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PLANNING, DESIGN AND ACCESS STATEMENT

**PROPOSAL: CONSTRUCTION OF NEW 1 BEDROOM BUNGALOW AT THE
REAR OF 25 FORT VIEW WITH SEPARATE ACCESS.**

CLIENT: Mr S Maidment

**SITE: FORMER REAR GARDEN, 25 FORT VIEW, BASSALEG, NEWPORT,
NP10 8PF**

DATE: JULY 2023

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Ammro Consulting Ltd to accompany the full planning application for the construction of a new dwelling and associated parking, at the site of the rear of 25 Fort View, Newport.
- 1.2 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.
- 1.3 This statement should be read in conjunction with the following plans and documents that accompany the application and comprise:
 - Application form and certificates
 - Site location & site plan
 - Proposed front and rear elevations
 - Proposed side elevations
 - Section details
 - Proposed ground floor plan
 - Vehicle Tracking Plan
 - Long cross section

2.0 Site Description

- 2.1 The application site comprises a sectioned off former garden of an existing property that has now been under its own title for several years . The site enjoys a separate access at the rear through an existing parking area that serves the residents of the area.

The surrounding area is characterised by residential development with the mainline railway line to the north East.

Figure 1 – Aerial photograph of application site



3.0 Planning Designations

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

4.0 Proposal

- 4.1 Full planning permission is sought for the erection of a new dwelling to be owner occupied.

A 1 bed bungalow is proposed.

Access to the development will be off Highfield road and the development will accommodate 1 off street parking space.

All dwellings will benefit from private amenity space at the rear.

Figure 2 – View of Development from entrance off Highfield road



5.0 Planning History

- 5.1 Following a search of the Council's planning database the following is the recent relevant planning history:

08.0348 – Erection of on dwelling – Refused.

Pre-application advice was submitted on 2nd March 2023 (attached)

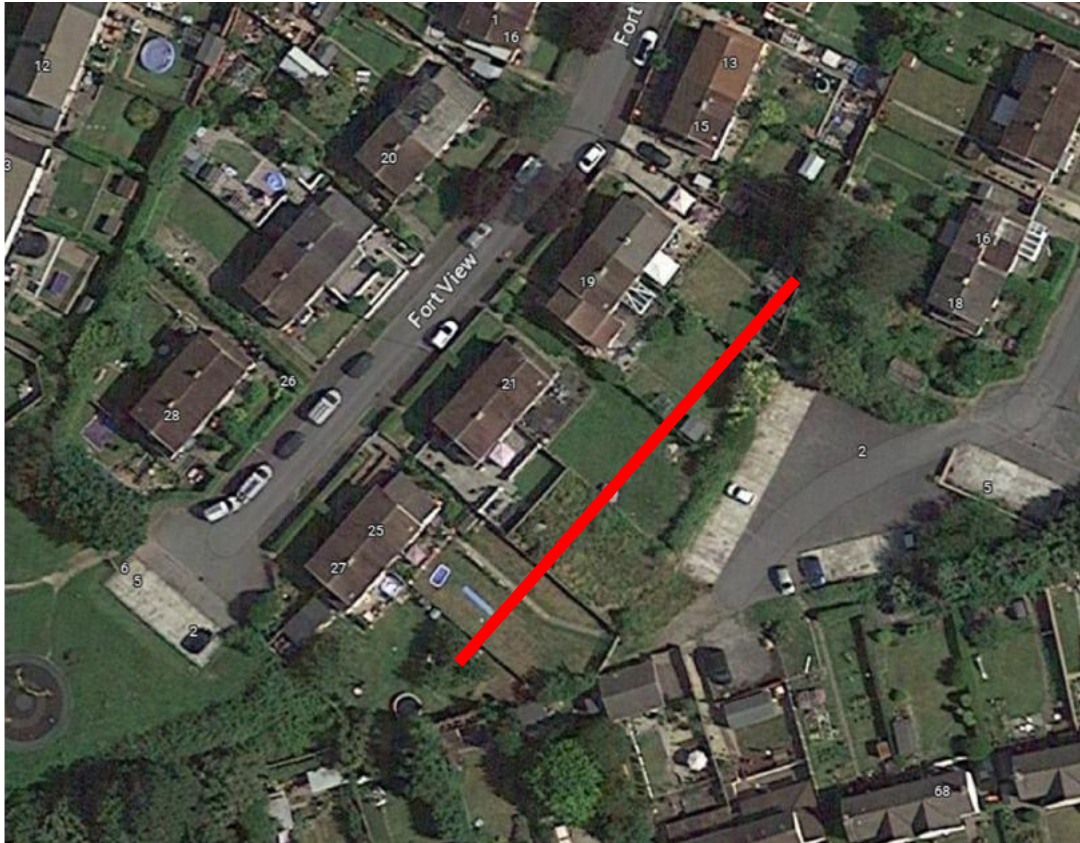
6.0 Planning Policy Context

Pre application advice attached has quoted two remaining points against the proposed scheme,

01 The proposal, by virtue of the subdivision of the existing garden of 25 Fort View for residential purposes, represents a poor standard of design as it would result in a cramped form of development and the over-intensification of residential development which would be prejudicial to the low density and spatial character of the area and would set an undesirable precedent for further applications for similar development in this area, to the detriment of local visual amenities and contrary to Policies GP2, GP6, and H6 of the Newport Local Development Plan (Adopted January 2015) and Supplementary Planning Guidance: New Dwellings (Adopted August 2015).

