

PLANNING, DESIGN AND ACCESS STATEMENT



PROPOSAL: CREATION OF ONE DWELLING

SITE: LAND AT REAR OF No. 31 MARYPORT STREET AND OFFICE BUILDING AT No. 33 MARYPORT STREET, USK, NP15 1AE.

DATE: NOVEMBER 2023

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Introduction

This Planning, Design and Access Statement has been prepared to accompany the full planning application for creation of a dwelling.

This Planning, Design and Access Statement describes the proposals, related key material considerations in determining the application, and benefits which will be delivered. Furthermore, it reviews and demonstrates compliance with the approved relevant development plan policies and national planning policy.

This statement should be read in conjunction with the following plans and documents that accompany the application and comprise:

Application form and certificates;

Existing and proposed plans

Site Description

The application site comprises an existing coach house and office on a site to the rear of no. 31 Maryport Street, Usk. The surrounding development comprises existing residential development including two-storey dwellings.

The site is located within an established residential area with access to local facilities including school, convenience store, public house and community centre. The site is also well served by public transport with easy access to a regular bus service.

Planning Designations

The Site is not subject to any designations as defined by the Council's adopted Policies Map.

Proposal

Full planning permission is sought for the erection of a detached two-storey dwelling with associated access.

The dwelling will appear as a high quality addition to the street scene and the external palette of materials include render and brickwork.

The dwelling will be accessed off a shared drive served off Maryport Street and will benefit from three off-street parking spaces.

Planning History

The recent planning history relating to this site.

- DM / 2019 / 01021 Demolition of coach house at rear of no. 31 and office building at no. 33 Maryport Street and construction of 2 no. semi-detached houses.
- DM / 2019 / 01291 Demolition of coach house at rear of no. 31 and office building at no. 33 Maryport Street and construction of 2 no. semi-detached town houses.
- DM / 2021 / 01696 Demolition of coach house at rear of no. 31 and office building at no. 33 Maryport Street and construction of a single new dwelling

Planning Policy Context

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Planning Policy Wales (11th Edition)

Paragraph 9.1.2 of Planning Policy Wales is particularly relevant to this application and should be given appropriate weight as it states that:

“Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing.

Local planning authorities should promote:

- mixed tenure communities;
- development that is easily accessible by walking, cycling and public transport, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;
- mixed use development so communities have good access to employment, retail and other services;
- attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;
- greater emphasis on quality, good design and the creation of places to live that are safe and attractive;

- the most efficient use of land; well designed living environments, where appropriate at increased densities;
- construction of housing with low environmental impact (see 4.12); reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and
- 'barrier free' housing developments, for example built to Lifetime Homes standards.

Design and Access Statement

The purpose of a Design and Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site. The DAS also acts as a method of demonstrating the details of a planning application in a way that can be read both by professionals and the public. The diagram below, extracted from the Welsh Government guidance on preparing a DAS, illustrates the various considerations that need to be taken into account when preparing such a document.

Objectives of Good Design

Equal weighting needs to be given to each of the 5 Objectives of Good Design: Access; Character; Movement; Community Safety and Environmental Sustainability.

Access

The site occupies a sustainable location in close proximity to local service and amenities, as well as easy access to public transport. The position of the site therefore offers no barriers for those accessing the site by foot or car. A level threshold will be provided into the home. As part of the developing package of management measures, those responsible for the completed project will be made aware of their responsibilities. Under the Equality Act 2010 the need to maintain facilities providing for an accessible environment are important issues to be considered including:

- Ensuring that a suitable Access Strategy has been developed identifying design detailing and the management of the Equality Act process from the inception of the complex through its whole life. This document along with the proposed building plans and Building Regulation consultation / approval are also important in this respect.
- Ensuring suitable management and personnel policies in respect of disability, both for residents and visitors.
- Communication issues such as information, signage / wayfinding are all- important and need to be maintained.
- Management of the building e.g. ensuring where possible that the facilities are suitable to allow wheelchair user suitable space, updating and improving wayfinding systems, as appropriate.

- Maintenance – it is vitally important that all aspects of accessibility are maintained (e.g. keeping access routes clear, maintaining doors, keeping floor, external surfaces and sanitary facilities clear, replacing blown light bulbs).
- Awareness – where a service is provided, ensuring there is information available on the facilities and access available for disabled people. This can be via publicity material (adverts, website), or in arranging to visit the building.
- Future work – ensuring future work does not compromise access issues.

Character

The existing building makes a poor contribution to the overall character of the area. An opportunity therefore exists to provide a suitable beneficial re-use of the site and provide much needed housing, and prevent the site becoming a target for anti- social behaviour. TAN 12 promotes an innovative approach and a high quality design approach has been adopted. The sensitive treatment of the fenestration will result in a development of a high quality design.

