

DEVELOPMENT OF FOUR DWELLINGS AT POST OFFIC LANE. CARNO  
SY17 5LW

DESIGN AND ACCESS STATEMENT

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### **1.INTRODUCTION**

This Design and Access Statement forms part of a planning application for the erection of two pairs of semi-detached houses on land at Post Office Lane, Carno.

The applicant is Hutte Haus Ltd Ltd , who own the land.

The application is made up as follows :-

Completed application form.

Drawing numbers 1009/21/1-6

Design and Access Statement.

### **2.SITE CONTEXT**

#### **Setting**

The application site covers 665 square metres and is located at the South end of Post office Lane at the point where it is closed off from the A470. The site has previously been used as a garden to Ty Mawr, which is situated on the other side of Post Office Lane. There is no record of any other use of the site in recent years.

#### **Movement and Access**

The site is within walking distance of the village centre and its amenities. The nearest town is Caersws, which is four miles away.

Access into the site :- Access into the site will be off the south end of Post Office Lane.

#### **Topography**

There is a fall across the site of about 1m from south west to north east. Plots 1 and 2 of the development will be 750mm below Plots 3 and 4.

### **Boundaries**

There is a mixed hedge on the boundaries to the north west, south east and south west of the site. The hedge on the western boundary facing Post Office Lane will have to be removed in order to give access to the site. There is a close boarded fence to the north east between the site and Ty-Pryn.

There is a strip of land approximately 3m wide between the site and Post Office Lane which belongs to The Welsh Government Highways.

### **Planning History**

A Pre Application Enquiry was submitted in 2019 to Powys County Council and advice received on 3<sup>rd</sup> June 2019.

The issues raised have been addressed in this submission.

### **Specific Issues.**

Contamination :- As the site has only been used as a garden, contamination is not considered to be a problem

Biodiversity and Ecology :- As the site was previously a garden, it is proposed to attach bird and bat boxes to the new houses (see drawing 1009/21/6). The existing hedge on the road frontage will be removed and compensated with appropriate tree planting on the site (see Landscaping below).

Listed Buildings :- It is noted that there is a grade 2 listed milestone built into the wall of Llys-y-Wen on the other side of the A470 and approximately 50m from the nearest corner of the site.

### **SOCIAL CONTEXT**

Justification of house types proposed:- It is believed that two/three bedroomed dwellings will be appropriate in this location. The small size of the dwellings will make them very affordable and suitable for first time buyers.

The site is located close to the primary school and local facilities and there are bus services for children attending Newtown and Llanidloes High Schools.

### **ECONOMIC CONTEXT**

The development of this site for residential use will benefit the local economy.

### **PLANNING POLICY**

The site lies within the Carno development area (see inset map).

The following Planning Policies are relevant to this application :-

National Policy Wales (Edition 10, 2018)

TAN 5 – Nature Conservation and Planning (2019)

TAN 11 – Noise (1997)

TAN 12 – Design (2016)  
TAN 18 – Transport (2007)  
TAN 23 – Economic Development  
TAN 24 – The Historic Environment (2017)

Powys LDP (2018)  
DM2 – The Natural Environment  
DM4 – Landscape  
DM7 – Dark Skies and Natural Lighting  
DM13 – Design and Resources  
H3 – Housing Development Proposals  
H4 – Housing Density  
SP1 – Housing Growth  
SP6 – Distribution of Growth across the Settlement Hierarchy  
T1 – Travel, Traffic and Transport Infrastructure

Supplementary Planning Guidance – Biodiversity and Geodiversity  
Supplementary Planning Guidance - Landscape

Powys Residential Design Guide (2004)

### **3. DESIGN PROCESS**

#### **Scheme Development**

The applicant has taken advice on the type of properties that are in demand in the area and which would be suitable in the local village street scene .

#### **Context Assessment**

The context of the site has been assessed in relation to the neighbouring properties and to Post Office Lane as a whole.

Post Office Lane was formerly accessed from the A470, but this has been closed off at the junction and is now a cul de sac. The narrowness of the lane is a particular feature of the lane, with houses in a random linear fashion close to the road on either side.

Maes y Llan is a modern residential development to the east of the site.

#### **Physical Assessment**

The site area measures 665 sq.m. providing ample space for the four dwellings proposed and on site parking.

