



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**The Erection of 1no. Dwellinghouse at land off
Heol Tawe, Abercraf**

Planning Statement

Introduction

Planning by Design are retained the applicant to pursue a full planning application for the erection of 1no. detached dwelling at Heol Tawe, Abercraf.

This statement provides a description of the proposed development together with an appraisal of the planning merits of the scheme in the context of relevant planning policies / guidance.

For reasons identified in this statement it is considered that based on planning policy and material considerations the application proposals represent appropriate development and that planning permission ought to be granted.

Site Location

The application site is located on the southern side of Heol Tawe, Abercraf. Heol Tawe is characterised by facing residential development.

The application site itself extends approximately 494 sq. m and comprises a poor quality out building and associated land. Access to the site is achieved from the Heol Tawe.

The Proposed Development

Ful planning permission is sought for the demolition of an existing outbuilding and the erection of 1no. detached, two-storey property and access.

The proposed properties will be of a suitable design with materials similar to nearby premises, subject to agreement with the LPA.

The supporting architectural drawings provide further details.

Planning Policy

National planning policy relevant to the consideration of this application. Includes Planning Policy Wales Edition 11 and Future Wales: The National Plan 2040 in addition to the accompanying guidance contained in the TAN's. At a local level, we consider the statutory development plan to include the Powys Local Development Plan (LDP)

Relevant specific policy is considered in the planning assessment below.

Planning Assessment

The LDP sets out an over-arching Strategy sets out to achieve the vision and objectives of the Plan. The strategy disperses new growth proportionately around the Plan area to meet housing, retail and employment needs, concentrating development into towns and large villages and ensuring that development in less sustainable areas is closely controlled.

The strategy goes on to state that a key element of the LDP's spatial strategy is the definition of a sustainable settlement hierarchy with levels of development allocated to settlements commensurate with their size (number of households) and position in the hierarchy.

The subject site is located within the settlement boundary of Abercraf, as identified on the Council's Policy Map.

Powys' Sustainable Settlement Hierarchy identifies Abercraf as a 'Large Village', which will accommodate housing growth in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints.

The Sustainable Settlement Hierarchy is mirrored in Local Plan Policy SP5, which also sets out a Settlement Hierarchy and defines Abercraf as a 'Large Village'.

Local Plan Policy SP6 states that a significant proportion of new housing development required will be directed to Large Villages. Moreover, Local Plan Policy H1 states that in Large Villages, housing development will be permitted on suitable sites within the settlement boundary.

In accordance with the above, the principle of development for the erection of 1no. dwellinghouse is acceptable.

Policy DM13 states that proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. The policy sets out criteria against which development will be assessed; the following are relevant to this application:

1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

2. The development contributes towards the preservation of local distinctiveness and sense of place.

4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.

5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.

6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.

7. It is inclusive to all, making full provision for people with disabilities.

8. It incorporates adequate amenity land, together with appropriate landscaping and planting.

10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.

11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.

13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:

i. Energy conservation and efficiency.

ii. The supply of electricity and heat from renewable sources.

iii. Water conservation and efficiency.

iv. Waste reduction.

v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.

14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km².

The proposed development accords with the relevant criteria of Policy DM13 as set out below or can be addressed by way of an appropriately worded condition.

The application site is neither located within a conservation area nor identified as having any special architectural or historic merit, either nationally or locally. In fact, the application site is not assigned for any specific or restrictive designations.

Should planning permission be granted for the dwelling, new trees and shrubs will also be planted. The applicants are willing to accept a suitably worded condition to allow the Council control over the tree, hedge and shrub planting. This will ensure that the development sits comfortably in its surroundings and protects the character and appearance of the area.

Careful consideration has been given in terms of design and siting of the new dwelling to ensure that the proposed new dwelling would enhance the character and appearance of the area. The scheme provides a high standard of design using appropriate materials and features, which is sensitively integrated with the scale and character of existing development.

Conclusion

Full planning permission is sought for the construction of up to 1no. dwellings within the boundary of a large village. The scheme can be constructed and the dwelling occupied without any significant impact on nearby neighbour amenity.

For all of the above reasons it is considered that the proposed development is in accordance with relevant planning policies, and it is respectfully requested that planning permission is granted.