

1103 16

DESIGN & ACCESS STATEMENT

Application for Renewal of Planning Application
Application No. [REDACTED] Erection of one dwelling

16/0174
Plot No. 5 At

Greenacres, Brondeg, Heolgerrig.
Merthyr Tydfil. CF48 1TP.

MTCBC
PLANNING DEPARTMENT

- 8 NOV 2011

RECEIVED

Applicant.

Mr.M.Connolly
Greenacres,
Brondeg,
Heolgerrig
Merthyr Tydfil
CF48 1TP.

Date; [REDACTED]

22 09 2019

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NATIONAL & LOCAL POLICIES.

PLANNING POLICY (WALES). T.A.N. 12.

Access.

Character (amount,layout,scale,appearance,landscaping)

Community safety.

Environmental sustainability.

Movement (to,from.and within the development).

M.T.C.B.C. Adopted Local Development Plan 2006-2021. Policy T.B 11.

Access,parking and accessibility of local facilities.

Proposals for development should ensure that ;-

Any new highways are designed and constructed in accordance with the manual for streets and include operational and non-operational parking provisions according to operational standards set out in CCS Wales – Wales parking standards,and the land use,density,and the location proposed; and the access needs and mobility requirements of all sections of the community,particularly those with special needs and disabilities are met.

M.T.C.B.C. Adopted Local Development Plan 2006-2021. Policy B.W 7.

Sustainable design and place making

The Council will support good quality sustainable design and require new development to:-

Be 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 and the public realm to enhance the general street scene and create good quality townscape.

Not result in unacceptable impact on local amenity in terms of visual impact,loss of light or privacy,disturbance and traffic movements.

Incorporate a good standard of landscape design.

Sensitively relate to existing settlement patterns and take account of natural heritage and the historic environment on site and in terms of potential impact on neighbouring areas of importance.

Foster “inclusive design” by ensuring the development allows access for the widest range of people possible.

Contribute to the provision of usable open and outdoor playspace,ensuring its accessibility and connectivity to other green infrastructure,footpaths and cycleways.

Incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques,including the re-use and recycling of construction and demolition waste on site,and energy and water conservation/efficiency measures.

Minimise the demand for energy and,where appropriate utilise the renewable energy resource through appropriate layout,orientation,mix of uses,density of development,landscaping,optimal use of local topography and incorporation of renewable energy technologies.

Incorporate facilities for the segregation, recovery and recycling of waste.
Provide a safe environment by addressing issues of security, crime prevention, and the fear of crime in the design of buildings and the space and routes around them.

M.T.C.B.C. Adopted Local Development Plan 2006-2021, Policy B.W.12.
Development Proposals and Transport.

Where appropriate the Council will expect all development proposals to demonstrate how they will :-

Help reduce the need to travel.

Encourage the use of transport other than the private car.

Avoid increasing traffic to unacceptable levels.

Avoid causing or exacerbating highway safety problems.

Local Context.

The application site, Plot 5, is gently sloping and is situated within the curtilage of the detached bungalow known as Greenacres. Access is gained via a 3.65m private drive off the residential street known as Brondeg.

The Greenacres site lies within the settlement boundary and is bordered to the South and East by woodland, to the North by Brondeg, and to the West by the recently commenced Redrow housing development. There are 3 other extant permissions which allow the construction of 3 double story detached dwellings on site.

Plot 5 is located in the South/West corner of the Greenacres site (photos.1/1a). Outline permission for a 2 story detached dwelling was granted in this location Nov.2005, and renewed in Nov.2008.

This Design and Access statement accompanies the application to renew in Nov.2011.

Property types in the vicinity of the application site are characterised by the semidetached 2 story dwellings on Brondeg, the existing detached bungalow Greenacres, and will soon be supplemented by the varied 53 detached, semidetached and split-level dwellings on the adjacent Redrow development to the west.

Appearance.

The proposed dwelling would reflect the character of nearby properties and the area generally. Advice and guidance will be sought from the Local Authority Planning Dept. at the reserved matters stage.

