainable development. This is not a new concept for the planning system as the principles of sustainable development have been at the heart of planning policy since PPW was first published in 2002. However, the concept has been expanded under the Well-being Act and it requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental and cultural.

The Well-being Act provides a clear definition of sustainable development.

The Well-being Act has established seven well-being goals which are intended to shape the work of all public bodies in Wales.

In order to demonstrate that appropriate consideration has been given to the Well-being goals and sustainable development principle in the decision-making process, public bodies are required to have regard to the ‘five ways of working’ contained in the Well-being Act. These require consideration of: involvement; collaboration; integration; prevention; and long term factors.



Paragraph 3.35 details that ‘For most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in rural areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.’

Paragraph 3.36 highlights that ‘local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by preferred locations for most new development including housing and employment provision.’

Paragraph 3.51 is pertinent to the proposal and details as follows: ‘Previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements such land should generally be considered suitable for appropriate development where it is suitable for development.’ Paragraph 3.52 goes on to say that ‘planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development.’

Conclusion

The Full Planning Application submission proposes the 'Demolition, redevelopment and associated works at the Tramroad cottage, Glasbury. The proposal does not seek to increase the number of units on site and merely seeks to replace the existing dwelling with a new, energy efficient property.

The proposed development will incorporate a highly energy efficient dwelling, therefore ensuring a more sustainable development than of the current property contained on the subject site. Furthermore, the proposal will include Sustainable Urban Drainage Systems as required by the Sustainable Drainage Regulations, this will ensure that there is a reduction in Surface Water run-off from the application site.

As detailed above, the proposed development will make efficient use of a brownfield site, in a sustainable location, contained within a large village as defined in the adopted Local Development Plan. It therefore proposed that the current proposal meets both local and national policy and well-being of future generations act.