



BDS GWYNEDD

DESIGN AND ACCESS STATEMENT

FOR:

ERECTION OF A DETACHED THREE BEDROOMED DWELLING AND CREATION
OF A NEW VEHICULAR ACCESS

AT:

Land near Cobri Farm
Llanllechid
Bangor
Gwynedd

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1.0 Project Details

Client Name	Mr Aaron Roberts Miss Leighann Roberts
Site Address	Land near to Cobri Farm Llanllechid Bangor Gwynedd
Address	Cobri Farm Llanllechid Bangor Gwynedd
Agent	Mr Huw Gareth Jones BDS Gwynedd 14 Llys Marina Bangor Street Y Felinheli Gwynedd LL56 4JW
Date	June 2020
Description of Works	Full planning application for the construction of a detached three bedroomed dwelling and creation of a new vehicular access.
Supporting Drawings and Information	AL.00.01 – Location Plan AL.00.02 – Site Plan AL.01.01 – Proposed GF Layout AL.02.01 – Proposed Elevations

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2.0 Introduction

This Design and Access Statement should be read in support of a full planning application for the construction of a detached three bedroomed dwelling and creation of a new vehicular access on land near Cobri Farm, Llanllechid

The proposal involves erecting an affordable dwelling in the form of a bungalow on a parcel of land located to the south-east of the farm known as Cobri and to the north-west of the settlement of Llanllechid

As required by the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 the statement aims to address the following matter:

In terms of Access the statement identifies:

- The policy and approach adapted to access and how policies relating to access in the development plan have been taken into account.
- How any specific issues, which might affect access to the development, have been addressed.
- How features, which ensure access to the development, will be maintained.

In terms of Design the statement outlines:

- The design principles and concepts that have been applied to the following aspects of the developments:

1. Environmental Sustainability
2. Movement
3. Character
4. Community Safety

- The steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use.

3.0 Appraisal of the Context of the Proposed Development

3.1 Physical

To the north of the site lies agricultural land and the access road serving Cobri Farm, to the east lies the county class III road and agricultural land further away, to the south lie residential dwellings and to the west lie Cobri Farm and associated outbuildings and a cluster of other dwellings together with open agricultural land. The site in question lies directly adjacent to a dwelling known as Y Faenol Swynol.

3.2 Social

It is considered that the proposed development will provide a single storey dwelling within the well-established and attractive residential area of Llanllechid.

In terms of the location of the development and its appropriateness for residential form of development. Llanllechid is in very close proximity to and has excellent transport links with Bethesda and Bangor. Bangor presents a number of retail, commercial, educational services as well as infrastructure.

The provision of a primary school is offered within a short distance of the application site which is Ysgol Gynradd Llanllechid and a secondary school is offered at Ysgol Dyffryn Ogwen, which will serve the future residents of the proposed development and their family. In terms of accessibility, the proposed development site is accessible by all means of transport including public transport as identified in Accessibility part of this statement. The application offers an attractive opportunity for a residential development as well as complying with the aims of national and local planning policy in terms of ensuring that new development is accessible by sustainable transport modes.

3.3 Economic

In terms of the economic benefits that will arise from the proposed development, in the short term the proposal will offer employment opportunities for those contracted to develop and build the scheme.

The importance of housing as an economic driver was made clear by the Minister for Housing and Regeneration in July 2013 when he stated that:

“Building more homes will not only meet growing housing need, but also generate growth and jobs, provide work to help people out of poverty and ameliorate the effects of the bedroom tax. The private and public sectors must be enabled and supported to play a full role in building more homes. I have looked carefully at all the tools available to me, including regulations, policy and funding, and am today announcing a package of measures which together should increase the supply of new homes across Wales. The actions set out in this statement represent the first phase of action in this area and demonstrates the priority I accord to increasing the supply of housing.”

In addition, and in the long term the proposed development will ensure that local services and facilities are sustained including the local primary and secondary school and local facilities such as convenience stores, public houses and places of worship.

4.0 Policy Context

4.1 Principle of the Development

Llanllechid referred to as a cluster within the Anglesey and Gwynedd Joint Local Development Plan, 2017 (JLDP). The area where the site is located is designated as the Dyffryn Ogwen Landscape of Outstanding Historic Interest by CADW and lies within 500m of a scheduled ancient monument. The site also lies within an area designated as a Special Landscape Area within the JLDP

The proposed development area is inside the Penrhyn Quarry and Bethesda, section of the candidate Slate Industry of North Wales World Heritage Site. Llanllechid is a small hamlet surrounding the church of St.Llechid and was a medieval settlement, although most of the buildings are 19th and 20th century in date. The proposed dwelling is a bungalow in traditional form with rendered walls and a slate roof. As such we believe it will conform to the other buildings in the area and therefore will not have an impact on the Outstanding Universal Values of the nominated World Heritage Site.

