

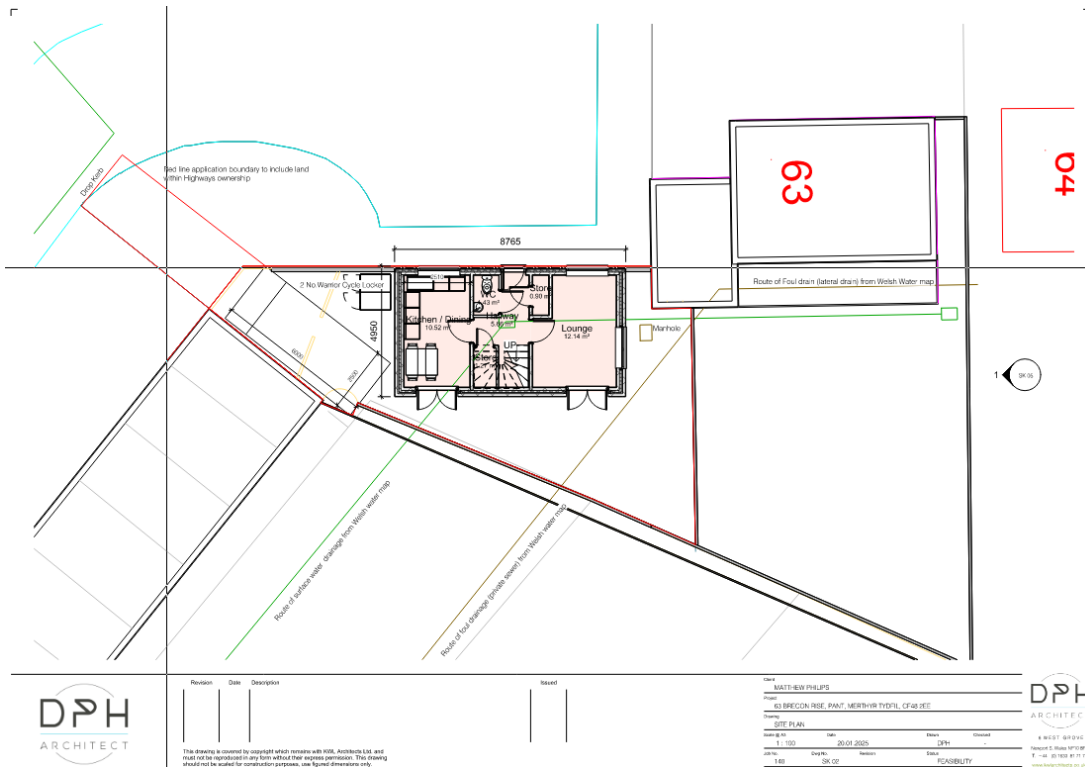
05.09.2025

## REF: Design Statement – 63 Brecon Rise, Pant, Merthyr Tydfil, CF48 2EE

This Design Statement has been written to accompany the Submission of a Full Planning Application for the construction of a detached, 2-bedroom bungalow within the existing curtilage of Np. 63 Brecon Rise, Pant, Merthyr.

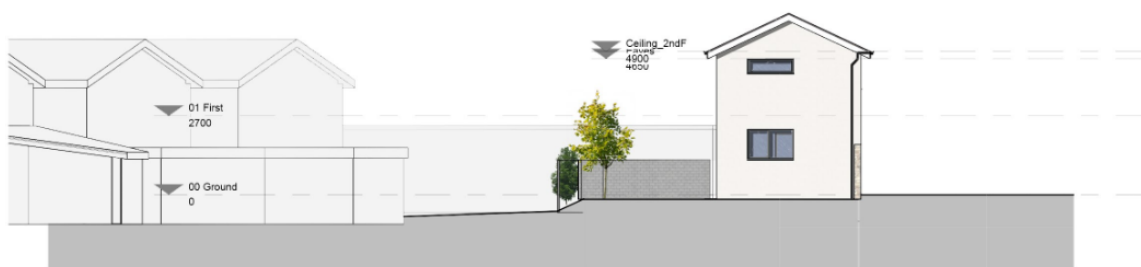
### Pre-App Submission 01

An initial Pre-App was submitted in Jan 2025 – Drawing 140 SK02 for a detached 2-storey, 2- bedroom property on the western side of the existing garden of No.63. The proposal sought to create a contemporary approach with the proposed dwelling utilising the existing garden wall as a feature, and the house built off this with a series of high-level horizontal windows to prevent over-looking and provide privacy to the occupants of the proposed dwelling from the public footpath.