An assessment of the existing buildings and structural features in the area has been made with a view to reflecting the local vernacular architecture in terms of materials used, scale and building form.

Properties in the Lane are small scale terraced houses, typical of the area, with slate roofs generally running parallel with the road and having a similar pitch of about 35 degrees.

External walls are of stone or painted render. Eaves heights are generally low, but dormer windows are not a feature. Houses generally date from the nineteenth century or possibly earlier. Ty Pryn, which is next to the site is modern as is the Maes y Llan development to the east.

### **Social Assessment**

The site is well suited for housing, within an existing residential area at the heart of the village. It is believed that the provision of small homes on this site will provide appropriate accommodation for this area of Carno.

### **Design Parameters**

In designing the scheme, the following design parameters influenced the design process:

- i. The shape and size of the site.
- ii. The height and proximity of neighbouring buildings – avoidance of overlooking.
- iii. The use of materials indigenous to the area.
- iv. The provision of sufficient on site parking

### **Layout**

It is proposed to provide two pairs of semi detached houses, with parking to the side of each.

Overlooking:- The layout of the houses has been designed with the kitchens and smaller bedrooms on the front, where overlooking is more of a problem, with living rooms and master bedrooms at the rear.

Daylight and sunlight:- The height of the new development will be set well below a line of 25 degrees taken from the nearest habitable room of Number 1 Post Office Lane at a height of 2m (see drawing number 1009/21/6) as recommended in Part 6 of Powys Residential Design Guide.

### **Scale**

Plots 1 and 2 have three bedrooms and a floor area of 88 sq.m.

Plots 3 and 4 have two bedrooms and a small study and a floor areas of 80 sq.m.

Because of the age of the cottages in Post Office Lane, eaves heights are generally fairly low. It is therefore proposed to drop the floor levels of the new dwellings to below the present road level to reduce the perceived height of the eaves.

### **Appearance**

It is proposed that materials should reflect those used on neighbouring properties and respect the street scene of Post Office Lane in terms of materials and scale.

Roofs will be slate with a pitch of 35 degrees to match the general roof pitch in the area.

External walls will be a light grey self coloured render. This will fit in with the local stone and also the buildings that have been painted.

### **Security**

The guidance of Secured by Design has been taken into account in the design of the housing layout. All properties will be fitted with high security locks.

**Existing Features** :- The hedges to the south west and south east of the site will be retained.

**Soft Landscaping** :- The hedge on the road frontage will have to be removed. This is a mixed hedge of mainly Sycamore and Hawthorne, which have been allowed to grow up high (see photograph). The hedge will be replaced with soft landscaping and tree planting, which will provide screening between the site and Maes y Llan and help soften the visual impact of the development.

Because of the restricted area of the site, trees will need to be small in scale. It is proposed to plant trees native to the area – Rowan, Holly and Apple.

**Hard landscaping** :- Private tarmac driveways will be provided to each house. Concrete paving will be provided to front and rear.

**External Lighting** :-

Light fittings will be located in the porches over the front doors and pointing downwards. 1 luxon PIR fittings will be used. This will provide minimal disturbance to wildlife and not contribute to light pollution.

#### **4. SUSTAINABILITY AND ENVIRONMENTAL ISSUES**

##### **Energy Efficiency and carbon reduction**

**Standards** :- The houses will be designed to meet the current Building Regulations standards.

**Orientation** :- The rear slopes of the roofs face South East. This will be suitable for the installation of solar panels if required.

**Services** :- Water, gas and electricity are available on the site.

**Heating** :- Each dwelling will be heated by high efficiency gas fired boilers.

**Waste** :- Each house will be provided with an area for recycling and refuse bins for collection by the Council.

## **DRAINAGE**

**Surface Water Drainage** :- All surface water drainage from roofs will be taken to soakaways, driveways will be self draining, all to SAB approval.

