

Covering Letter.

We are submitting this planning application to place a twin unit timber framed mobile home onto our site at The Lodge, Staylitttle.

The cabin is being designed and built locally, using materials that are sourced from here in mid Wales. The design aims to compliment the surrounding landscape with a curved sedum roof to match the shape and curve of the grass bank below and to the side, and natural larch cladding to further blend into the surrounding landscape. A native hedgerow has been planted along the fence line to the north west of the site to increase biodiversity.

The total floor area of the cabin is only 44 square metres and will arrive in two pieces on a lorry. The two sections will then be joined together onsite.

It is a non-permanent unit which will be moveable at any time. The cabin aims to give us living accommodation away from our business and place of work, The Lodge at Staylitttle which can be viewed at www.thelodgestaylitttle.co.uk

In Welsh Governments strategy 'Welcome to Wales: Priorities for the visitor economy 2020-2025' they set out the following clear aims and priorities:

- *Our ambition is to grow tourism for the good of Wales. This means economic growth that delivers benefits for people and places, including environmental sustainability, social and cultural enrichment and health benefits.*
- *The primary goal will be to harness the potential for tourism to improve the wider economic wellbeing of Wales.*
- *Our goals now include growing tourism in a way that also delivers benefits for people and places including environmental sustainability, social and cultural enrichment, and health benefits.*
- *Ultimately, all of this work is about making a difference to people's lives, be they visitors, local stakeholders or business owners. This plan will ensure that economic growth and wider wellbeing benefits ultimately enhance the quality of life of everyone we engage with, whether they are here for a day, for a week, or for a lifetime. This brings people to the very centre of our proposals.*

We believe that our venue The Lodge at Staylitttle meets the targets set out by Welsh Government to grow tourism in Powys, mid Wales, and to enrich the lives of people who visit, and that of our own from a personal and business perspective.

In order to utilise the full potential of The Lodge, we need to fully maximise the bed space and communal areas within the venue itself. We need to ensure guests have the space and privacy to enjoy their surroundings both in and out, making the most of their stay here in Powys a memorable one, and will return to the area year on year. In order to manage The Lodge, we will need to be onsite to welcome people in, attend to any issues with the building and its services while occupied, but at a distance that gives privacy to the guests.

Being able to live on site in a small cabin will also provide security for the building and its amenities, and equipment that will be within the building itself, for example road and mountain bikes that are valued at a considerable amount. Rural crime in Powys has been rising in recent years, and the former outdoor centre was unfortunately targeted several times.

The site we are aiming to place the cabin is not overlooked by other houses nor does it overlook any other property.

It is accessed via a dead-end lane that leads to three other dwellings. There is an access gate already in place, and we intend to widen this, tarmac the entrance on both sides, and improve visibility from the lane together with additional signage. In addition to access, we have had helpful advice from Building Control at Powys County Council for utilities and more importantly the position of a septic and discharge. We have listened to the advice and is reflected in our plans.

The site currently forms part of the grounds of The Lodge and is comprised of a flat grass lawn previously used for an obstacle course/archery field. There are no mature trees on the site.

Please let us know if there is any other information that you need.

Best regards,

Polly Clark and Phillip Stasiw.

www.mtb.wales

www.thelodgestaylittle.co.uk

mountainbikewales@me.com

Social Media @mtbcymru

Tel: 07790761859

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