

ABERFAN FAWR

DESIGN AND ACCESS STATEMENT

In support of a planning application for a single storey detached dwelling.
9th February, 2021

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EXISTING SITE

The application site relates to a triangular parcel of land located off Aberfan Fawr in Aberfan. The site is largely overgrown with grass, slopes down from the northwest to the southeast and formerly housed a small building used as a local community hub for the elderly. The building was demolished over 30 years ago and no other development appears to have taken place on the land. The land adjoins the boundary with Aberfan Fawr Farmhouse to the north, a Grade II listed building, 1 Aberfan Fawr (a residential property) to the east and the highway to the south and west. The area is predominantly residential in character and the immediate area largely consists of two-storey semi-detached properties which are consistent in their scale and appearance. Some properties are elevated above the front highway, others have been altered by means of side and/or rear extensions, but all appear to be served by adequate front and rear garden areas, and some benefit from front or side driveways.

The site lies within the settlement boundary, as designated within the Merthyr Tydfil Replacement Local Development Plan (LOP) 2016-2031.

PLANNING HISTORY

The council's records do not indicate any other planning history for this site before an application in May 2020 for a single two-storey dwelling (P/20/0104 FUL)

PREVIOUS APPLICATION P/20/0104 FUL

This application sought full planning permission to construct a two-storey detached, one bedroom property, with associated patio/garden and parking area. The irregular shaped dwelling proposed a maximum width of 7.05 metres, a maximum depth of 6.95 metres and a 7.5 metre ridge height. The dwelling proposed a side facing semi-circular flat roof projection which would provide the entrance hall and a WC at ground floor and en-suite at first floor. The main part of the dwelling proposed a mono-pitched roof design and provide a kitchen/living area at ground floor and a bedroom with storage area at first floor. The dwelling proposed to be sited so that its front elevation would be south facing towards the highway and its rear elevation would be north facing, adjacent to the boundary with Aberfan Fawr Farmhouse. A driveway (with car turntable), which was shown to accommodate 1 parking space, would have been provided to the side (northwest) of the property.

Application P/20/0104 FUL was refused permission on 13th July 2020:

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby REFUSE TO PERMIT the proposed development for the following reasons, namely:

The proposed development would result in a cramped form of development with a dwelling which by virtue of its scale, siting and design would result in an incongruous and insensitive form of development that fails to respect the character and appearance of the area. The proposal would therefore be contrary to Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

The proposed dwelling, by virtue of its siting, scale and design, would have an overbearing impact and result in the loss of light and overshadowing to the side and rear garden areas of 1, Aberfan Fawr. As such, it would have a detrimental impact upon the residential amenities of these neighbouring occupiers, contrary to Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

The proposed development conflicts with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016 - 2031 in that the layout would result in vehicular movements where visibility is restricted. As such, the development proposed, would increase highway dangers and create more hazardous conditions than exist at the present time to the detriment of highway and pedestrian safety.

NEW APPLICATION

The Applicants are now submitting revised proposals for one single-storey detached dwelling.

NEW PROPOSED DEVELOPMENT

This application seeks full planning permission to construct a single-storey detached, one bedroom property, with associated patio/garden.

The proposals take their geometry from the adjacent down-hill property of 1 Aberfan-Fawr, following the overall building width, eaves and Ridge heights as guides to the new proposals.

The width of the proposed dwelling arc round from the south boundary parallel to 1 Aberfan-Fawr to the north boundary with Aberfan Fawr Farmhouse.

The proposed dwelling is single-storey and steps up the sloping ground to minimise modifications to ground levels. The cross-sight gradient is roughly 1m which allows for a slight step in the proposals floor plan.

Entrance to the proposed dwelling is at the centre of the road-facing elevation across a generous front garden.

The entrance level gains access to the heart of the plan, offering a route left to a single double bedroom and bathroom, right to a living area and straight on to an open-plan kitchen/dining area.

Double, glazed doors open out onto a rear patio garden and amenity area. This allows ample natural light to penetrate throughout the dwelling's plan and negates the need for any windows to face or overlook adjacent properties.

The pitched roof is configured to follow the arc of the plan with curved eaves and ridge-line. This will offer a continuity of building form in the immediate built context and allow the proposals to blend in with their surroundings.

A passage runs along the south boundary of the site via a timber gate to gain access to the rear garden. This will allow convenient access to securely store bicycles at the rear and facilitate putting out of refuse and recycling containers.

MATERIALS

The external walls are proposed to be of white render.

The roof is to be of standing seam zinc.

The windows and Doors are to be of Timber/Aluminium composite.

Paths and rear terrace to be of local stone paving

Boundary treatments are to be timber fencing 1.8m high to the south and north-east. Grass and planting to the street frontage.