This proposal is for a single dwelling on a windfall site within an existing 'cluster' development boundary. The JLDP suggests an indicative provision of 60 residential units for all cluster (including Llanllechid) and, to date, this threshold has not been reached. In light of the above and taking into account the generally positive nature of Policy TAI 6 it is considered that this proposal is acceptable in principle.

The below comments were received by the Planning Officer via a Pre-Application Enquiry submitted by the Applicant prior to submitting this full planning application:

"In conclusion, the proposal is considered acceptable in principle provided that robust evidence is submitted in terms of confirming that there is a local need for an affordable dwelling on this particular site and subject to the statutory consultation process being followed."

The principle of the proposed development is considered to be acceptable under the above-mentioned policy and comments by the planning officer.

5.0 Design

5.1 Accessibility

The proposed dwelling will have a private driveway to the front with a parking space, being directly accessible from the main road. A total of three parking spaces will be provided as part of the scheme. It is considered that the proposed parking spaces conform to the Authority's car parking standards and the spaces are located as close as reasonably possible to the dwelling to ensure that all of the site users will be able to use the parking spaces conveniently.

The application site is accessible by all means of transport including by private transport, on foot and by use of public transport. A bus stop is located near to the site approximately a minute walk from the application site.

It is considered that the site of the proposed development complies with planning policy aims in terms of locating development in location accessible by all means of transport to ensure sustainable development. Therefore, it is considered that the site and the proposed development will be accessible to its future occupiers.

The proposed development will naturally be fully in compliant with the advice contained within TAN 12 on inclusive design.

5.2 Movement

Matters relating to access to and from the proposed development are dealt with in detail in Accessibility section of the Design section.

In terms of design, the proposed site layout has been carefully designed to ensure that all of the site's future users can effectively access the site and the proposed new residential dwelling.

Accessibility Section of the statement provides further details on inclusive access as well as details of how accessible the site is by public transport.

5.3 Community Safety

The proposed development has been designed with the safety and well-being of future users being a key consideration as well as the need to protect and enhance the safety of the surrounding community. The proposal has been designed to allow for natural surveillance whilst promoting a sense of ownership and responsibility.

It is not considered that the proposed development will have any detrimental effect on community safety or on the amenity of the residents of the surrounding residential properties.

5.4 Character

The proposal has been distinctively designed to sympathetically reflect the character of the area with the needs of people in mind, providing ample living and garden area and parking provisions.

The materials proposed as part of the proposal is similar to the materials used in the vicinity of the site. The site is a corner site partially screened by the cluster of buildings to the north and partially screened by the cluster of buildings to the south with tree and hedge cover along its eastern boundary. It is considered, having regard to the low profile of the dwelling itself (single storey bungalow), external appearance and its juxtaposition in relation to adjoining buildings, we believe it will not create an incongruous feature in this part of the landscape (designated as a Special Landscape Area and a Landscape of Outstanding Historic Interest) nor will it create a fragmented development pattern.

The development will not cause any detriment to any adjoining use or neighbours as the proposed dwelling has been carefully designed to overcome any issues of overlooking with the positioning and size of fenestration being carefully considered.

In terms of landscaping, a lawned garden and patio area will be provided to the rear of the property and lawned garden and parking area to the front.

The overall appearance of the proposed development is considered to be consistent with other residential developments within the local area. Careful consideration has been given to ensure that the development integrates into its surroundings and as such the proposal respects and improves on the character. The site can comfortably accommodate the proposal without appearing cramped or overdeveloped.

5.5 Environmental Sustainability

In terms of Environmental Sustainability, consideration has been given to the effect of the proposed development on the environment.

In considering the principles of the Energy Hierarchy, reducing energy demand and maximising energy efficiency, a reduction in carbon emissions that are required by Building Regulations shall be achieved by the proposed dwellings.

More specifically in terms of siting, the proposed development has been positioned to maximise natural daylight to minimise on energy demand.

The applicant will potentially use Ground Source Heating System (GSHS) to further reduce the carbon footprint of the proposed dwelling.