**North Elevation**  
1 : 100



**East Elevation**  
1 : 100



Revision	Date	Description	Issued

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Client: MATTHEW PHILIPS			
Project: 63 BRECON RISE, FANT, MERTHYR TYDFIL, CF48 2SE			
Drawing: Elevations - North & East			
Scale @ A1	Date	Drawn	Checked
1 : 100	20.01.2025	DPH	-
Job No	Draw No	Revision	Date
140	38/00		FEASIBILITY

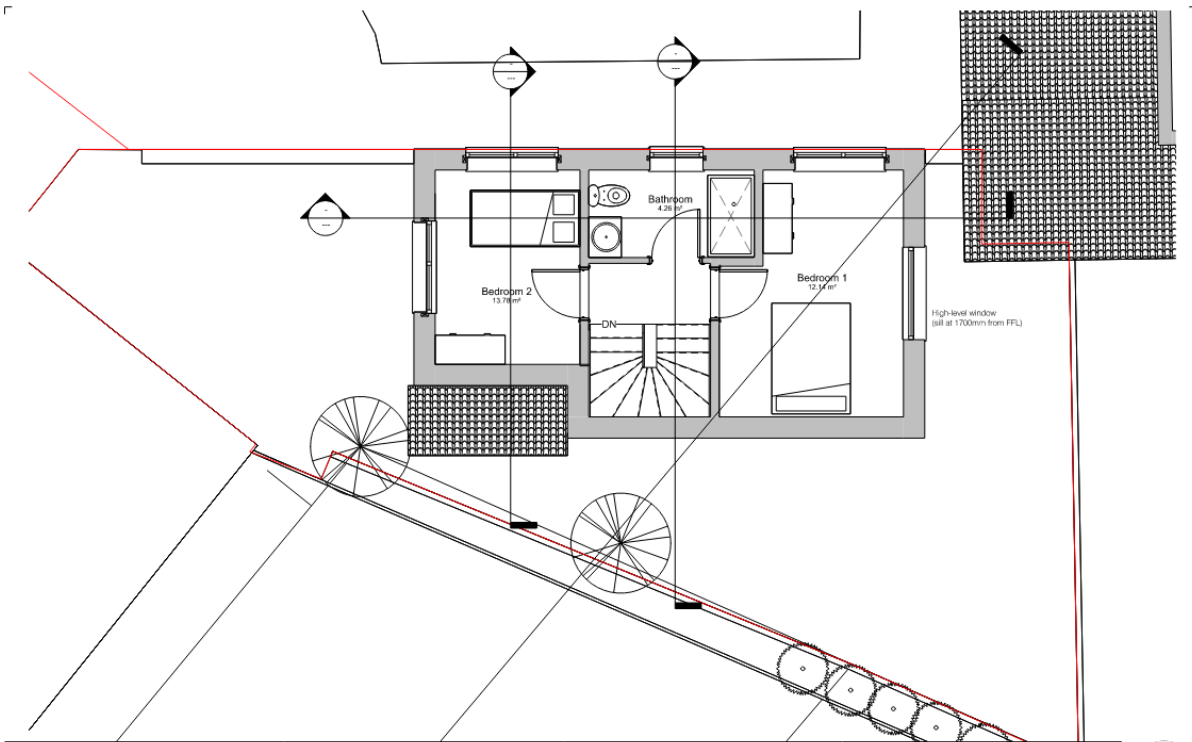


A response to this scheme was received from the Planning Authority on 19<sup>th</sup> March (Ref – PA/24/0041) which confirmed that the principle of development was acceptable in respect to the settlement boundary. The recommendations suggested several visual changes to the proposal given the visibility of the plot on the corner of Brecon Rise and therefore being visible from several public vantage points, these included centralising windows on the gable and larger openings to the north-facing elevation and the removal of the feature boundary wall. It was confirmed that there would be no over-looking of properties 63, 65 and 67 Brecon Rise. The primary concern related to the juxtaposition with the boundary and No. 65, that whilst it was acknowledged there would be no loss of light, over-shadowing or privacy, it was considered to present an “un-neighbourly form of development which would have an over-bearing impact on this property [No.65]

## Pre-App Submission 02

In response to the above advice, a second Pre-App was prepared and submitted in May 2025. The revised proposal suggested a reduction in size of the first-floor plan by changing the second bedroom from a double to a single bedroom space. This reduction in volume on the south-western corner sought to overcome the initial concerns in respect to the over-bearing nature between the proposal and No.65 Brecon Rise.