In terms of facing materials, the vast majority of the surrounding dwellings have brickwork or rendered finish, with some having a combination of both. It is intended that a mixture of finishes will be used on the site. Slate and dark grey roof tiles are prevalent at adjacent Brondeg, the adjacent Redrow development will have a mixture of red/brown concrete tiles, as do dwellings on Cwm-Glo Rd. It is intended that a balanced mixture of these roofing materials would be appropriate. It is further proposed that windows and

doors would be installed which would not have dissimilar appearances to neighbouring properties.

Landscaping.

In terms of soft landscaping, ample lawned areas will be retained/re-instated.

The existing boundary hedgerows shrubs, and trees will be retained

With regard to the hard landscaping, the driveways and forecourts are to be surfaced with tarmacadam or equivalent, with the needs of individuals with learning difficulties, as well as those with sensory and visual impairments taken fully into account.

Building materials will be locally sourced, and re-cycled materials used wherever possible.

The site has little topographical restraints, nor lack of space to discourage the creation of spacious gardens, re-cycling, and composting facilities.

Conclusions.

It is intended that this Design & Access Statement should satisfy, at the outline planning stage, the principles of "Inclusive Design" and "Access" which are embodied in TAN 12. and the relevant policies of the Local Development Plan 2006-2021.

Notwithstanding this, the need for flexibility of the development, and how it may need to adapt to the varying requirements of inclusiveness over time is acknowledged. It is believed that the site is capable, due to the low density of occupation for example, of considerable adaptation to accommodate such possibilities.

Design and Access Statement

Introduction

This Design and Access Statement relates to a 'Renewal of Outline' planning application concerning land at Greenacres, Brondeg. The site is located within the Heolgerrig residential area. The site is set back to the south of the main building line at Brondeg and is accessed via a private drive.

