

DESIGN &
ACCESS
STATEMENT

PLANNING
APPLICATION

CAE DERI, HEOLGERRIG

DEVELOPMENT OF PROPOSED
HOUSING PLOT NO 6



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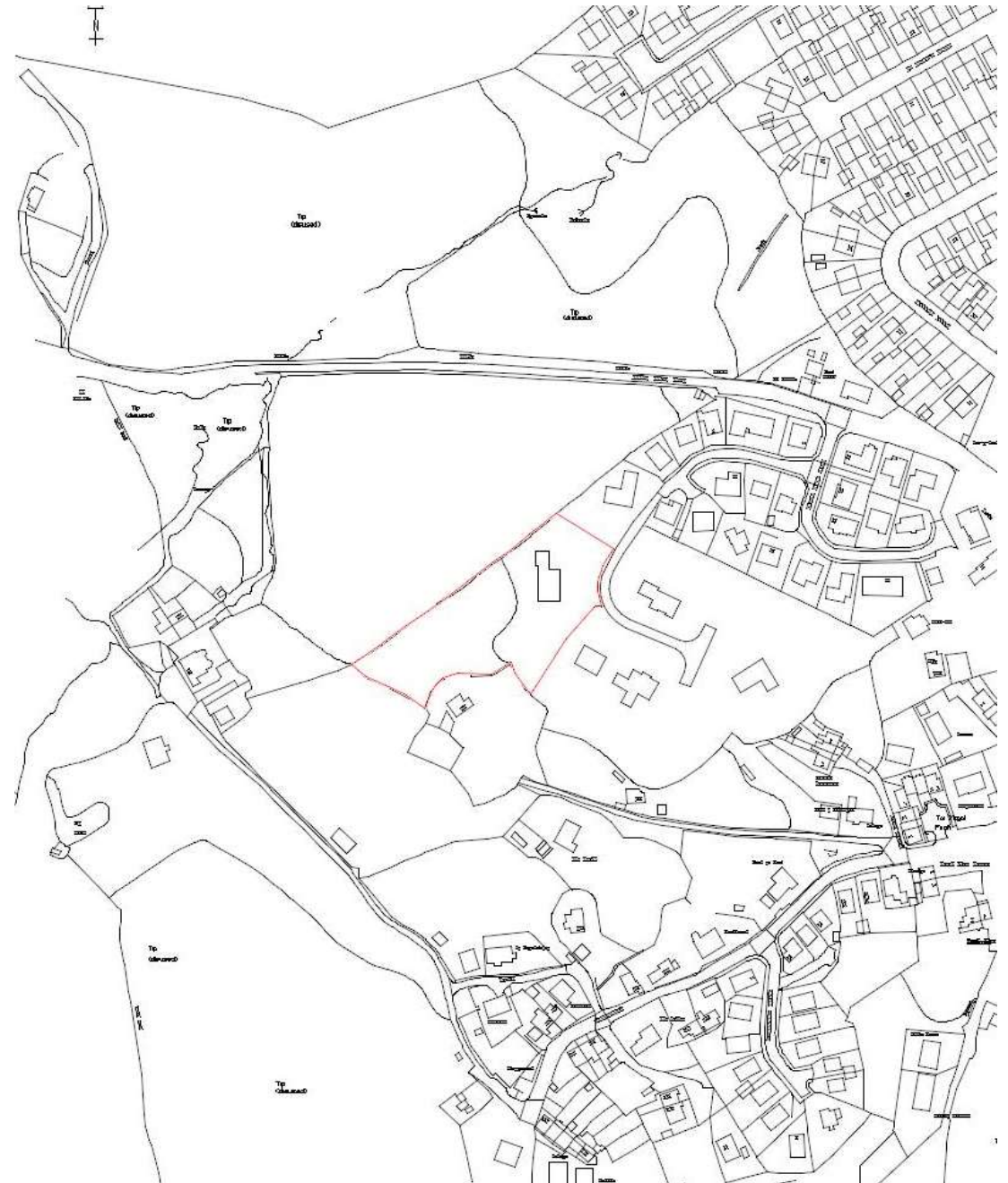
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1.0 Introduction

1.1 Site Location Plan - 1:2500





1.2 Purpose & Scope

This Design and Access Statement (DAS) supports a Full Planning Application submitted by Mr Keith Snape for Development of a brownfield site with a 4 bedroom detached dwelling, new private driveway and associated landscaping works. The site is located at Plot 6, Cae Deri, Heolgerrig, Merthyr tydfil.