The Pre-App response, received on 14<sup>th</sup> May suggested that the proposed changes hadn’t gone far enough to address the concerns in respect to the over-bearing relationship.

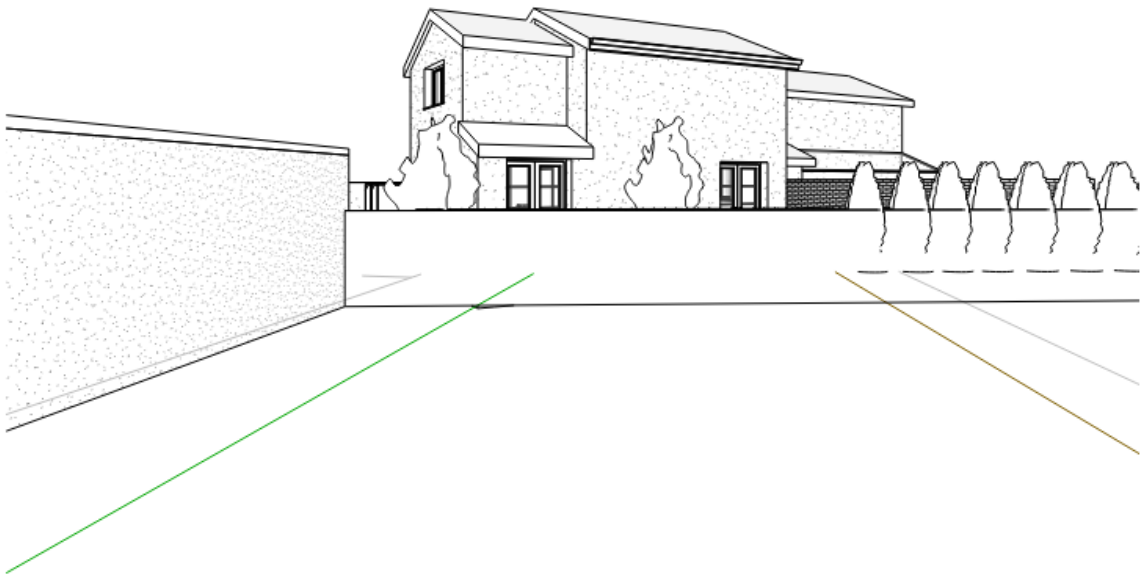


Revision	Date	Description

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Issued

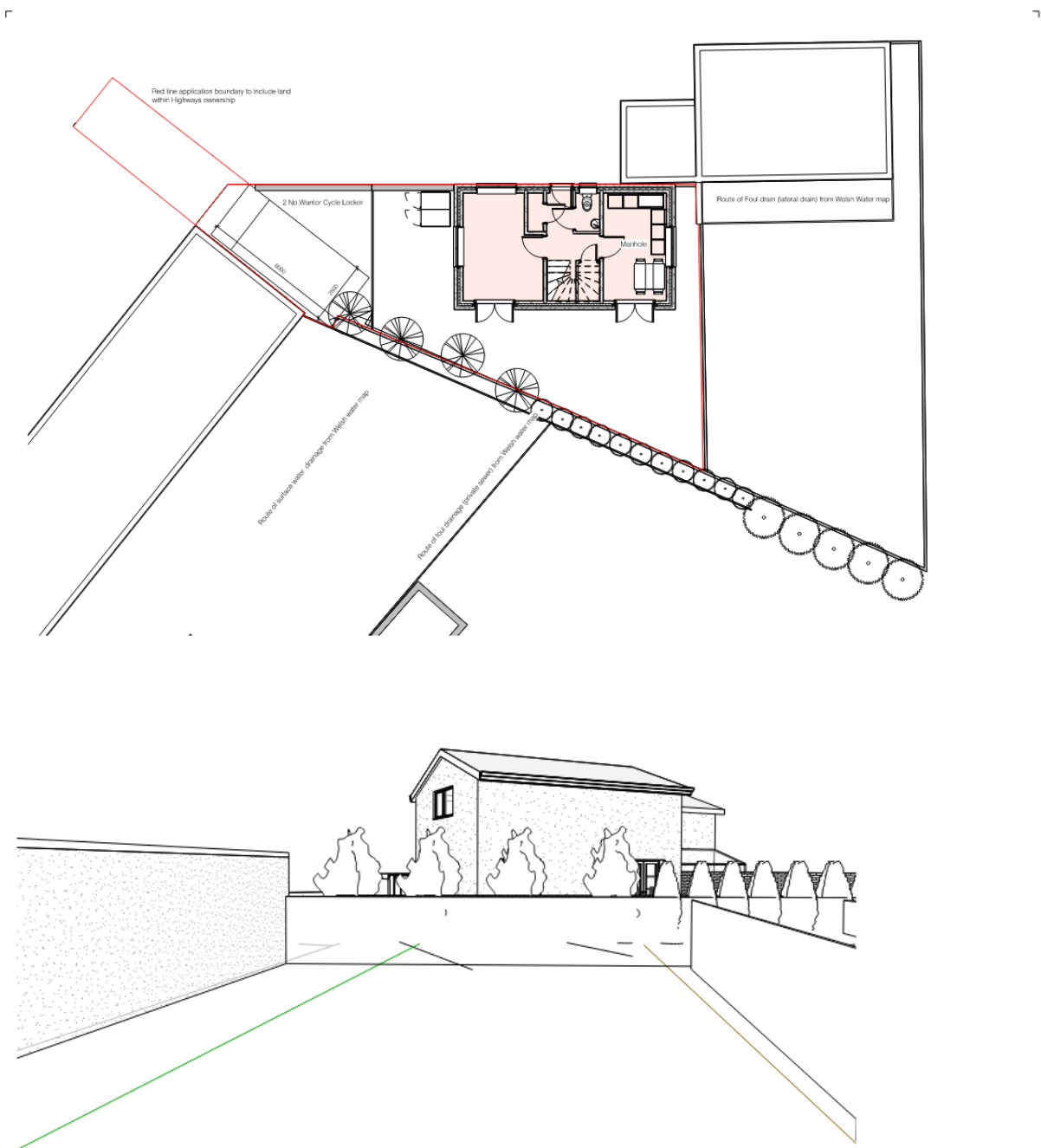
Client: MATTHEW PHILIPS			
Project: 63 BRECCON RISE, PANT, MERTHYR TYDFIL, CF48 3EE			
Drawing: FIRST FLOOR PLAN			
Scale: 1:50	Date: 08.05.2025	Drawn: DPH	Checked: -
Job No: 140	Sheet: 72_04	Revision: -	Scale: PLANNING



## Pre-App Submission 03

In response to the above advice, a third Pre-App was prepared and submitted in June 2025. The revised proposal increased the proposed area of land by incorporating a larger section of the side garden to No.63 and reducing the size of the existing single-storey extension. This increase in plot size enabled the proposed dwelling to be moved Eastwards closer to No. 63 and increasing the space on the south-western corner, thus improving the relationship and minimising the impact on No.65.

A series of internal layout changes, and amendments to window positions externally, sought to address the comments made in the original Pre-Apps.



As can be seen from the two preceding images, the increased land provision improved upon the relationship between No. 65 to the rear and moved the proposed dwelling further away from the south-western corner and pinch-point. Whilst it was acknowledged that this has improved upon the relationship between the two properties, it was still suggested that this could still be considered as being ‘un-neighbourly’ and may not lead to a successful outcome. The advice given was to assess whether a bungalow would be a more suitable option for the site.

## Planning Submission

In response to the advice provided throughout the Pre-Application process, a Certificate of Lawful Development was sought for the existing house to ensure that a new rear extension could be achieved should the side extension be demolished. This had a favourable response, and approval was granted in August 2025. The demolition of the existing side extension to No.63, has enabled the site area to be further increased, thereby maximising the available development site, which has culminated in the opportunity to pursue a new-build bungalow on the site.

The enclosed Full Planning Application therefore proposes a modest 2-bedroom bungalow that reflects the advice given during the Pre-App process in respect to the house form and design. This results in a proposal that has a significant improvement in its relationship to No.65 to the south.

The proposed design features a pitched roof building running parallel with the northern boundary, tight to the rear of the public footpath, with a flat-roofed rear wing that extends into the wider depth of the garden. This creates a series of external amenity spaces – both semi-public to the west where the garden opens onto the parking forecourt, and a private courtyard garden to the east.



