
Supporting Planning Statement

Land adjacent to Park Road, Coedpoeth, Wrexham

To accompany the submission of a planning application seeking planning permission for the erection of a single three-bedroom house.



Real Planning

Dunmore,
Church Street,
Penycae
Wrexham.
LL14 2RL
Tel: 01978 840651
Mob: 07930103090
info@realplanning.co.uk



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Note 1 - See paragraph 2.4 and section 5.3 of *Technical Advice Note 12: Design*

Note 2 - The Equality Act 2010, which was passed in April 2010, consolidates and replaces previous equality legislation concerning discrimination including the Disability Discrimination Acts 1995 and 2005.

1. Introduction

1.1 This Planning Statement is in support of a planning application for the erection of a single three-bedroom house. The original application [ref P/2009/00247] was submitted in March 2009 and refused in May 2009. The refusal was the subject of a planning appeal which was dismissed in January 2010. The application is a resubmission which takes account of all the issues raised when the application was determined and considered at appeal. It is considered that the proposed changes now make the proposal more acceptable to those planning policies and guidance used to assess new development.

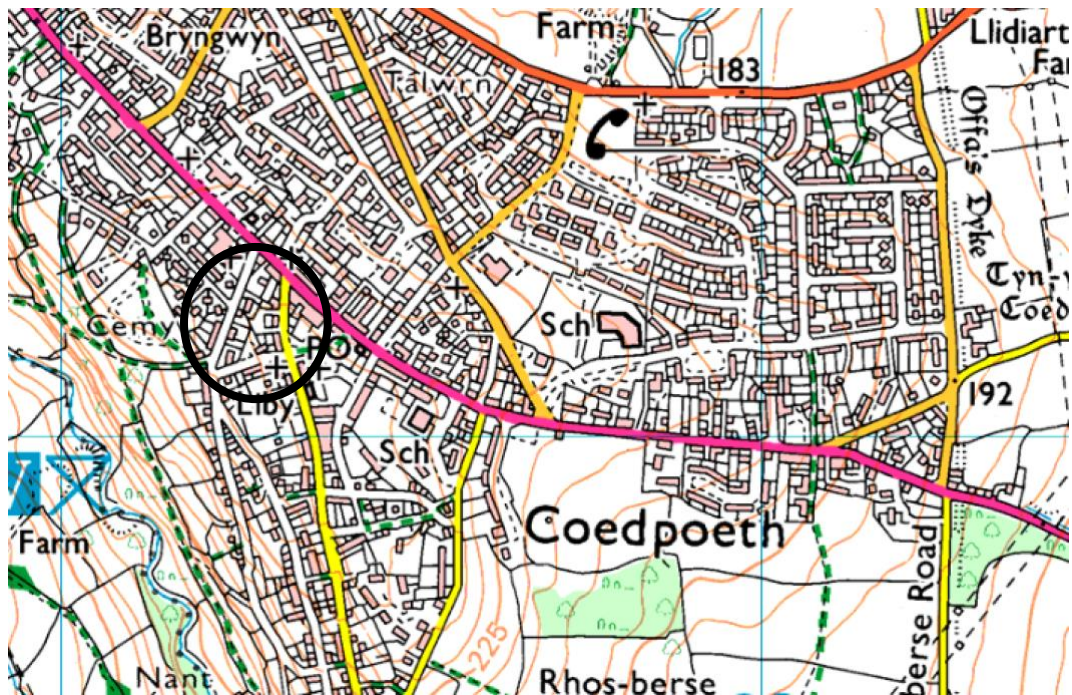
1.2 In Wales a Design and Access Statement is no longer required for this planning application. In June 2009, Design and Access Statements became a statutory requirement with most applications for planning permission¹. However, in Wales, the requirement to submit a Design and Access Statement now only applies to the following types of planning applications²:-

- major development;
- development in a Conservation Area or World Heritage Site; or
- for Listed Building Consent.

1.3 The proposed development is not 'major development', in a Conservation area or impact upon a Listed building and a Design and Access Statement is, therefore, not required for this application. However, it is important to demonstrate how the proposed development complies with national and local planning policies and guidance.