This DAS has been produced having regard to the Welsh Government's Interim Guidance on Design and Access Statement (May 2009) and Appendix 1 of TAN12: Design (2009) and the relevant policies of Merthyr Tydfil County Borough Council Local Development Plan. The guidance indicates that DAS's should be readily identifiable as meeting statutory requirements, however, the amount of information provided should reflect the scale of the proposal and the sensitivity of the context.

Following this introduction, Section 2 reviews the policy and physical context for the development before Section 3 explains how the scheme addresses the objectives of good design, where appropriate, having regard to issues of environmental sustainability, movement, accessibility, character and community safety. Section 4 provides contact details, while Section 5 (appendices) provides the drafting information to support this Application.

1.3 Existing Site Context

Cae Deri is an existing residential settlement located within the village of Heolgerrig. The settlement consists of Five previously developed plots of land set around a public, non adopted highway. The highway is a 5m wide dual lane carriage with 1.8m wide footpath with access from Winch Fawr Park, with a hammerhead turning area. Although there is no through route on the site the access road is currently used by the local community / public as a vehicular turning area. The existing properties are rather significant in scale and character with many being four bedrooms and above surrounded by large swaths of land, giving the area a affluent feel. All properties are two storey detached with either adjoining double or detached garages and separate driveways connecting to the public highway. The properties are of a traditional construction with a material palette that has been chosen to sympathise with the semi rural setting of Winch Fawr. Materials used are: dressed stone, render, artifical slate roofing tiles and Grey UPVC windows and doors. Boundary walls demarcating property extents are of dressed stone with stone copings. Landscaping to the properties is manly low lying and low maintenance being turf or box shrubs. Extract from Local Development Plan below shows that the settlement of Cae Deri is within 'Urban Character Area', UCA9 which is controlled by Planning Policy CW1.





1.4 Historic Planning Information

An Outline Planning Application for the development of two detached dwellings on both plot numbers six and seven was previously made for the site on 10th January 2022, Reference Number P/22/0007, with Conditional Outline Approval received on 26th May 2022. The following pages show the Outline Approval notice in full, including Conditions and Informatives.

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MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

OUTLINE PLANNING PERMISSION

To: Mr Keith Snape 1, Cae Deri Heolgerrig Merthyr Tydfil CF48 1BY

WHEREAS you submitted an application on the 10th January 2022 to develop: Land Adjoining 1 Cae Deri Heolgerrig Merthyr Tydfil CF48 1BY short particulars of the application being as follows:-

Name of the Applicant

Mr Keith Snape
1, Cae Deri
Heolgerrig
Merthyr Tydfil
CF48 1BY

Description of Proposed Development

Construction of two dwellings with integral garages and associated landscaping and access works. (Outline)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS OUTLINE PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans submitted with the application, subject to the following condition(s),

CONDITIONS

Please see attached sheet.

Date: 26th May 2022

Signed:

(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**



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CONDITIONS

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 2 Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 3 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 4 In conjunction with the statutory "reserved matters" details required by Condition 1, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and completed in full accordance with such approved details **BEFORE** the development hereby approved is brought into use:

- i) existing and proposed site levels including full cross section drawings;
- ii) proposed slab or floor levels of all buildings to be erected together with relative yard, ridgeline and highway levels and those of adjacent buildings;
- iii) the position, height and material of all walls, fences and other means of enclosure;
- iv) full construction and facing material details of any retaining walls over 1 metre in height.

Reason - To ensure a satisfactory standard of development and protect local amenity interest.



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- 5 In conjunction with the statutory "reserved matters" details required by Condition 1, a Landscape Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall provide full details of the ecological mitigation, compensation and enhancement measures in accordance with the recommendations set out in Section 7 and Appendix F of the Ecological Assessment, Issue 1VB (received 05.05.2022), which shall include the provision of 2 bat boxes, 2 bird boxes and a reptile hibernaculum. All works shall be completed fully in accordance with such approved details BEFORE the dwellings hereby approved are brought into use.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 **No external lighting shall be installed on the dwellings**, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated, in accordance with the recommendations of the Ecological Assessment, Issue 1VB (received 05.05.2022). The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To protect hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.