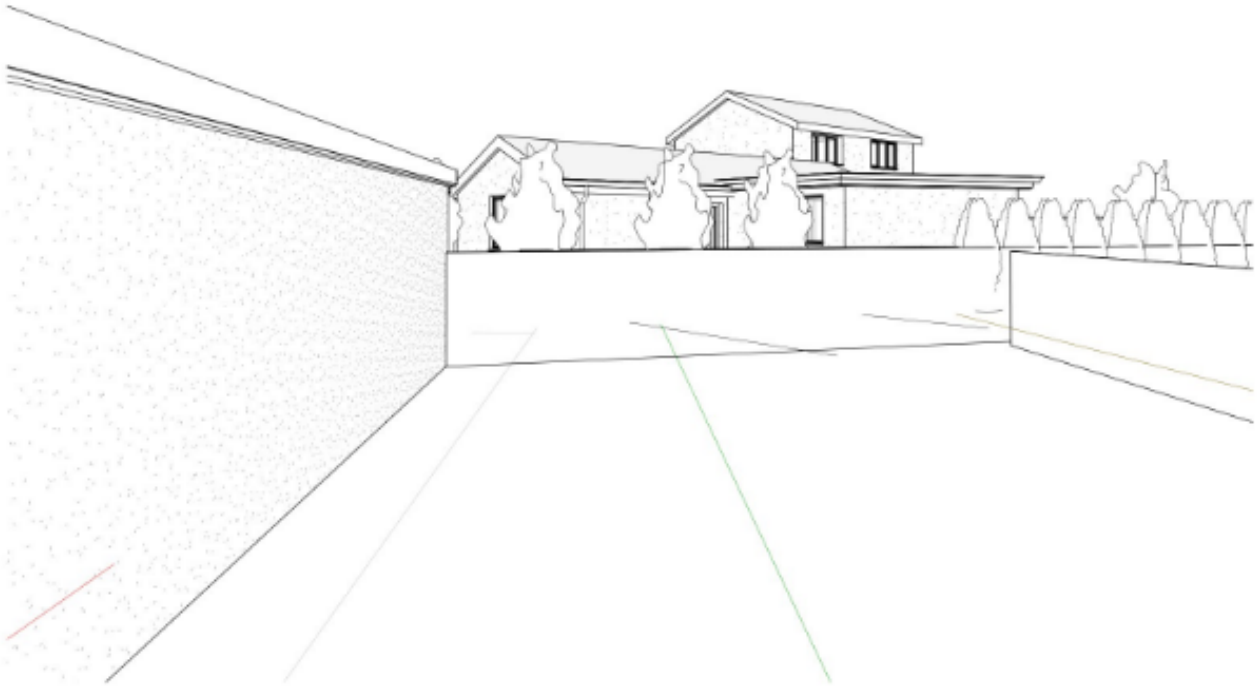


As seen in the above image, the accommodation has been zoned to create a hierarchy of spaces that respond to the plot and orientation of the site. The projecting wing benefits from a dual aspect gaining both morning and evening sun, whilst the bedrooms have north-east facing windows ensuring the rooms remain cooler.

The on-site parking space is overlooked by both the kitchen and dining room windows, whilst the secure cycle storage is in the rear courtyard garden area for security.

The elevations have been kept modestly simple in both design and materials to ensure the proposal sits comfortably within its context, with the use of white rendered walls and a tiled roof complementing the adjacent houses. A contemporary touch is proposed via the use of dark grey windows which are offset against the crisp white render.

Most significantly (and seen within the images on the following page) the change from a 2-storey to a single-storey dwelling has a significant impact upon the views when seen from the garden of No.65, with the dwelling visible above the wall line, but the existing house remaining in view in the distance. The careful orientation of windows ensures that there is no risk of overlooking and therefore no impact upon the visual amenity of No.65.



**North Elevation**  
1 : 100



**East Elevation**  
1 : 100

## Landscaping and Biodiversity

The site currently comprises the rear and side gardens of No.63 Brecon Rise and are laid entirely to lawn with no planting. There is opportunity to significantly improve upon the bio-diversity of the overall site through some careful and well-considered planting.

We have indicated the provision of three new trees along the southern boundary that will help screen the property – these should be indigenous species and we would suggest Rowan (Mountain Ash), Silver Birch and Hazel amongst others, or the option of Holly for year-round colour and privacy. These species will all contribute to an increased bio-diversity. In addition to this there is opportunity for shrub and planting beds in front of the property and in the new garden area created to the side of No.63

An integrated bat box is also proposed to the Eastern elevation in the gable such as that indicated below:



(Verona built-in 'Woodstone' bat box or similar – 210 x 150 x 500mm)