¹*The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PART 2 Applications - Article 7*

²*The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016*

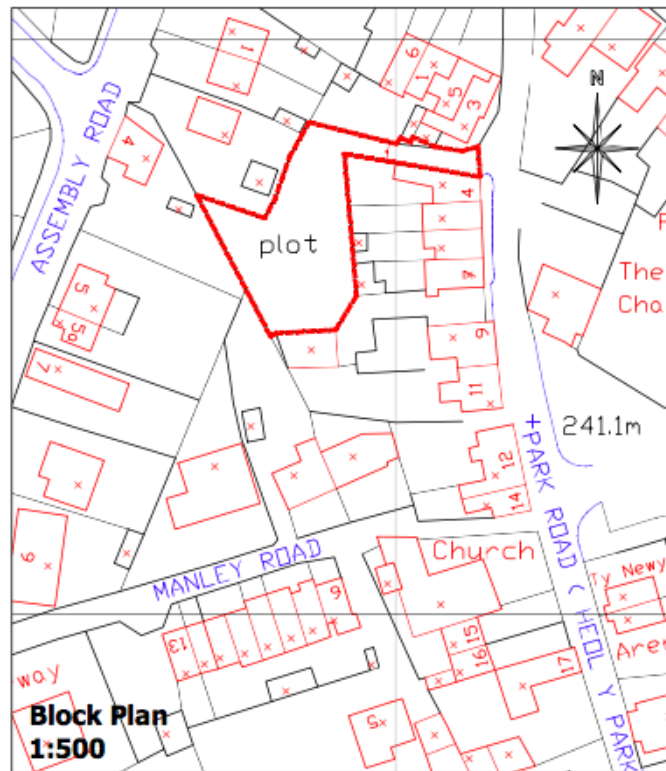


Plan 1 – Location of Application Site

2. The Application Site

2.1 The extent of the application site is shown on the submitted Location Plan [see Appendix 2 - Drawing No H/01 - Existing Site / Location Plan]. The site totals 658 sq metres of vacant land in the ownership of the applicant, located off Park Road, within the settlement of Coedpoeth, near Wrexham. There are no landscape features within the site although slightly overgrown with small self-seeded vegetation. The application site is flat and the rear of properties along Park Road, Manley Road and Assembly Road surround it resulting in a variety of boundaries ranging from brickwork and blockwork of existing sheds timber fencing belonging to the adjacent two-storey properties [see Photo 1 overleaf].

2.2 Access to the site is off Park Road [see submitted Block Plan below] which has a junction with the A525 through the main part of Coedpoeth known as the High Street.



Plan 2 –Block Plan showing Application Site

2.3 The application site was formerly used as a builder's yard storing a variety of materials and utilising the existing access of Park Road.



Photo 1 – Aerial photo of Application Site



Photo 2 – Application Site

3. The Proposed Development

3.1 The proposal is to develop the site with a single dwelling built to a high standard of design and use of materials designed appropriately for its location within this part of the village.

3.2 The new dwelling will consist of the following:

On the ground floor –

- hallway with stairs
- living room
- study
- utility room

- cloak room
- kitchen / diner with breakfast area

On the first floor –

- landing
- two bedrooms [both with en-suite and walk-in wardrobe]

3.3 Proposed materials are as follows:-

- through coloured render to external to local authority approval;
- roofing materials including dormers to be natural slate with dark grey ridge tiles to local authority approval;
- facing brick to dwelling plinth to local authority approval;
- stone sills and copings;
- anthracite coloured windows;
- solid oak framed glazed bay;
- stone and oak porch;
- wc and bathroom windows to be glazed with obscure glass;
- all facias and soffits to be white uPVC;
- foul drainage to existing main;
- block paviours to site entrance and parking area to LPA approval;
- compacted hardcore to shared access;
- paving to pedestrian areas around proposed dwelling and rear patio;
- timber decking to rear of proposed dwelling;
- parking for three cars; and
- perimeter fencing where appropriate to be concrete post and timber feather-edged boarding.

3.4 The proposed dwelling will utilise the existing access off Park Road, adjacent to No.4, Park Road [see Appendix 2 – Drawing No H02 Proposed Site Plan and Appendix 6 – drawing HO5 Site Entrance] which is a shared access being

compacted hardcore and block paving to the proposed driveway and parking area. The proposed parking area will provide parking for four cars. To the rear of the proposed dwelling will be a paved patio and decked area with the remaining areas being grassed. There will also be supplementary planting / landscaping proposed to ensure that the new dwelling sits appropriately within the rural setting of the locality. Surrounding the boundaries of the application site there will be a new fence consisting of concrete post and timber feather edged boarding.

4. Information Submitted in Support of the LDP Representation

4.1 In summary, the following have been submitted in support of this representation:

- Supporting Planning Statement [Real Planning - September, 2018]
- Drawing No H/01 - Existing Site / Location Plan
- Drawing No H/02 - Proposed Site Plan
- Drawing No H/03 - Proposed Floor Plans
- Drawing No H/04 – Proposed Elevations
- Drawing No H/05 – Site Entrance
- Decision Notice [Planning Permission Ref No Coe/P/2009/0247]
- Appeal Decision [Ref No: APP/H6955/A/09/2114294]

5. Relevant Planning History

5.1 An application for full planning permission was submitted to the local planning authority in March, 2009. It was for the erection of a three-bedroom detached dwelling with associated parking and access off Park Road. The application was subsequently refused in May, 2009 [see Appendix 8 - Decision Notice [Planning Permission Ref No Coe/P/2009/0247] for the following reasons:-