Photo 1 - Application Site



Photo 1a - Site and Site Access

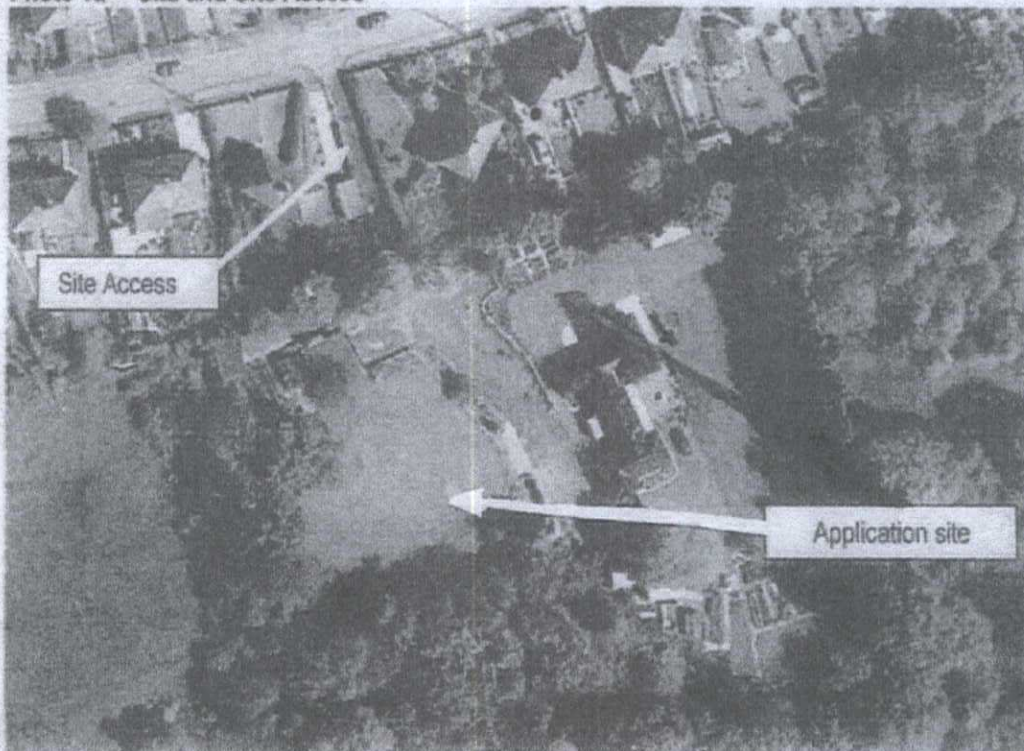
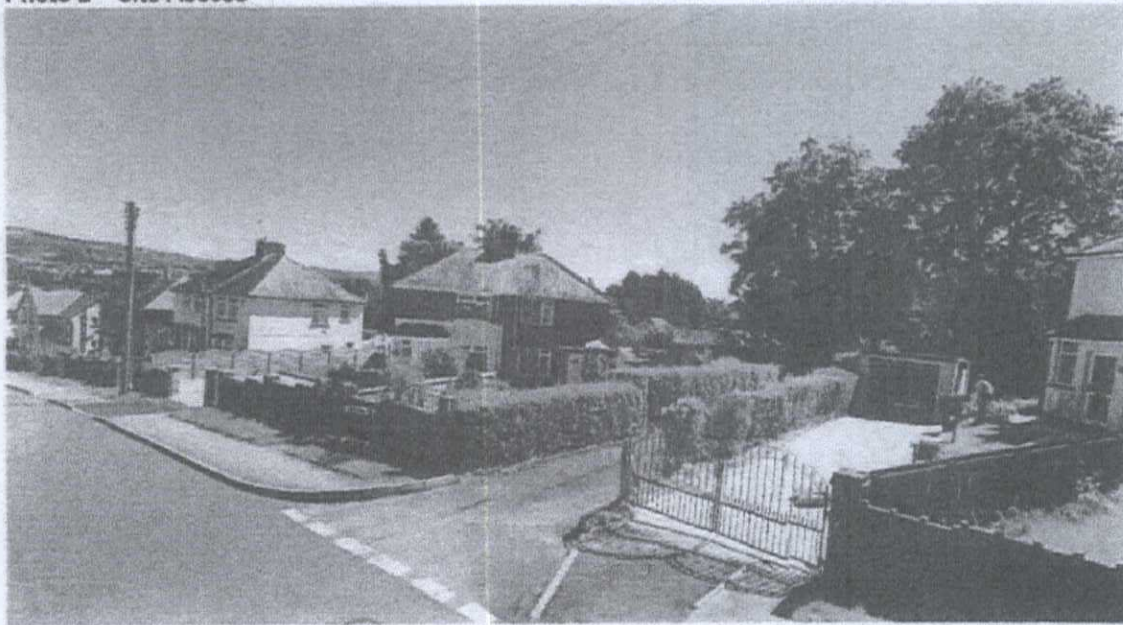


Photo 2 – Site Access



G W CHAPMAN LL.M., D.B.A., Dip.L.G., M.C.M.I, Solicitor
Director of Customer Corporate Services
Cyfarwyddwr Gwasanaethau Corfforaethol Cwsmeriaid

Mr M Connolly
'Greenacres'
Brondeg
Heolgerrig
Merthyr Tydfil
CF48 1TP

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL MERTHYR TYDFUL

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CF47 8XF



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Dyddiad/Date : 19 February 2004

Ein Cyf/Our Ref.: DO27/KW
Eich Cyf/Your Ref.:

Llinell Uniongyrchol/Direct Line : (01685) 726202
Gofynnwch am/Please Ask For : D J Olsen

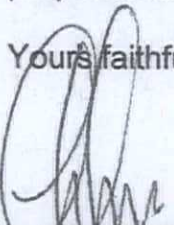
Dear Sir

ACCESS TO 'GREENACRES', BRONDEG, HEOLGERRIG, MERTHYR TYDFIL

I refer to your letter dated 15th February 2004, in respect of gaining access to your property i.e. 'Greenacres' for an additional two dwellings, making five in total.

This matter was referred to this Authority's Engineering Manager who has found the proposal acceptable.