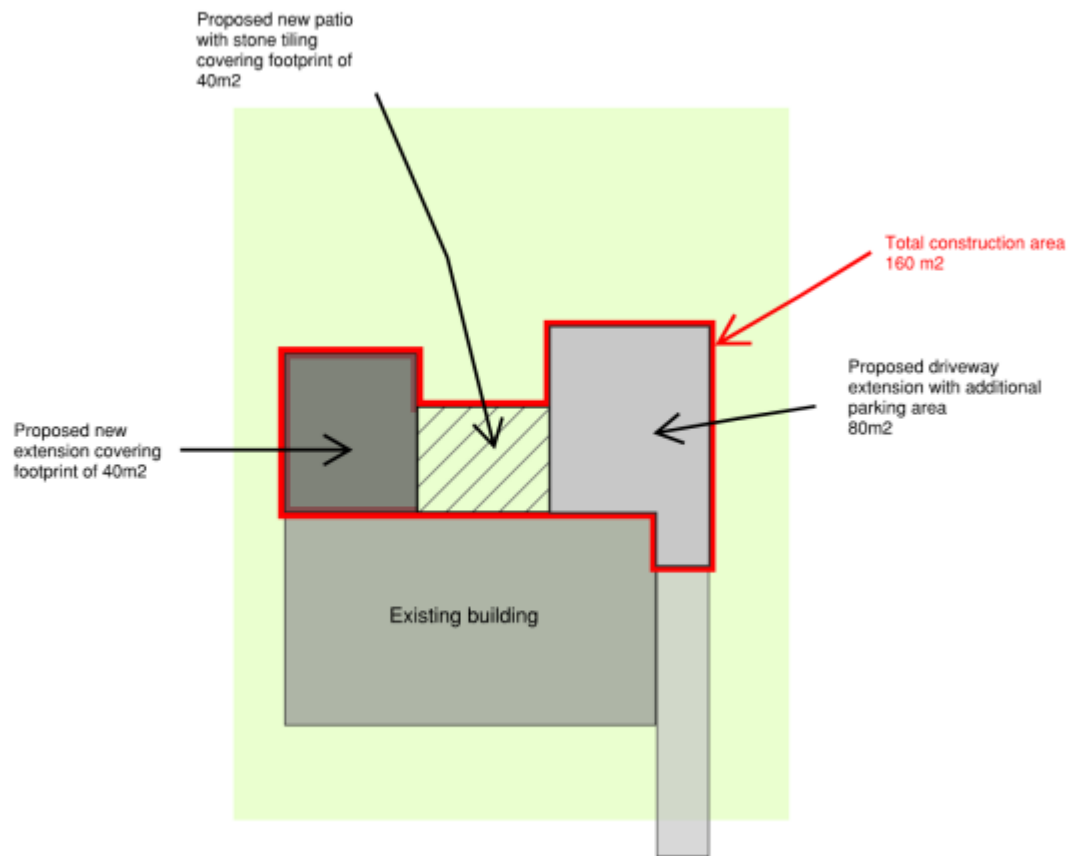


## Flooding, Drainage and SuDS

The NRW flooding map extract shown below illustrates that the site is not at any risk of flooding.



The Welsh Government Advice Note – “SAB Applications for Single Dwellings, extensions and parking and access areas” states that SAB approval is required when...” the construction of buildings and/or surfaces with a total footprint equal to or exceeding 100sq.m requires SuDS. The total footprint of the works is defined on the following page:



**Figure 4 - Example of total construction area exceeding 100 square metres**

The proposed development site has the following metrics:

Total Site Area:	152.2sq.m		
Building GEA	62.5sq.m		
Hard Surfaces:	Driveway	22.5sq.m	
	Footpath	5.3sq.m	
	Rear Patio:	8.1sq.m	Total: 98.4sq.m

It is proposed that all external hard surfaces – driveway, footpath and patio area are constructed using Permeable Block / Paving to assist in the correct management of surface water as part of the SuDS strategy, these will be connected to a small soakaway located below the driveway in compliance with 'Priority Level 2' of the WAG advice Note on SAB (July 2022)

On the basis that the overall total development including hard surfaces falls below the threshold level of 100.0sq.m, it is our understanding that there is no need to obtain SAB approval for the proposed development.

## Conclusion

The enclosed Planning Submission for a detached Bungalow within the side garden of No.63, has undergone a rigorous design process that addresses the original concerns raised during the Pre-App process.

By amending the design from a detached house to a Bungalow, the concerns about impact on the neighbouring properties have been addressed. Whilst Brecon Rise is generally characterised by 2-storey residential properties, there are a number of single-storey properties within the immediate proximity (for example No. 2 and 3 Brecon Rise which are located opposite No.65. Therefore the proposed bungalow is not out of character.