1. *The development proposed would be unsatisfactory and undesirable having regard to the restricted nature of the site and its relationship with adjoining properties and the highway boundary, resulting in an unacceptable degree of visual intrusion. It would create a substandard living environment, giving cramped appearance to the detriment of the visual amenities of the area. To allow the proposals would prove contrary to Policy GDP1a of the adopted Wrexham Unitary Development Plan.*
2. *Notwithstanding the location of the site within settlement limits, the development proposed would be unsatisfactory and undesirable having regard to the use of a narrow, shared vehicular access for two dwellings, causing noise and disturbance to the occupiers of the adjacent properties. To allow the proposals would be contrary to Policy GDP1d of the adopted Wrexham Unitary Development Plan.*

5.2 The above decision was the subject of an appeal in late 2009 which was subsequently dismissed in January, 2010 [see Appendix 9 – Appeal Decision Ref No: APP/H6955/A/09/2114294]. The Inspector summarised as follows:-

“The proposed development would be out of accord with the pattern of development and the overall character and appearance of the area. It would also harm the living conditions of residents of neighbouring properties through noise and disturbance as a result of the additional comings and goings associated with the proposal, and would present a risk to road safety. It is, therefore, contrary to policy GDP1 of the Wrexham Unitary Development Plan and National planning guidance.”

6. Pre-application Discussions

6.1 In May 2018 Real Planning met with the Duty Officer at the offices of Wrexham Planning Department to discuss revised plans like those finally

submitted with this application. The Duty Officer reviewed these plans and, subject to the submission of a planning application, stated that they were a substantial improvement on those originally submitted.

7. Planning Policy

7.1 In consideration of the proposed development scheme the following local and national planning policy and guidance have been taken into account: -

- Wrexham Unitary Development Plan: May 2006 [Policies PS1, PS2, PS3, PS4, GDP1, H2 and T8]
- Local Planning Guidance Note 6: Access To and Use of Buildings
- Local Planning Guidance Note 7: Landscape and Development
- Local Planning Guidance Note 16: Parking Standards
- Local Planning Guidance Note 21: Space Around Dwellings
- Local Planning Guidance Note 24: Designing Out Crime
- Local Planning Guidance Note 30: Design
- Planning Policy Wales [PPW] - Welsh Assembly Government [Edition 9 November 2016]
- PPW Technical Advice Note 12: Design [2014]
- PPW Technical Advice Note 18: Transport [2007]
- Manual for Streets: Department for Transport / Communities and Local Government / Welsh Assembly Government [2007]
- Manual for Streets 2 - Department for Transport [2010]

7.2 The application site is shown as ‘unannotated’ land within the settlement limits of Coedpoeth as identified in the Wrexham Unitary Development Plan³. Both PPG Wales and Wrexham Unitary Development Plan locational policies allow for the obvious development within settlement limits. UDP Policy PS1 directs new

³ *Wrexham Unitary Development Plan [Wrexham County Borough Council – February 2005]*

housing development to within defined settlement limits and UDP Policy H2 states that residential development on unannotated land within settlement limits will be permitted although subject to compliance with UDP Policy GDP1 [detailed development criteria].

7.3 In consideration of all the above it is, therefore, considered that in principle the erection of the new dwelling in this location is appropriate and acceptable in policy terms. This policy position was accepted by both the local planning authority and the Inspector. The Inspector was of the opinion that :

“The main issues in this case are the effect of the proposal on the character and appearance of the area and the effect of the proposal on the living conditions of neighbouring properties.”

These ‘main’ issues are discussed below with reference to the 2009 local planning authority refusal of planning permission and the subsequent 2010 appeal dismissal.

8. Detailed Considerations

8.1 Real Planning has given the following consideration of the revised proposal in relation to the main issues identified by the reasons for refusal from the local planning authority and the comments made by the Inspector in dismissing the appeal. These relate to the following issues:

- Backland Development
- Design – Scale and Appearance
- Amenity
- Accessibility
- Sustainability

- Deliverability

Backland Development

8.2 The Inspector was of the opinion that the *'proposal represents backland development which is not a feature of this part of Coedpoeth'*. I cannot understand this sentiment / concern. It has been many years since 'backland development' has been considered negatively.

8.3 In 2014, Swansea Local Planning Authority adopted design guidance⁴ offering positive support for Infill and Backland developments for up to 10 dwellings in urban, suburban and rural locations that are within the settlement boundary. It defined Backland Development as *"... comprising small scale development (usually one or two plots) to the rear of existing properties."* It also referred to *"opportunities for backland development comprise 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. These sites generally have no street frontages."*

8.4 Real Planning considers the introduction of a single dwelling on the application site to be an acceptable example of backland development as described above.

