

Canllaw ar gyfer Datganiadau Dylunio a Mynediad a Datganiadau Cyfiawnhad i gyd fynd â cheisiadau ar gyfer Caniatâd Adeilad Rhestredig

Datganiadau Dylunio a Mynediad

Mae angen Datganiad Dylunio a Mynediad i bob cais am gynllunio dibreswyl. Yn hanfodol, fodd bynnag, mae gofynion sylfaenol ar gyfer yr hyn y dylent ei gynnwys yn wahanol i'r gofynion sylfaenol ar gyfer Datganiad Dylunio a Mynediad sy'n cyd-fynd â chaniatâd cynllunio. Hefyd, er bod ceisiadau cynllunio preswyl (estyniadau i anheddau preswyl er enghraifft) wedi eu heithrio rhag gofynion Datganiad Dylunio a Mynediad, os yw'r tŷ yn adeilad rhestredig mae'n debygol y bydd angen caniatâd adeilad rhestredig ac felly bydd angen Datganiad Dylunio a Mynediad i gwrdd â'r gofynion ar gyfer caniatâd adeilad rhestredig.

Dylai Datganiadau Dylunio a Mynediad ar gyfer caniatâd adeiladau rhestredig gynnwys gwybodaeth ac esboniad o'r cynnig dan y penawdau canlynol -

Golwg

Cynaliadwyedd amgylcheddol

Cynllun

Graddfa

Mynediad

Dylai'r Datganiad Dylunio a Mynediad egluro egwyddorion a chysyniadau'r dylunio sydd wedi'u cymhwyso dan y penawdau hyn, a sut y maent yn berthnasol i bwysigrwydd pensaernïol a hanesyddol arbennig yr adeilad, y nodweddion sy'n cyfiawnhau ei restru a'i leoliad. Dylai gyfeirio at bolisiâu perthnasol yng Nghynllun Datblygu Lleol Merthyr Tudful (polisi BW6 yn bennaf) a, dan Mynediad, dylai egluro'r agwedd a gymerir mewn perthynas â mynediad cynhwysol a pha ddulliau mynediad amgen sydd wedi cael eu hystyried.

Datganiad Cyfiawnhau

Gallai'r Datganiad Cyfiawnhau lunio pennod wahanol yn y Datganiad Dylunio a Mynediad ac fe all hwn fod yn fwy addas ar gyfer ceisiadau llai.

Ceir canllaw ychwanegol ynghylch datganiadau cyfiawnhau yng Nghylchlythyr 61/96 y Swyddfa Gymreig. Dylai'r datganiad cyfiawnhad esbonio pam fod gwaith sy'n effeithio ar gymeriad adeilad rhestredig yn ddymunol neu angenrheidiol. Yn gyffredinol mae angen cyfeirio at y disgrifiad rhestr ac unrhyw gofnodion hanesyddol eraill o'r adeilad a all fod ar gael.

Guide for Design and Access Statements and Justification Statements to accompany applications for Listed Building Consent

Design and Access Statements

Design and Access Statements (DAS) are required for all non-householder planning applications. Crucially however the minimum requirement for what they should contain is different from the minimum requirement for DASs that accompany applications for planning permission. In addition although householder planning applications (extensions to residential dwellings for example) are exempt from DAS requirements, if the house is a listed building it is likely that listed building consent will be needed and therefore a DAS meeting the requirements for listed building consent will be required.

DASs for listed building consent should contain information and explanation of the proposal under the following headings,-

Appearance

Environmental Sustainability

Layout

Scale

Access

The DAS should explain the principles and concepts applied under these subject headings and how they relate to the special architectural and historic importance of the building, the features that justify its listing and its setting. It should refer to relevant policies in the Merthyr Tydfil Local Development Plan (principally policy BW6) and, under access it should explain the approach taken in respect of inclusive access and what alternative methods of access have been considered.

Justification Statement

The Justification Statement could form a separate chapter in the DAS and this may be more appropriate for smaller applications.

Extra guidance regarding justification statements can be found in Welsh Office Circular 61/96. The justification statement should explain why works that affect the character of a listed building are desirable or necessary. It is generally necessary to refer to the list description and any other historic records of the building that may be available.