02 The proposed backland development would constitute overdevelopment as the site is too restricted to accommodate a dwelling consistent with generally accepted standards of residential amenity, to the detriment of the future occupiers of the dwelling, contrary to Policies GP2, GP6 and H6 of the Newport Local Development Plan (Adopted January 2015) and Supplementary Planning Guidance: New Dwellings (Adopted August 2015).

From the attached aerial view we can see that No.25 Fort View has the largest garden of the nearby houses by nature of the Layout and Number 28 has the smallest garden.



The remaining Garden of No. 25 would be 11m which is in line with No. 28, 10m and No.s 5 & 7 at 13m. The Garden of the new bungalow would be 8m which is currently an acceptable amenity space. Any subdivision of land took place years ago and the land has its own registered title number and therefore should not constitute subdivision here on in. The new bungalow will be afforded its own entrance with adequate amenity space commensurate with other properties and therefore will form a cramped development in its setting. Any undesirable precedent should not be considered as each application is assessed upon its own merits, regardless of this, as number 25 used to have the longest garden there is very little opportunity for other properties to provide an uncramped development.

SPG & H6 Having reviewed Newport City Council SPG on backland development and policy H6, we have achieved required standards for size of site, capacity of access and impact on adjoining neighbours.

General Policy GP2: As explained above the size and density is commensurate to the surrounding area and therefore will not be a significant adverse effect on Local amenity nor will it be detrimental to the visual amenities of the surrounding area giving the low height of the Bungalow design and its own entrance this not changing the character and appearance of the main street scenes of Fort View and Highfield road.

General Policy GP6 The development is a tight functional design and will utilise material and colours to reflect the character of surrounding properties which is generally secured by a planning condition and sustainability will be secured with energy efficient products such as pv solar panels and energy ratings required by current building regulations. The development is a 300m distance to the local district centre.

7.0 Design and Access Statement

- 7.1 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.

Figure 3 – Objectives of Good Design



- 7.2 The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

i) Access

- 7.3 The site occupies a sustainable location in close proximity to the Local shopping district 'Bassaleg Stores', as well as regular bus links the City Centre. As such a range of amenities, services, transport links and employment are easily accessible by different forms of 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 all dwellings.
- 7.4 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.

ii) Character

7.5 The site has been under its own title for several years and an opportunity exists to provide an affordable 1 bedroom property and prevent the site becoming a target for anti-social behaviour. The dwelling is be designed to reflect the existing style of traditional windows and also mixed colour masonry and roof tiles that is prevalent within the area without adopting an exact design creating a mass of similar properties.

7.6 Accordingly, it is advanced that the proposal will result in significant enhancements to the character and appearance of the existing street scape.

iii) Movement

- 7.7 The site occupies a sustainable location close to both the Local District Centre and City 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.

iv) Community Safety

- 7.8 Ultimately, the proposal through creating a residential use will provide significantly improvement to the natural surveillance of the area.

v) Environmental Sustainability

- 7.9 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

8.0 Planning Appraisal

8.1 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.

8.2 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;
- Flood risk; and
- Biodiversity.

i) Principle of Development

8.3 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. In addition, Policy SP18 highlights that proposal which assist the regeneration of an urban area will be favoured particularly in the case of the reuse of vacant land or underused buildings. It should be recognised that Paragraph 9.1.1 of Planning Policy Wales (10th 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.

8.4 The proposal is fully compatible with the surrounding land uses, and further analysis the level of amenity for future occupants and transport matters will be set out below.

8.5 In summary the principle of the development of this vacant site is acceptable and offers significant regeneration benefits. Additionally, the proposal will also deliver a quality homes that is required within this area given that it will be a more affordable down size for existing residents. It is compliant with both local and national planning policy. Policy SP1 of the LDP encourages the sustainable re-use of vacant sites.

i) Character and Appearance

8.6 A comprehensive coverage of the design issues and the effect on the character and appearance of the area has been provided at paragraphs 7.5 to 7.6 of this statement.

8.11 A high quality design approach has been adopted and will transform the character and appearance of this vacant industrial site.

8.12 Overall, the proposal is therefore compliant with Planning Policy Wales, TAN 12: Design and Policies GP2, and GP7 of the LDP.

ii) Traffic Generation, Parking and Servicing

8.13 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.

8.14 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.

8.15 An off site parking space will be provided

8.16 The site is accessible by all modes of transport and measures are proposed to maximise the use of non car modes. Accordingly, the proposal is compliant with policy T4 of the LDP.

iii) Amenity for Future Occupants

8.17 Privacy will be afforded the future occupiers see drawings

8.18 Access to private amenity space at the rear.

8.19 The proposal will therefore provide a satisfactory living environment for future occupants.

iv) Flood Risk

8.20 site is not in an area at risk of flooding

8.23

9.0 Conclusion

- 9.1 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 1 quality dwelling is acceptable in principle.

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.

- 9.2 In light of the accordance with the development plan, it is respectfully requested that planning permission is granted.