8.5 It is also noted that Wrexham Local Planning Authority lost an appeal in relation to a proposal on a site seen as backland development in which the Inspector did not consider an issue. Planning permission was refused in 2005 for the removal of an existing workshop and outline application for one dwelling on land at Eiranfa, Station Road, Overton, Wrexham. The site had similar characteristics to the current application site and proposal – backland development with a shared access road. It was considered backland development

⁴ *Infill and Backland Development Design Guide: City and County of Swansea [adopted March, 2014]*

and was similarly refused by the local Planning Authority. The reason for refusal was:

“The proposed development would represent undesirable backland development, which would adversely affect the character of the area and have a harmful impact upon residential amenity through overlooking and loss of daylight. The development is therefore contrary to Policy GDP1 and PS2 of the Wrexham Unitary Development plan and to the advice set out in Local Planning guidance Note 21.”

8.6 The above decision was the subject of an appeal in 2006 [see Appendix F: Appeal Decision [Ref No: APP/H6955/A/05/1190984]. The Inspector did not consider backland development to be inappropriate and allowed the appeal. He stated that ‘any disturbance experienced by Eirianfa’s occupiers would, in all probability, not be significant’. The Inspector’s consideration of amenity and any loss of privacy is very similar to that of the current proposal. He was of the opinion that the proposal:

“ would respect the distance between dwellings standards of Local Planning Guidance Note 21” and “.... ensure that there would be no material loss of privacy or natural lighting to habitable rooms of neighbouring dwellings having windows in facing elevations.”

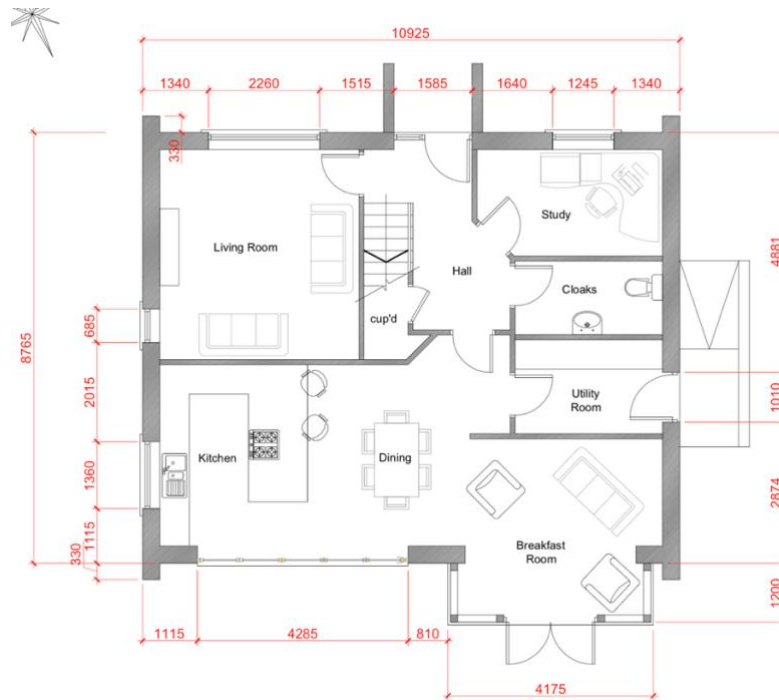
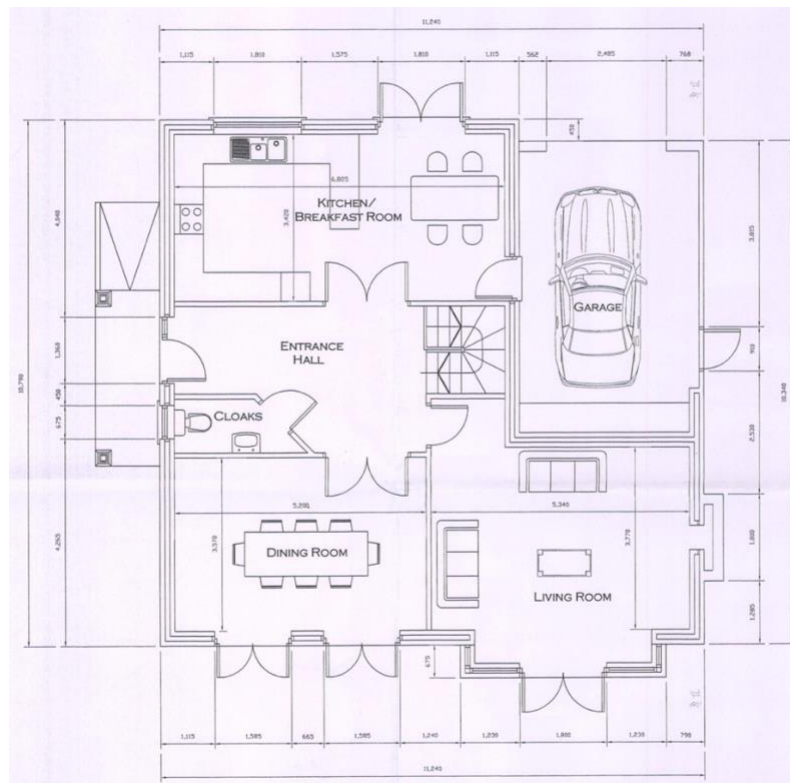
8.7 Respecting the separation distances as detailed in LGP Note 21 with regard to the current submission is fully discussed in Section 8 to this Statement. The Inspector finally concluded:

“I am satisfied that the proposal would not be harmful to the living conditions of neighbouring occupiers or to the character and appearance of the surrounding residential area. The proposal does not, therefore, conflict with Wrexham Unitary development Plan Policies GDP1 and PS2.”

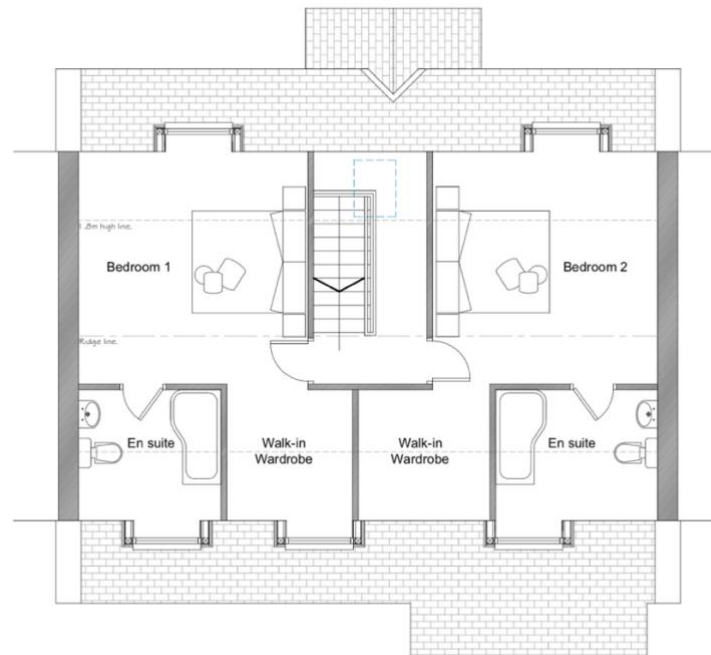
Scale and Appearance

8.6 In this respect, it is useful to compare the 2009 proposal to the current submitted proposal. Significantly, the submitted revised dwelling now totals 166.36 sq m which is ***a substantial 31% reduction – nearly a third*** - compared to the original 2009 dwelling which totalled 242.57 sq m. The accommodation internally is also more modest – the submitted dwelling has only two bedrooms as compared to the original four. The following Drawings 1 to 8 compares the differences and reductions between the 2009 submission and the current revised submission. They show how the revised proposal is much smaller not only as a footprint but in terms of bulk, massing and scale. The accommodation is smaller on both the ground and first floor. The most dramatic change between both proposals is that the current revised elevations – front and rear - show a proposed dwelling that is more squat, sitting within the application site with dormer windows front and back and, therefore, more in keeping with the surrounding properties.

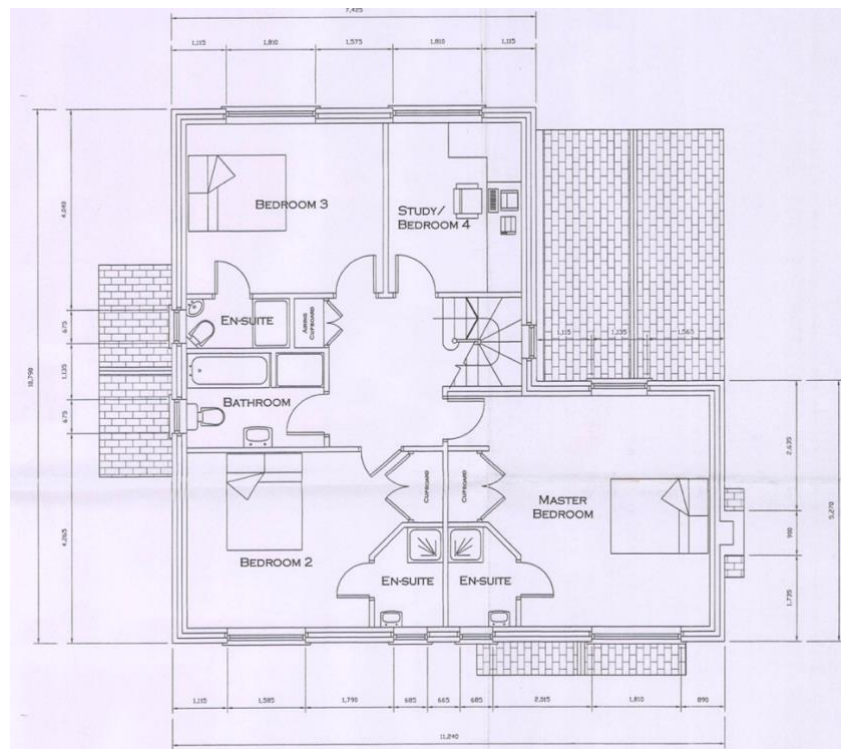
8.7 The proposal in 2009 was judged to be too large for the site and, therefore, inappropriate. Certainly, any proposal must be in keeping with its surroundings. Significant reductions, as detailed above, now demonstrate that the current proposal should be considered acceptable in this respect, addressing the concerns of the Inspector, and now to *‘be in keeping with the existing pattern of development and not harm the character and appearance of the area as a result’*.

