



Planning, Design & Access Statement

| | |
|-------------|---|
| Proposal | Proposed two story side extension |
| Site | Upper Fachwen Tregynon Newtown Powys SY16 3EU |
| Client | A Breese & Co |
| Prepared By | McCartneys LLP Chartered Surveyors Planning Consultants & Project Managers 39 Broad Street Newtown Powys SY16 2BQ Mr G Jones Bsc(Hons) MRICS |
| Date | October 2022 |

Contents

| | |
|--|--------|
| Section 1 - Planning Statement | Page 3 |
| Section 2 - Introduction | Page 4 |
| Section 3 - Site Context | Page 5 |
| Section 4 - Context Analysis | Page 7 |
| Section 5 - Review of Relevant Planning Policy | Page 9 |

Planning Statement

The applicants A Breese & Co are seeking planning permission erect a two storey side extension at Upper Fachwen.

The proposal seeks to deliver additional living accommodation at Upper Fachwen to provide the ability for independent living for a family member whilst still remaining within the main dwelling.

As part of this, the proposal provides a separate entrance to the accommodation through the newly created carport area, with an open plan living area on the first floor together with an ensuite, which serve the bedroom which is located within the main dwelling.

The proposal also includes alterations to the existing single storey section of the dwelling, with improvements to the entrance hall, utility and upgrading of the WC to a shower room.

The proposal provides no additional bedrooms to the site, but purely allows for the freedom of independent living for a family member. The proposal has been carefully thought out to ensure that the section is well integrated into the dwelling, yet provides a degree of separation which is essential for the future.

Introduction

This design and access statement is submitted in support of a householder planning application for a two storey side extension and minor alterations to Upper Fachwen, Tregynon, Newtown, Powys, SY16 3EU.

As the application seeks 'householder planning approval', full design details regarding the development are provided. As such, this statement aims to provide details of the principles and concepts relating to 'inclusive design' upon which development proposals have been based to date, and which will be adhered to at subsequent stages in the schemes development.

The following documents have also been followed for technical guidance:

Technical Advice Note 1: Joint Housing Land Availability Studies

Technical Advice Note 12: 'Design'

Technical Advice Note 18: Transport

Powys Local Development Plan (LDP) 2011-2026 Adopted April 2018

Planning Policy Wales (PPW) Edition 10 2018

This statement outlines the site description, planning history, relevant planning policy context. It offers balanced planning consideration and evaluates the proposal against the identified planning policy context.

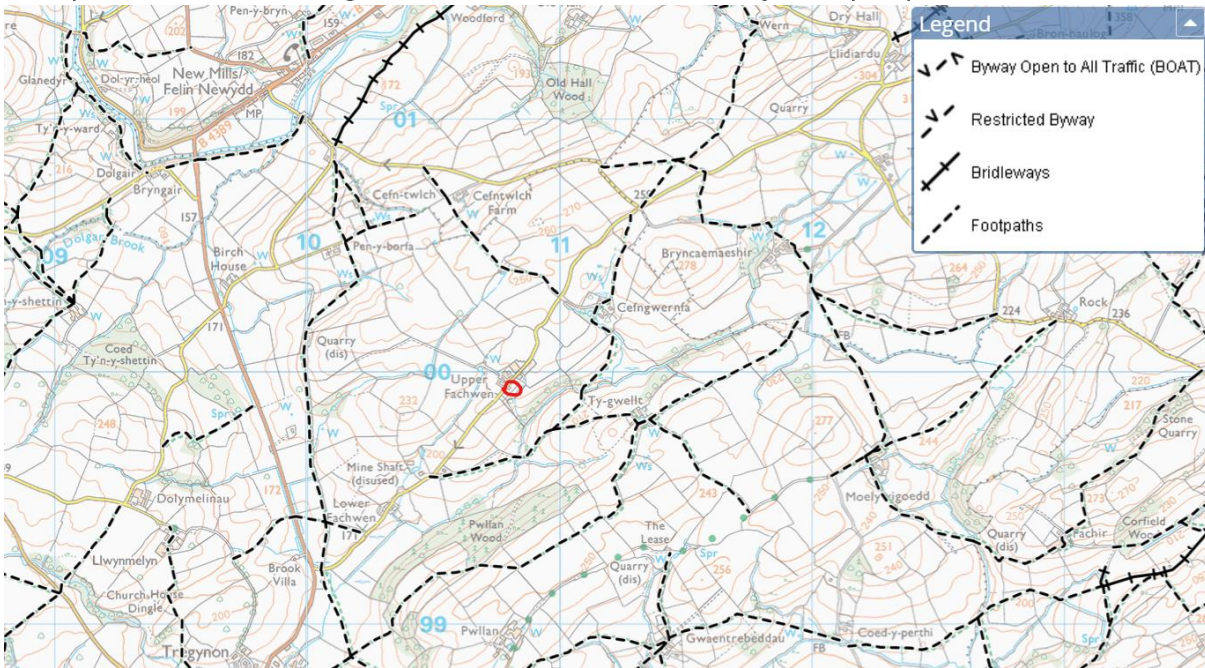
The purpose of this report is to provide an appraisal of the issues relevant to the consideration of this development proposal, and to provide a considered opinion on the merits of the proposal.

Access

Access to the site is currently obtained via a council road via the existing entrance. It is not proposed to alter this access as there is no increase in bedrooms at the property.