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- 9 **No development shall take place** until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

Reason - The site may be unstable and as such in the interests of safety remedial measures may need to be carried out.

- 10 Construction works shall not take place outside the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1400 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.



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NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (www.gov.wales/planningappeal) to complete your appeal.
- Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT



2.0 Context Analysis

2.1 Merthyr Tydfil County Borough Council LDP Information

To ensure we follow the Management Plan Vision set out within the Merthyr Tydfil County Borough Council Local Development Plan objectives (The Adopted Replacement LDP Written Statement January 2020), we have undertaken a review of the aforementioned information and believe the following to be true:

- The Development will be subject to Policy SW1
- Policy SW3: Distributing New Homes
- The development is located within a defined settlement boundary as Policy SW4
- Policy SW11: Sustainable Design and Placemaking ensuring the development is, appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density; integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape; not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design; minimise the demand for energy and utilise renewable energy resources; provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts; provide adequate facilities and space for waste collections and recycling; and promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.
- Policy EnW4: Environmental Protection
- Policy EcW8: Renewable Energy

The list above is not exhaustive and during determination of the Application, we understand that additional policies may be added of which the proposals will need to comply with.



Land Owned by the Applicant outlined in BLUE, application site in RED

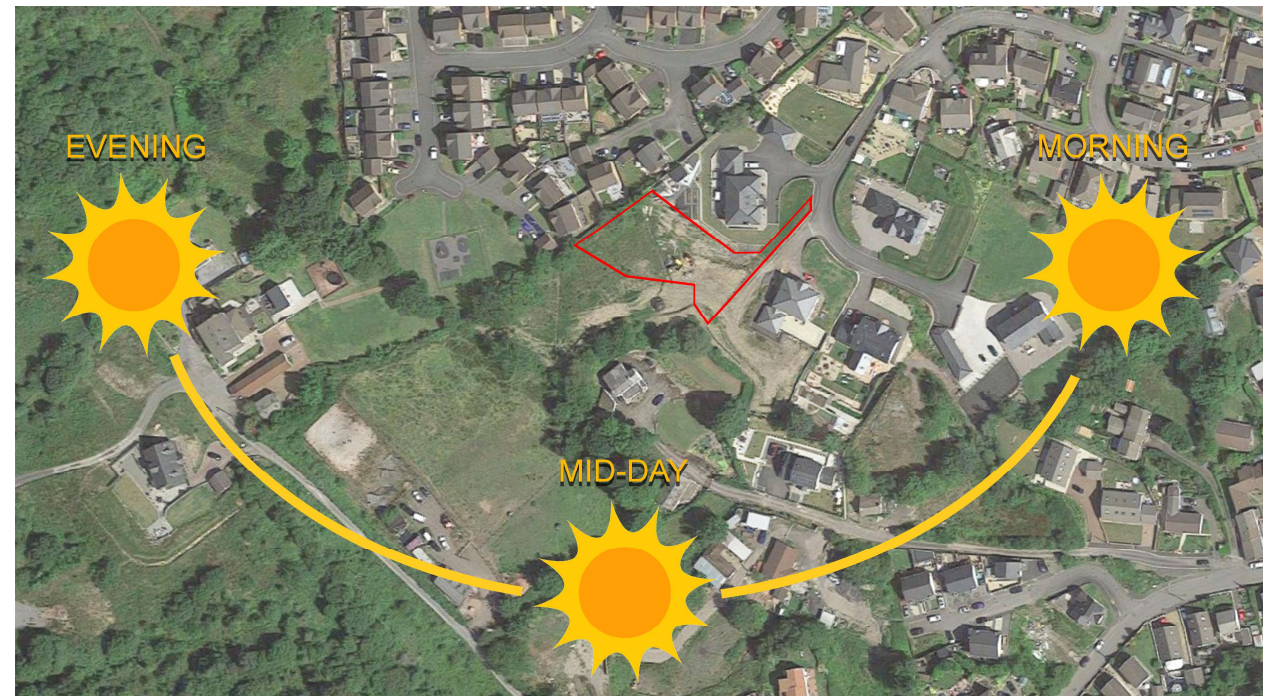


2.2 Site and Surroundings

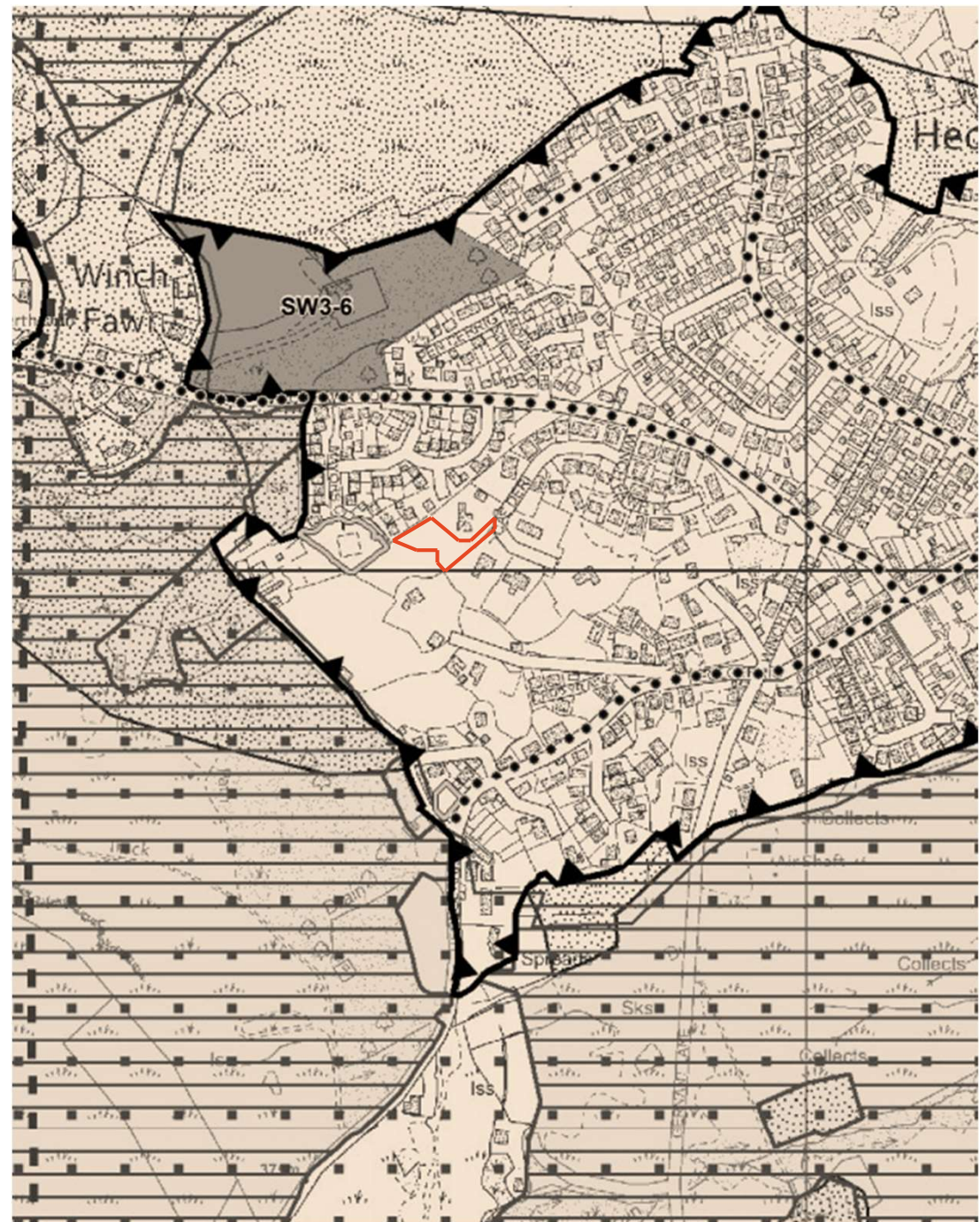
The site covers an area approximately 2119m², with the Plot 6 area being 1531m². The site is predominantly grassed area / turned earth and is bounded on the northern and western edge with vegetation providing screening from the existing housing development. The land drops away quite significantly along the southwestern edge of the boundary to a detached dwelling. The eastern edge of the site is bounded by No 5 Cae Deri. The southern edge of the site is bounded by the detached dwelling No 4 Cae Deri.