**Foul Water Drainage** :- Foul water drainage will be taken to the existing foul sewer in Post Office Lane

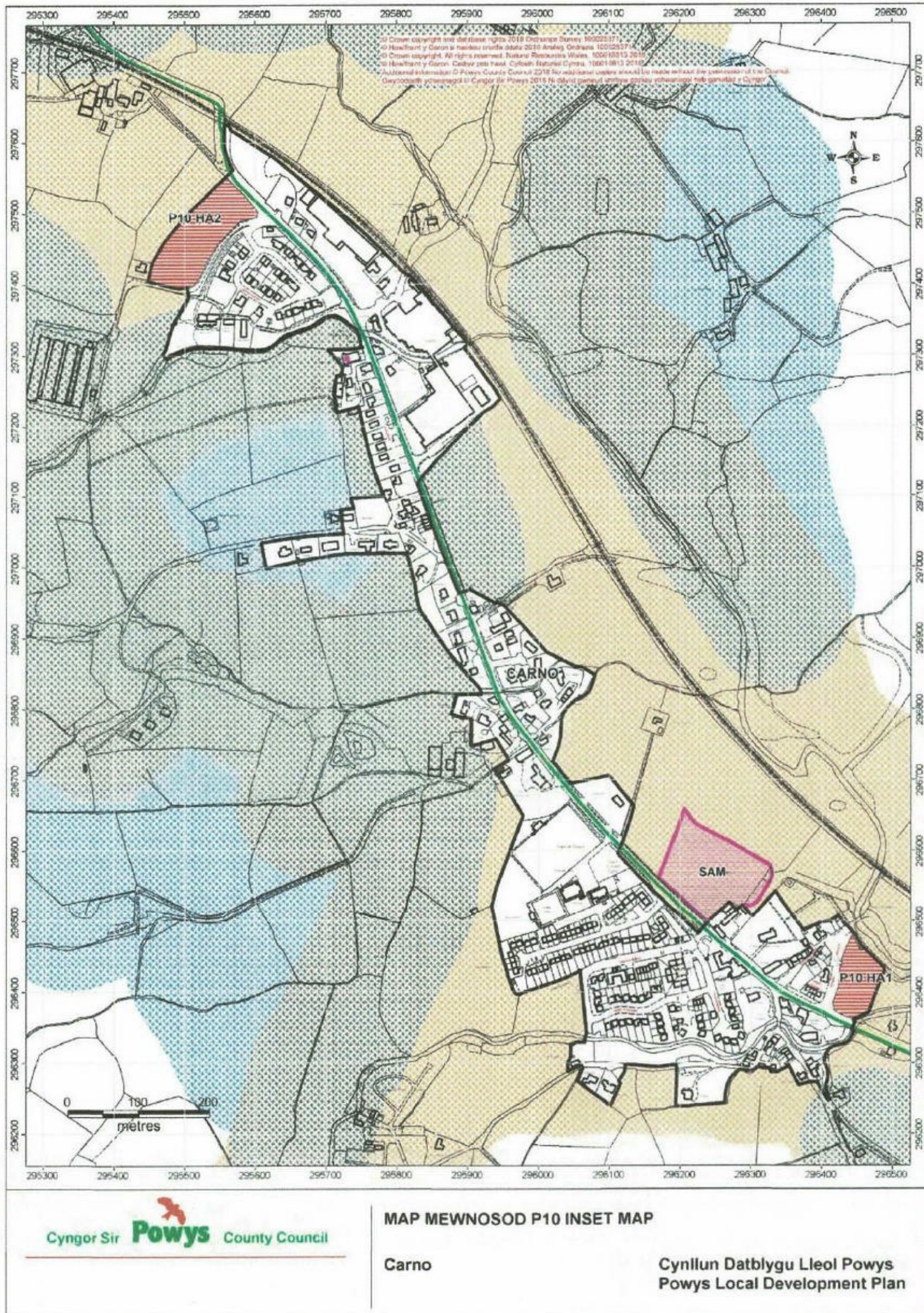
## **5 ACCESS AND MOVEMENT**

**Access within the site** :- A vehicular access off Post Office Lane will be provided to each property with hard paved parking areas and level access to the front doors.

**Access into the dwelling** :- There will be a ramped approach to each property with a level threshold at the front door.

**Access within the dwelling** :- All dwellings will have a level access throughout the ground floor and doors will be of adequate width to take a wheelchair. An ambulant disabled w.c. will be provided close to the front door. Light switches and power sockets will be at a suitable height for someone with a disability.

## 6. CARNO INSET MAP





## 7.PHOTOGRAPHS OF SITE



Site looking North



East corner of site



Post Office Lane frontage



Cull de sac at end of Post Office Lane



North corner of site



South west boundary with A470



Hedge on road frontage to be removed