Public Rights of Way

There are no known footpaths on the site. It is noted that there are several footpaths surrounding which are not affected by the proposal



Surroundings

The site is located just outside of the village of Tregynon.

Context Analysis

Movement

The settlement of Tregynon already benefits from its proximity to neighbouring settlements of Berriew and Bettws, with Welshpool and Newtown also in close proximity, therefore allowing connections to further destinations.

The proposed site has relatively good links to the existing road network and the current facilities. Within the site there is a freedom of movement between the dwelling, the parking area and the gardens.

Access

There are no proposals to alter the current access to the property. The property has no additional bedrooms, no additional car movements are envisaged.

Community Safety

The development site is located in a rural area to the north east of Tregynon.

The orientation of the extensions within the site is such that it allows for natural surveillance of the site accesses and car parking areas without compromising the need for privacy of the adjacent properties.

Character

Use

The proposal is for a two storey extension, with other minor alterations.

Landscape design

The landscape of the development will not be altered. There are no proposals to alter boundary hedges.

The site will be maintained in order to protect and enhance with biodiversity, including the cutting of hedges, pruning and lopping of trees and additional planting as required.

Scale

The size of the proposal has been designed based upon Powys County Council and Permitted Development guidelines. As a result appropriately sized extensions are proposed, with styles, materials and design to suit the original dwelling.

Due to the spacing, orientation and size of the dwellings there is no impact on privacy, sunlight, microclimate nor existing neighbouring

properties. Due to the location of the development there is no impact on public space.

Amount

The proposal is for a two storey side extension to Upper Fachwen.

Appearance

The proposal provides an improved overall appearance of the dwelling from the current, with design and layout carefully thought about. The materials chosen match or enhance the current dwelling and its setting.

Environmental Sustainability

Landscape / Townscape Setting

The proposed extension will coordinate with the existing building and land in that the existing contours are generally maintained to give a combined ridge profile across the site that is compatible with the topography.

Local Environment

Within the proposed development site there are no trees, hedges or any other shrubs to be removed. The site has hedges on the boundaries. There are no hydrological features located on this site.

The new extension will provide the traditional overhanging barge / soffit detail which will provide additional potential roosts for House Martins and exposed eaves for potential Swallow roosts.

Mitigation to enhance habitat and local environment

The new extensions will provide new potential bird nests sites and this will be enhanced by providing two swift nest boxes and a sparrow nest box terrace on the proposed extension.

Sustainable Materials

The proposed buildings will be designed and built to the current building regulations standards within Powys

Sustainable Building Standards

The use of nationally recognised robust details and quality assurance materials and construction standards together with the selective sourcing and use of materials will ensure a structure which is durable and have an extended serviceable life span. Planned maintenance of the external fabric will be essential.

Review of Relevant Planning Policy

The following local statutory adopted development plans are considered:

Powys Local Development Plan (LDP) 2011-2026 Adopted April 2018

SP1- Housing Growth

SP5- Settlement Hierarchy

SP6- Distribution of Growth Across the Settlement Hierarchy

H1- Housing Development Proposals

DM13- Design and Resources

DM2- The Natural Environment

DM4-Landscape

DM7 - Dark Skies

T1- Travel, Traffic and Transport Infrastructure

Technical Advice Note 1: Joint Housing Land Availability Studies

Technical Advice Note 12: 'Design'

Technical Advice Note 18: Transport

Planning Policy Wales (PPW) Edition 10 2018

Powys County Council (PCC) Local Development Plan

Policy DM4 - Landscape

The policy has been designed to meet the criteria as set out within the document with

- The proposal is appropriate and sensitive in terms of integration, siting, sale and design. The proposal does not have an adverse affect on the characteristics and qualities of the Powys Landscape.
- The proposal will not have a significant impact on the landscape or visual amenity.

Policy DM2 The Natural Environment

- *Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.*
- The proposed application does not affect any biodiversity interests.

Policy DM7 -Dark Skies and External Lighting

The policy has been designed to meet the criteria as set out within the document with

- The proposal does not include for any external lighting.

Policy DM13 –Design and Resources

The policy has been designed to meet the criteria as set out within the document with

- The development has been designed to complement the character of the surrounding area
- The development will not have an adverse impact on existing and established tourism assets
- The layout creates an attractive, safe place with supports community safety and crime prevention
- The development is inclusive to all
- It incorporates adequate amenity land, together with appropriate landscaping and planting.
- The amenity enjoyed by occupants nearby will not be unacceptably affected by the proposal

Policy T1 – Travel, Traffic and Transport Infrastructure

The policy has been designed to meet the criteria as set out within the document with. There are no additional bedrooms, as a result the traffic generation from the dwelling will be as current.

Planning Policy Wales 2018

The proposed development contributes to the social and economic sustainability of the area. Section 4.1.36 of PPW 2018 states: *Planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services, reallocating their use if necessary. In rural areas, planning authorities should designate local service centres, or clusters of settlements where a sustainable functional linkage can be demonstrated, as the preferred locations for new development.*

Tan 12 Design paragraph 2.2 states *The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales.* TAN 12 paragraph 5.11.3 states: *The design of housing layouts and built form should reflect local context and distinctiveness, including topography and building fabric. Response to context should not be confined to architectural finishes. The important contribution that can be made to local character.*