Cae Deri is an existing residential settlement located within the village of Heolgerrig. The settlement consists of five previously developed plots of land set around a public, non adopted highway. The highway is a 5m wide dual lane carriage with 1.8m wide footpath with access from Winch Fawr Park, with a hammerhead turning area. Although there is no through route on the site the access road is currently used by the local community / public as a vehicular turning area.

The existing properties are rather significant in scale and character with many being four bedrooms and above surrounded by large swaths of land, giving the area an affluent feel. All properties are two storey detached with either adjoining double or detached garages and separate driveways connecting to the public highway. The properties are of a traditional construction with a material palette that has been chosen to sympathise with the semi rural setting of Winch Fawr. Materials used are: dressed stone, render, artificial slate roofing tiles and grey UPVC windows and doors. Boundary walls demarcating property extents are of dressed stone with stone copings. Landscaping to the properties is mainly low lying and low maintenance being turf or box shrubs.



Path of the sun around development site



Application site outlined in RED



The streetscape of Cae Deri is quite traditional, it consists of detached properties with their frontages facing each other either side of a public highway. The properties benefit from front gardens which helps the street not to feel cramped. The properties have been constructed at various times ranging from turn of the century to present day with external appearances ranging from facing brickwork, render and stonework.





In the wider context the development site is well positioned for local schools and amenities with Heolgerrig Primary School being within a 300m radius. It has close links to local bus services with the nearest stop being less than 50m away located on Winchfawr. The town centre and main bus station and train station is around 2.5Km away.



3.1 Proposal – Character, Appearance, Site Features

The Applicants proposal is to develop the area of land along the North Western boundary of the Cae Deri settlement. This land is currently vacant and will be classed as a Greenfield development site. The area of site to be developed is approx. 2119m². The proposal will involve dividing the development area into two building plots with a new private access road leading from the non-adopted public highway. The Plots will be numbered as 6 and 7. Plot 7 is not being developed as part of this application. It is proposed to apply for Full Planning Permission for Plot 6 with this submission. The proposal is to provide a traditionally constructed two storey, four bedroom house with integrated double garage with a scale and character that is commensurate with the existing surrounding properties of the Cae Deri development.

The dwelling has been positioned centrally on the site for two reasons; one being to ensure that there are no overlooking issues from first floor windows and the other being that the primary aspect of the dwelling has been orientated in a East / West to allow the living areas of the property to maximise natural light to these spaces. This layout also allows the western area of the site to be the main garden space of the development with this area enjoying the sun from noon until dusk. The Southern end of the site contains the access road and driveway which has been sized and positioned to allow the parking of 2no vehicles and to allow for turning on the development site.

The materials used within the new development are sympathetic with the materials used within the existing Cae Deri settlement along with the surrounding properties. The construction of the dwelling will be a concrete raft foundation with screed and insulation, Timber Frame external wall construction with facing material being that of, through colour acrylic render on blockwork and natural stone. The roof will be artificial slate tile on timber rafters with mechanically fixed ridge tiles and cloaks. External windows and doors will be grey UPVC / composite with Velux rooflights to roof. Rainwater goods will be grey UPVC with matching fascia's, soffits and barge boards.





The drainage for the property will be via a separate self contained surface water and Foul connection to the main drains running within the carriageway of Cae Deri via the exiting manhole located within Plot 5. The surface water will be captured via a rain water harvesting tank and pumped back into the dwelling to service toilet flushing. The rain water harvesting tank will also have a back up mains water supply to prevent the system running dry. It is also proposed to connect an overflow from the rain water harvesting tank to a formed swale on the development site which will be sized to accommodate a 1 in 1000 year event run off.

As the area of the development is 2119m² this would usually trigger a SAB application, however as the impervious area of the development (roof) equates to 270m² with the remainder of the development area being of a porous nature e.g. turf, gravel, permeable paving etc. which allows surface water to permeate back into the ground at the current rate of flow as per the existing condition, along with the design measures mentioned above that we are implementing, we believe that this would be unnecessary for this type of development as we are not adding any surface water loads / concentrations to the existing condition. Further details of the rain water harvesting tank and swale design will be made available for the Building Regulations submission.

