
Design and Access Statement

Conversion of
Traditional Agricultural
Building to Residential
Accommodation
together with all other
associated works

Hornby
Llandinam
Powys
SY17 5BQ

V1 May 2021

Prepared for:

A Davies

The logo for Roger Parry & Partners is located in the bottom left corner of the page. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, bold, yellow font, and "& Partners" is written in a smaller, white font below it. A yellow triangular shape is cut out from the bottom right corner of the square.

Roger
Parry
& Partners

Roger Parry &
Partners LLP

1 Great Oak Street
Llanidloes,
Powys,
SY18 6EQ

gail@rogerparry.net
www.rogerparry.net

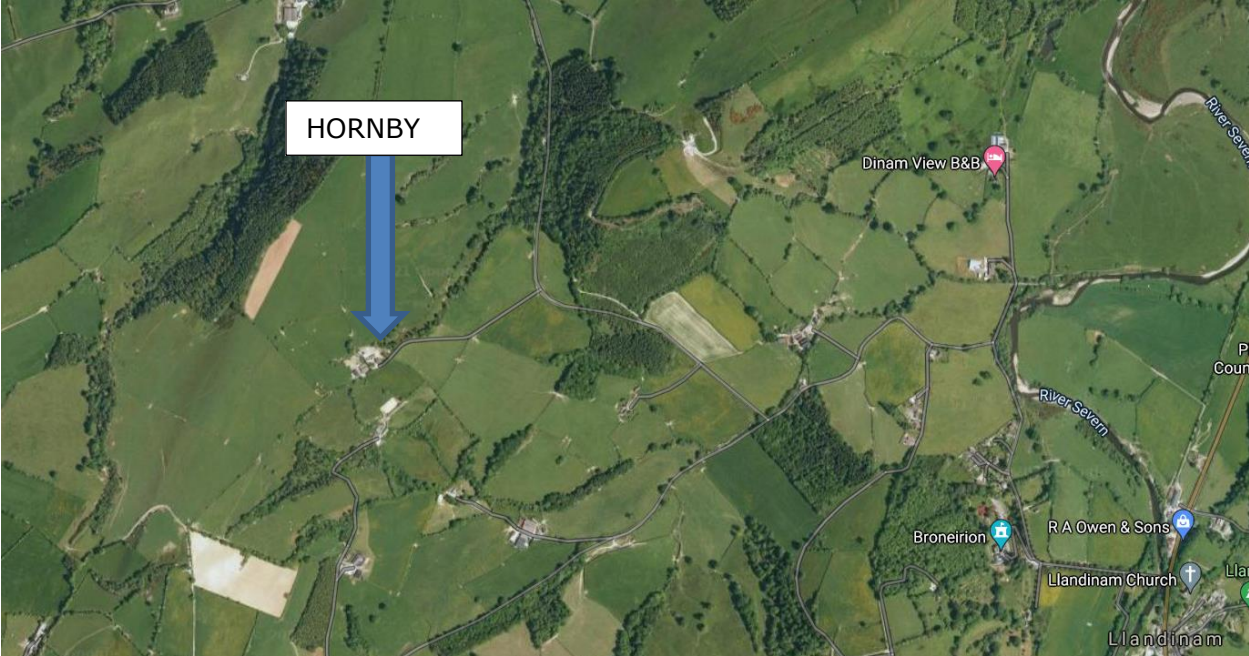
1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposals to convert a redundant traditional building of a farm at Hornby, Llandinam, Powys into residential accommodation. The application is submitted by Ann Davies. The information included within this statement is intended to assist the Planning Officer in making their decision.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

Hornby is a farm located in a rural location on the outskirts of the villages of Caersws and Llandinam. The property is located between the market towns of Llanidloes and Caersws.





The traditional building is depicted in the pictures below;



3.0 THE PLANNING APPLICATION PROPOSAL

The full planning application is submitted in respect of the conversion of a redundant traditional building at Hornby to residential accommodation together with all other associated works.

Full drawings are submitted in support of the application both existing and proposed.

3.1 Overview of the Scheme

It is anticipated that this proposal will have very little impact on the surroundings whilst converting the traditional building, as the building is already in situ in the landscape and part of the farmyard. The building is redundant but structurally sound therefore there will be not loss of a useable building in the landscape. The proposal will result in the retention of the traditional building in the landscape, and the conversion will be respectful to the design of the historic farm building. The other traditional building on farm has already been converted to Residential use.

The following sections cover the relevant issues surrounding the re-development of the site.

3.2 Sustainable Development – Location

Planning Policy Wales identifies sustainability as a core element of policy noting at paragraph 2.1:

“The Assembly will promote sustainable development, that is, development that meets the needs of the present without comprising the ability of future generations to meet their own needs”.

The proposed development assists in sustainable development because it involves a sympathetic redevelopment of the traditional farm building to provide residential accommodation in the Powys landscape and creating a sustainable dwelling on farm for a young couple. Whilst supporting sustainable development, the proposals also prevent the complete loss of the building and ensure that the traditional farmstead remains part of the rural countryside.

3.3 Sustainable Development

The proposed conversion will result in a dwelling that will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter

and excess solar gains in summer. Glazing will be sealed double glazing and 'low E glazing' to reduce heat loss. Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development.