Yours faithfully


A-N DAVIES
HEAD OF PLANNING

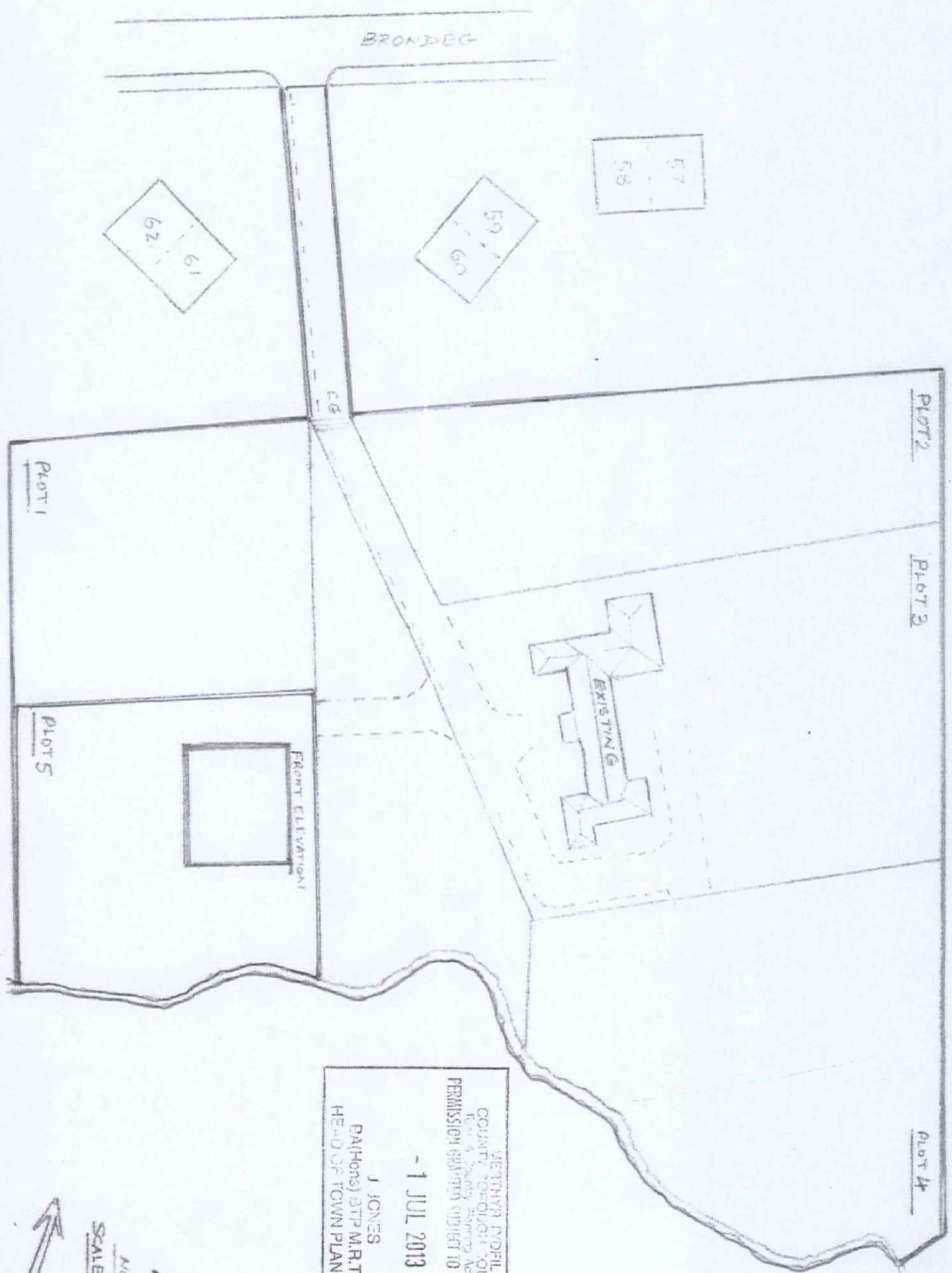
APP. A

89.

S

01

BRONDEG



WEATHER FORD
COUNTY ZONING COUNCIL
1000 N. County Highway Ad 1990
PERMISSION GRANTED SUBJECT TO CONDI.
- 1 JUL 2013
J JONES
BA(Hons) BTP M.R.T.P.I
HEAD OF TOWN PLAN

APP B
NOV 2011
SCALE 1:500