The boundary treatment we are proposing is to be timber shiplap fencing (vertical) between properties and newly formed stone gate posts and walling to plot entrances along with stone walls and retaining wall along the boundary of Plot 5 formed by the access road. Precedent images of the types of elevation materials are shown below. The site will benefit from low level bollard lighting in the front forecourt area along with wall fixed directional down lights adjacent main entrance, garage and side entrance. These light are placed at head height of doors and will not spill light above this level as to not affect bats.





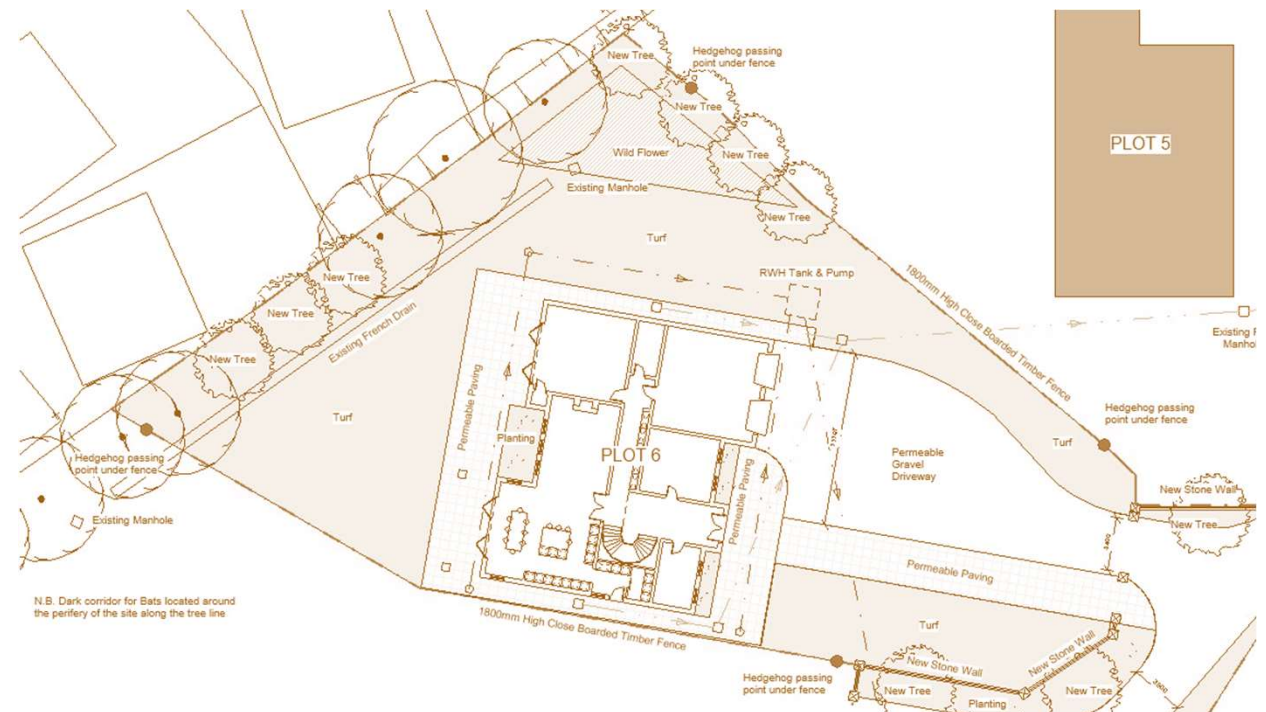
Character Appraisal: The character of the surrounding local area is residential, the site being located within a quiet cul de sac. The area includes properties ranging in age from the turn of the century. In the main, the area contains two storey detached dwellings set within curtilages of differing sizes.

Site Features: The site slopes gently downwards from North West to South East and is bordered to the North by the rear gardens of the properties of Mayors Close, to the East by the rear garden of Plot 5, to the South West is the Cae Deri access road and properties of Cae Deri and to the West by an open field. The site is predominantly grassed and turned earth. The development sits in the middle of the application site of the land that is within the ownership of Plot 5.

Access Points: The site will be accessed via a newly formed access road from Cae Deri.