The development of this building will contribute to the aim of sustainability through the productive use of this former building in the Powys landscape.

The above points will ensure that the property is 'sustainable' in terms of its building design and the supply and use of energy in accordance with the Council's policies.

3.4 Design of the Development

Good design and layout from the conversion of a traditional building can help to achieve the objectives of making the best use of previously undeveloped buildings and improve the quality and attractiveness of the rural countryside. Good design, local distinctiveness and the integration of the development into the existing built environment will ensure that there will be a positive impact upon the character and appearance of the locality.

The design proposals can be seen on the drawings accompanying the application. It has been designed sympathetically to retain the features of the traditional building whilst creating a dwelling for Ann Davies.

3.5 Use

It is proposed to convert the traditional farm building to create a two bedroom dwelling.

3.6 Amount

The proposal would result in a two bedroom residential dwelling.

3.7 Layout

The site layout has been designed to provide a two bedroom residential dwelling whilst keeping the external design as unchanged as possible to retain the agricultural appearance of the building.

The layout can be seen on the Proposed Elevations and Floor Plan and provides a viable way of utilising the space.

3.8 Scale

The overall size and scale of the proposed conversion of the traditional building will not increase, the footprint will not change internally, as the design maximises the floor area of the traditional building.

The overall height, scale and size of the dwelling will be the same size as the existing farm building.

3.9 External Appearance

Please see the elevation drawings submitted for more information.

The appearance of the proposed dwelling has been designed to respect and reflect traditional appearance of the historic farm building.

The roof covering will be re-laid with natural slate second hand roof tiles throughout.

3.10 Siting

The building proposed for re development is situated in a rural location and accessed via a private farm track. The traditional building is located in the heart of the farmstead next to the farmhouse at Hornby and the existing converted traditional building.

3.11 Amenity and Landscaping

Amenity areas will be provided adjacent to the proposed converted farm building. Car parking will be on the existing farmyard.

3.12 Highways Access

The access from the county highway will be utilised and is deemed to comply with Highway regulations being the existing access to Hornby for the farmhouse, farm buildings and as approved for the existing converted traditional building. We believe that the proposed development would not result in comprising highway safety.

3.13 Drainage

The proposed conversion of a traditional farm building will be connected to a private sewage treatment plant on site at Hornby.

3.14 Physical Context of the Development

The proposed site for the conversion of the traditional farm building is on land at Hornby, Llandinam, Powys.

The building is to be converted to create a residential dwelling.

3.15 Social Context of the Development

The conversion of the traditional farm building can be completed successfully without any interference to neighbours. Hornby is in a secluded location with no other properties having short distance views of the farm. The building to be converted is in the heart of the farmstead next to the farmhouse.

3.16 Economic Context of the Development

The economic contribution that the development will have on the local economy will be by providing employment to local building companies within the area, to assist in the conversion of the traditional building.

4.0 PLANNING POLICY CONTEXT

Section 38 of the Planning and Compulsory Purchase Act 2004 states that:

“Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”.

Powys Local Development Plan 2011 to 2026, adopted in 2018

2.4 Key Issues and Considerations or the LDP

17. Where possible, development should be directed to appropriately located brownfield sites (previously developed land) and should re-use vacant buildings in order to protect greenfield land, assist in the remediation of contaminated land and facilitate regeneration opportunities.

H1 - Housing Development Proposals

To ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies SP1, SP3, SP5 and SP6, housing development proposals will only be permitted:

4. In the Open Countryside:

i. Where the development relates to a need for housing which meets current national policy on housing in the open countryside; or

ii. Where the development relates to the conversion of a rural building(s) which accords with the current national policy on the sustainable re-use of rural buildings; or

iii. Where the development relates to the renovation of a former abandoned dwelling in accordance with Policy H8.

The proposed conversion of the traditional building at Hornby will result in the sustainable re-use of a rural building, preserving the traditional building for future use. The proposal makes best use of the existing building. The proposal will have no effect on nature conservation with no loss of habitats. There will be no increase in flood risk elsewhere.

6.0 CONCLUSION

The proposed scheme is for full planning permission to convert the traditional farm building at Hornby into residential accommodation.

The proposed scheme complies with guidelines in accordance with policies H1.

The design and scale of the proposed residential accommodation has been sympathetically designed to respect the farm building, its character & setting and reflects the scale and character of the area with traditional features of the building throughout, which complies with relevant policies of the Powys County Council Local Development Plan and guidance notes.

The proposed development accords with the local plan and will create a development providing comfortable residential accommodation. It is anticipated that our proposals will be found to be an acceptable form of development for the building, enabling it to provide a positive contribution to the local economy.

The proposed accommodation has been designed to an appropriate scale and design, which is in keeping with the overall character and appearance of the former building at Hornby, whilst also complying with all relevant LDP Policies.

On the basis of the above, the applicant considers that this scheme would result in no demonstrable harm to any interests of acknowledged importance.

Where an adopted or approved development plan contains relevant policies, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the plan, unless material considerations indicate otherwise.

The current scheme proposals have significant merit, meets the policy requirements of the Local Development Plan and National Planning Guidance and as there does not appear to be any material consideration of sufficient weight to justify the refusal of this application, it is respectfully requested that the submitted planning application be approved.