Differences in ground floor accommodation*Drawing 1 – 2018 Submission**Drawing 2 – 2009 Submission*

Showing the differences in first floor accommodation

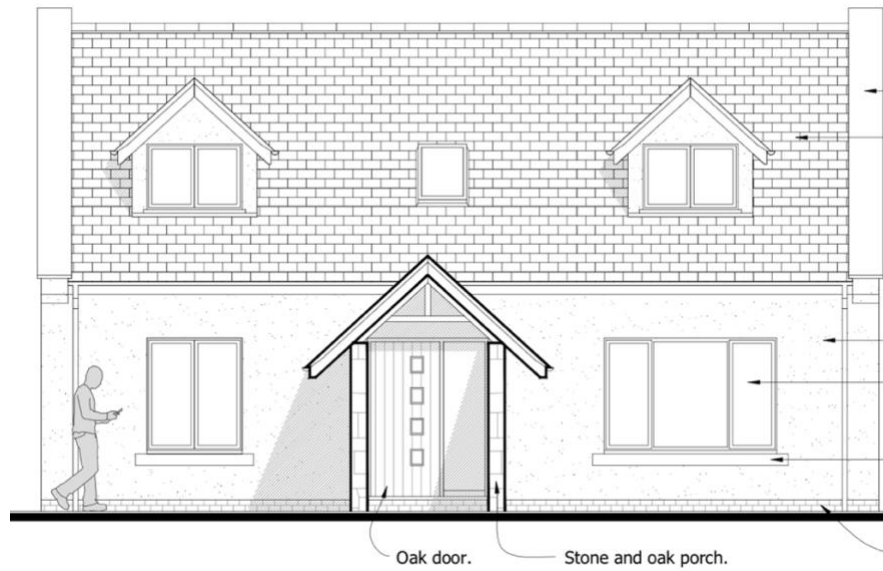


Drawing 3 – 2018 Submission



Drawing 4 – 2009 Submission

Showing the differences to the front elevation



Drawing 5 – 2018 Submission



Drawing 6 – 2009 Submission

Showing the differences to the rear elevation



Drawing 7 – 2018 Submission



Drawing 6 – 2009 Submission

Amenity

8.8 The amenity of occupiers of both the existing properties and the proposed is an important consideration in the siting of the proposed dwelling on the application site. The Inspector stated that:

“the proposed development would be out of accord with the pattern of development and the overall character and appearance of the area. It would also harm the living conditions of residents of neighbouring properties through noise and disturbance as a result of the additional comings and goings associated with the proposal.”