Accordingly, the proposal will result in significant enhancements to the character and appearance of this part of Maryport Street. The proposal is therefore compliant with local and national planning policy.

Movement

The site occupies a sustainable location close to the A472 Bridge Street / Castle Parade Local Centre, that has a raft of services and amenities, as well as access to modes of sustainable forms of transport. In respect of movement, the proposal will embrace and promote the use of sustainable forms of transport.

Community Safety

Ultimately, the proposal through creating a residential use will provide a vibrant use that would significantly improve the natural surveillance of the area.

Environmental Sustainability

As touched upon above, the site occupies a sustainable location with easy access to a range of amenities. The proposal intends to re-use an existing site, so therefore minimises the need to use natural resources. Materials and labour force will be sourced locally. With regards waste the following approach will be utilised:

1. Waste minimisation/avoidance;
2. Reuse materials;
3. Recycle;
4. Lastly disposal.

Planning Appraisal

This section seeks to highlight the main issues relevant to the determination of the application and assess the scheme against the local and national planning policies referenced in section 6.0 above.

The main issues that are considered to be relevant in this case include:

- The principle of development in relation to land use planning policy and sustainable development;
- The effect on the character of the area;
- Transport related matters;
- Level of amenity for future occupants; and
- Relationship with neighbouring properties.

i) Principle of Development

Both local and national planning policy supports the provision of sustainable development and promotes the provision of development within the defined urban boundary. Policy SP1 of the LDP seeks the efficient use of land within the urban boundary and there is a presumption in favour of sustainable development, subject to other material considerations.

It should be recognised that Paragraph 9.1.1 of Planning Policy Wales (11th Edition) points out that a home is a vital part of people's lives; it affects their health and well-being, quality of life and the opportunities open to them. It is highlighted that the Welsh Government's approach is to provide more housing of the right type and offer more choice. The provision of a family home achieves this fundamental objective.

In summary the principle of the development of this site is acceptable and offers significant regeneration benefits. Additionally, the proposal will also deliver a high quality home that are required within this area. It is compliant with both local and national planning policy.

i) Character and Appearance

- A comprehensive coverage of the design issues and the effect on the character and appearance of the area has been provided.
- The proposal responds positively to the existing street scape and one that responds positively to the constraints of the site. The palette of external materials selected are also in keeping with those found within the area. A high quality design approach has been adopted and will transform the character and appearance of this site.
- Overall, the proposal is therefore compliant with Planning Policy Wales, TAN 12: Design.

ii) Traffic Generation, Parking and Servicing

The site is located in a highly sustainable location. This is based on the fact that as stipulated in paragraph 4.4.1 of Manual for Streets (MfS), walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas, which residents may access comfortably on foot. It is recognised that this is not an upper limit and PPS134 states that walking offers the greatest potential to replace short car trips, particularly those under 2km. MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents.

Future occupants would benefit from the highly sustainable nature of the site which provides a choice of travel modes for all journey purposes. Residents would not require the use of a car on a regular basis and this would assist in constraining vehicle trips generated by the site.

The site is accessible by all modes of transport and measures are proposed to maximise the use of non car modes, and sufficient on -street parking is available to accommodate the parking demand that is likely to be generated.

iii) Amenity for Future Occupants

The dwelling will have a high quality internal living environment and will be light, spacious and airy. The dwelling will have access to private amenity space at the rear. Furthermore, the level of amenity space proposed is consistent with that at neighbouring properties. The proposal will therefore provide a high quality living environment for future occupants.

iv) Relationship with Neighbouring Properties

The proposed site lies within an established residential area. Due to the orientation of the property and the separation distances involved there would be no loss of direct sunlight or overbearing impact on any neighbouring property.

Additionally, due to the sensitive positioning of habitable room windows, and with the windows being angled the proposal would not give rise to any significant increase in overlooking or loss of privacy at any neighbouring property.

Overall, it is advanced that the proposal would not result in any significant adverse effect on the amenity of neighbouring properties. The proposal therefore accords with Policy GP2 of the LDP.

Conclusion

This statement has identified that the proposed development complies with national and local planning policy. The Council's decision on the planning application must be taken in accordance with the development plan unless material considerations indicate otherwise. The provision of one dwelling is acceptable in principle, which will deliver regeneration benefits through the efficient reuse of this site. The technical assessment work undertaken in support of the application confirms that there are no other material considerations which suggest any harm would outweigh the benefits of the proposed development through the regeneration of the area and the provision of new housing.

In light of the accordance with the development plan, it is respectfully requested that planning permission is granted for the provision of this housing scheme.