Topography: The site slopes downwards from North West to South East as previously mentioned above.

Landscape and Biodiversity: All mature trees and trees of ecological importance on the application site will be retained. All landscaping carried out will use sustainable materials and be in keeping with other properties in the area.



3.2 Movement to, from and within the Development

Vehicular and pedestrian movements to and from the site will be as currently used. Pedestrians can access the site via the surrounding road network. There will be on-site parking that will ensure the free flow of traffic serving existing properties. The proposed development will not affect any Public Right of Way.



Accessibility: Since there is an existing dwelling adjacent the site there will be no change to the current accessibility measures already employed by the occupants for the surrounding areas and services. The proposed development will have a level threshold at the principal entrance and access to a large shower room on the ground floor can be gained directly from the entrance hall.

3.3 Environmental Sustainability

The site is located within an existing and long established community. The scale of the development on such a site, located in close proximity to existing community facilities and public transport links accords with the broad principles of sustainable development.

It is proposed that the new property will utilise traditional materials which will be readily available from local suppliers. Moreover, the floor, walls, windows and roof of the building (where able) will be highly insulated and low energy light fittings will be used throughout. These measures will reduce the carbon footprint of the building.

It is also intended that an area be provided within the cartilage of the site for the storage of recyclable waste containers.



Code for Sustainable Homes

The new dwelling will be designed and constructed to the minimum standard set out by the Building Regulations and achieving where applicable code Level 3 of the Code for Sustainable Homes Technical Guide.

Category 1 – Energy and CO2 emissions (mandatory)
 25% improvement of DER over TER (level 3)
 SAP 2005 calculations by an accredited energy assessor
 Use of energy efficient internal lighting
 Use of energy efficient external lighting
 Use of cycle storage



Category 2 – Water (mandatory)

Water consumption to be less or equal to 105 litres per person per day (level 3)

Hot and cold water system to be designed to avoid risk of microbial contamination

Location and details of rainwater and greywater collection systems for internal and external use

Category 3 – Materials (mandatory)

At least 3 of the 5 items listed need to achieve a green guide rating of between A+ and D they include; materials to be used for roof, external walls, internal walls (including separating walls), upper and ground floors (including separating floors) and windows

80% of basic building elements are to be responsibly sourced and any timber elements 100% legally sourced

Category 4 – Surface Water Run Off (mandatory)

Surface water runoff from the development will be managed to protect water courses and delay the discharge into public sewers and watercourses

All surface water will discharge into the surface water system.

Category 5 – Waste (mandatory)

Internal and external storage space for non recyclable and recyclable household waste should be provided

Construction waste management must comply with the set criteria

Facilities to compost household waste should be provided

Category 6 – Pollution

Global warming potential (GWP) of insulates – all insulating materials to be used must have a GWP of less than 5 (manufacture and installation)

Category 7 – Health and Well Being

Kitchens to have a minimum average daylight factor of at least 2%

All living rooms, dining rooms and studies to achieve a minimum average daylight factor of at least 1.5%

80% of the working plane in each kitchen, living room, dining room and study should receive direct light from the sky

Sound Insulation – to achieve higher standards than those given in Part E of the Building Regulations – to be demonstrated by pre completion testing as necessary

An outdoor space to be provided for occupiers use

Dwelling to comply with lifetime home requirements for current and future needs of occupiers

Category 8 – Management

A home user guide should be provided to occupants in a suitable format

On site best practice should be managed under a nationally or locally recognised

certification scheme such as Considerate Contractors Scheme

Security should comply with secure by Design Criteria

3.4 Community Safety

The proposal will not increase natural surveillance in the immediate vicinity or contribute towards the additional general perception of community safety for residents of nearby dwellings since this is an existing settlement, it already carries out these roles.



4. Contact

4.1 Contact Details

Mr Keith Snape
Unit 1 Compass Court
Merthyr Industrial park
Pentrebach
Merthyr Tydfil
Cf48 4DR

Tel: 07768 063178

Or

Mr Matthew Thomas
5 Saxon Street
Merthyr Tydfil
CF47 8SP

Tel: 07860 948282



5.0 Appendices

5.1 Application Drawings



5.2 Delegated Report



5.3 Ecology Report