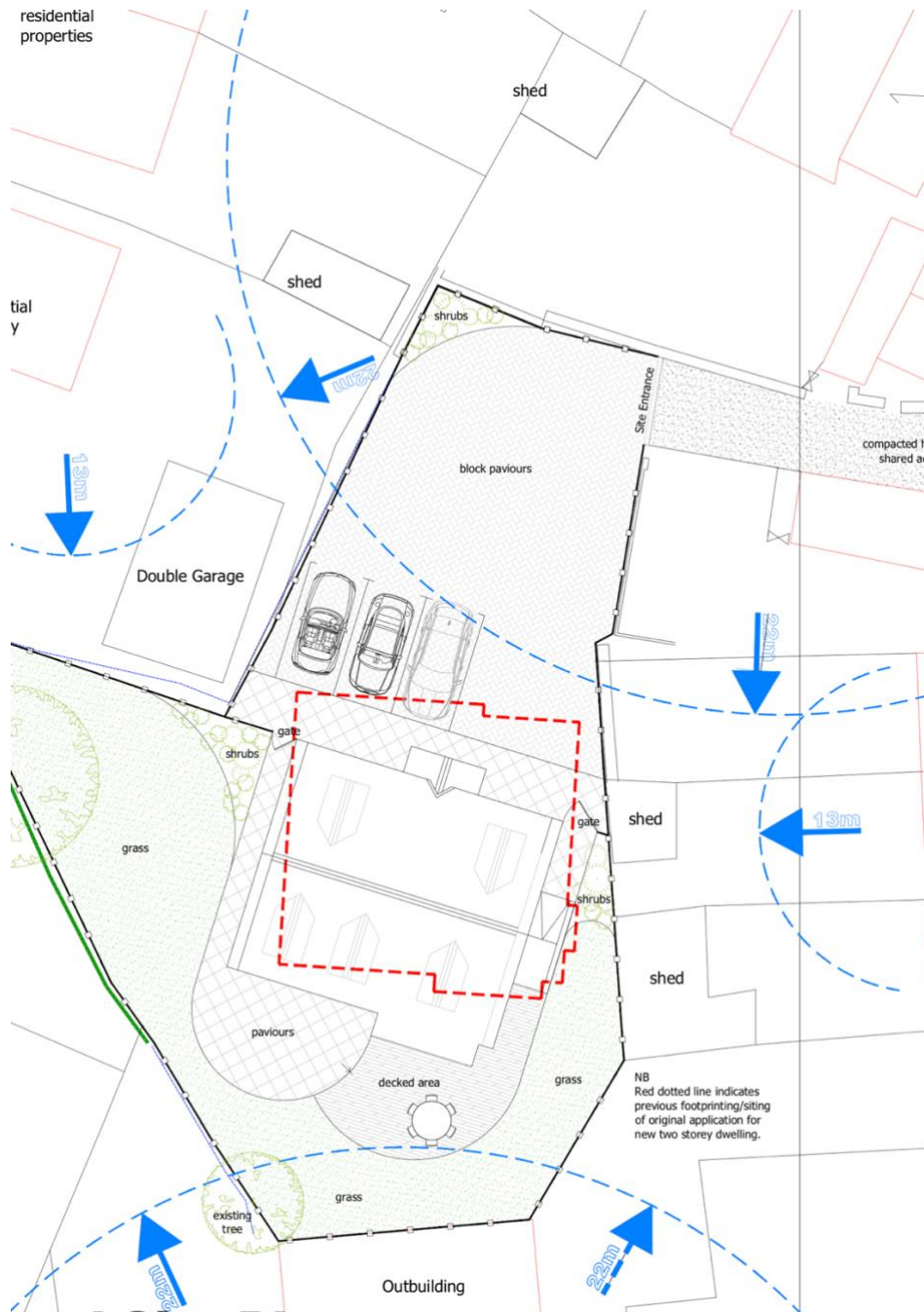
8.9 It has already been identified that the proposal is an acceptable form of backland development. The revised proposal should not result in an unacceptable level of ‘comings and goings’ being reduced to a two-bedroom dwelling. It is considered that the final proposed layout accords with the council’s local planning guidance⁵ which states that: -

“New houses should benefit from a satisfactory degree of privacy and daylight. The residents of existing houses should also not be unduly affected by the development.”

8.10 To achieve this, the Guidance Note suggests that a minimum separation distance of 22m should be maintained between dwellings [on flat ground] where direct overlooking is physically possible and which have windows lighting habitable rooms. Habitable rooms include living rooms, bedrooms, studies and kitchens. They do not include halls, stair landings, passageways and utility rooms. In addition, where a window in a habitable room faces a blank wall, the height of which exceeds the top of that window, there should be a distance measuring a minimum of 13 metres between them.

⁵ Local Planning Guidance Note 21: Space Around Dwellings – Wrexham County Borough Council

8.11 The submitted site plan [see Plan 3 on the next page and Appendix 2: Drawing No H/02 - Proposed Site Plan] clearly demonstrates that the proposed scheme has been successfully revised, such that there is full compliance with all the separation distances detailed in LPG Note 21 – Space around Dwellings.



Plan 3 – Extract from submitted Proposed Site Plan showing relevant 13m and 22m amenity distances

Accessibility

8.12 The site is located to the rear of an existing driveway currently serving No 4, Park Road, but which also provides access through to the proposed development plot. As detailed in Section 5, a planning application was submitted to the Local Planning Authority in 2009 but was refused for two reasons, one of which related to highway concerns regarding the access onto Park Road. The subsequent appeal, also detailed in Section 5, was dismissed and, again, one of the reasons for dismissal by the Inspector was the width of the access road which he stated *'could result in vehicles entering the access road having to reverse back along it towards and onto Park Road'*.

8.13 Although the driveway is more than 4.1 m wide at the junction onto Park Road it reduces in width to approximately 3.9m at a point 4m back from the junction. This does not allow two cars to pass one another and, as the Inspector said, could possibly result in a car reversing on to Park Road. However, it has been noted that since that refusal of planning permission and subsequent appeal decision there have been applications for similar proposals with similar characteristics on narrow driveways which planning officers and the Local Planning Authority have supported. These are as follows:

P/2012/0053 for the erection of a new dormer bungalow on land to the rear of Prospect Place off Heol Maelor, Coedpoeth - this access was less than 3.9m wide and according to the planning report already served more than 2 houses [one more than the access to the current application site]. The access to Prospect Place, off Heol Maelor is onto the A525 which is one of the busiest roads in the whole of Wrexham County Borough with vehicles travelling at speeds of up to 30mph. The planning case officer in this instance decided that even though the access had restricted width it was acceptable to reverse out on to the A525. Why then is it not acceptable to reverse out on to Park Road

which is a very quiet road where vehicles travel at less than 20mph? This acceptance of a narrower access road has clearly set a precedent.

P/2018/0071 38 Percy Road, Wrexham - this was a more recent site at which the report to Planning Committee stated that the access was only 3.2m wide, but as it only serves two dwellings it was considered that there was a low risk of any conflict between vehicles. Again, Percy Road is busier than Park Road and the speed of traffic is greater.

8.14 Real Planning respectfully suggests that the access at Park Road should be considered perfectly acceptable given the various precedents set by Wrexham planning department in recent months and years. It is our view that the road is subject to lower traffic speeds and is less busy than the sites previously supported. There is likely to be no more than 6 additional car movements at the site during the day on a very lightly trafficked road so the potential for conflict of vehicles on Park Road is lower than that at Prospect Place, Coedpoeth and Percy Road, Wrexham.

8.15 The visibility splays available at the proposed access were agreed in 2009. Three parking spaces will be provided which will be more than enough for the proposed development in accord with the Council's Local Planning Guidance Note 16 – Parking. The access will be hard surfaced for 5 metres minimum behind the highway boundary and no gates will be erected along the driveway. Again, in accord with normal highway requirements, no surface water will be allowed to flow onto the highway.

8.16 The site and the internal accessibility arrangements of the proposed dwellings will be compliant to design guidance and any duty under the Equality Act 2010 [which incorporates the Disability Discrimination Act 1995]. Such

accessibility will be assessed in accordance with local planning guidance and the updated Part M to the Welsh Building Regulations – Access to and Use of Buildings / Dwellings.

Sustainability

8.17 It is also noted that Planning Policy Wales⁶ sets out a preference for the reuse of previously developed sites in accessible locations. (Paragraphs 4.9.1) of which the application site is an example. Originally, there used to be a building on the site. The site has been unused for several years. The submitted proposal will see the sensible reuse of one of the few remaining resources [a single housing site] within the settlement of Coedpoeth

Deliverability

8.18 Deliverability is always a key element in the consideration of any planning proposal. This requirement is also to ensure compliance with advice in paragraph 9.2.3 of Planning Policy Wales:

“This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live”.

8.19 There are no economic constraints which will affect the development of the site and the following factors influencing its deliverability have been considered:

- **Site ownership** - the application site is in the ownership of the applicant;
- **Restrictive covenants** - there are no restrictive covenants affecting the development of the site;
- **Other land uses and users on the site** - there are no other land uses or users on the site;

⁶ Planning Policy Wales: Welsh Government Edition 9 [November 2016]

- ***Need for infrastructure to support the development*** - there are no infrastructure constraints, the site can be served by existing utilities infrastructure; and
- ***Remediation and Issues relating to Site Viability*** - there are no contamination / remediation issues that will limit the viability of the development.

9. Conclusion

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development site is within the defined settlement boundary where development is considered to be acceptable in principle subject to compliance with other policies within the Wrexham Unitary Development Plan. It is considered that the revised proposal now complies with UDP Policies, in particular, Policy GDP1 and Local Planning Guidance Note 21 – Space Around Dwellings.

9.2 Having regard to the layout and design of the proposed property and its relationship with surrounding dwellings, it is considered that the proposed property could be accommodated at the site without leading to overdevelopment. The application site is unusually large within the context of the adjoining properties and the proposed property and the existing dwelling would have a reasonable and positively comparable amenity space to other properties within the locality. The proposed dwelling would be an acceptable distance from neighbouring properties such that its height would not have an overbearing

impact and the layout of the min elevations would not have an adverse impact on existing levels of privacy.

9.2 The principle of residential development has already been established and accepted as explained earlier. Pre-application discussions with the local planning authority Duty Officer earlier in the year resulted in positive responses to the substantially revised site layout, scale and design of the new dwelling which should now be considered favourably.

9.3 All the previous reasons for refusal and further concerns expressed by the appeal Inspector have now been addressed as demonstrated above [see section 8 above]. Adequate vehicular access with acceptable parking and turning facilities are now provided.

9.4 It is, therefore, considered that the current revised development proposal overcomes all the issues related to the 2009 refusal and 2010 appeal dismissal. It and now complies with the Council's policies contained within the Wrexham Unitary Development Plan and takes into account advice contained in the relevant local and national planning guidance. In light of the above, this application is commended to the Council.

References

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