**Annette’s Home Design Service**

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Design and Access Statement

In respect of

Ty Issa, LLansantffraid, SY22 6TN.

On behalf of

Mr Jason Evans & Mrs Jenny Walters

Prepared August 2021

**Instruction:**

Jason Evans and Jenny Walters have recently acquired Ty Issa, LLansantffraid which has existing planning permission to convert an existing run- down stone barn into a dwelling which they propose to renovate and live in, it also has planning permission for the renovation of the listed cottage back into a habitable dwelling, They own 6 acres of agricultural land with the properties which is adjacent to and surrounds their properties. They currently have no intention to use the land for agricultural purposes and would like to run a small scale holiday let business which will grow over the coming years.

Annette’s Home Design Service has been requested to prepare a planning application for the change of use from Agricultural land to tourism use for the siting of a single storey timber cabin housing two holiday lets, on their land, it will be erected on an existing concrete pad on which previously stood a farm building.

Initially, they would like to use the cabin to live in until Dec 2022 whilst they renovate the stone barn for them to move into as their main residence. After this time they will market the cabins as holiday lets for people to stay in for short periods of time.

Once the barn is complete they would like to work on the listed cottage and bring that back to life as a further holiday let. They would like to retain ownership of the cottage rather than putting it on the open market for sale.

At some point in the future they would also like to place a further four detached cabins for holiday let purposes around the land.

**Location**

The site located just 2 miles outside of LLansantffraid just over the Shropshire/Powys border.

**Existing Site**

Ty Issa Cottage is a charming listed building which has fallen into disrepair and is no longer habitable until considerable works are completed. The clients are keen to carry out temporary preservation tasks to care for the cottage until works are commenced on the cottage. Ty Issa Barn is a stone farm barn again has fallen into disrepair and will be the initial focus of the clients, renovating it as per the planning permission for the client to live in. These properties and surrounding land were once part of an agricultural holding.

The couple would now like to plan works which will allow them to optimise income from their properties and land and this in turn will bring tourism income to the area and provide employment to local people.

**Proposed Development and Local Interest**

The Development will offer families or groups to stay and visit the attractions in the area; each let will provide 2 double bedrooms, bathroom, kitchen, living and dining areas.

There will also be adequate green space parking and turning areas in a very safe green environment.

Welshpool and Llangollen are both tourist focal points;

Other local attractions:

LLanymynech Golf Club

British Iron Works

Park Hall Countryside Experience

Lake Vyrnwy

Powis Castle and Garden

**The Site**

The site is 6 acres and is not located within a Flood Zone, as such it is not considered that a flood risk assessment is required.

It is proposed that the cabins are constructed on top of an existing concrete hardstanding where a farm building once stood.

It is considered that surface water from the two cabins can be adequately addressed by soakaways in the same way the rainwater did from the old farm building.

The cabins will have self- contained bathrooms and kitchens which will discharge into “Tuff Tank” which is a portable sanitation containment tank. As this is a portable system it can be placed in a suitable location for easy moving and collection and it can be collected/emptied by a licenced contractor typically every 40 days ( depending on occupancy).

**Ecology**

The Site has no ponds and the cabins are being placed on top of an existing concrete base where a farm building recently stood so has no need for extensive groundworks which would suggest that there will be no impact on European Protected Species. The site is not within any statutory designated area such as SSSI or AONB.

**Designations and Rights of Way**

There are no Rights of Way which cross the subject area; however very occasional farm tractors use the access road to the fields.

**Access**

It is proposed to access the site via the existing access onto the public highway, improved visibility and passing points have been conditioned and will be carried out as part of the barn and cottage planning permissions which will benefit all access.

Ample parking and turning space has been provided to serve the cabins. The parking and turning area will be kept to grass to limit the impact and keep it looking natural.

**Planning**

The proposal needs to be assessed against Powys Council’s adopted Local Development 2018 and national planning policy framework (NPPF) revised 2018.

DM2 Natural Environment- The proposals have little impact on the environment and the future plan is to be completely sustainable using solar power.

DM7 Dark Skies- The customer intends to keep external lighting to a minimum, where necessary for safety requirements the external lighting will be low LED energy varieties and will only face downwards to avoid lighting the skies.

E2 Employment- Once established there will be opportunities for local employment for cleaners and groundsmen.

E7 Homeworking – Once established the clients will use the business as their main source of income and will oversee and manage the site from home.

TD1 Tourism Development- The proposals meet the requirement to support the development of tourism.

**Conclusion**

The Change of use to Tourism and permission for two holiday lets which will initially provide temporary living accommodation up to December 2022 on an under utilised area of land will provide modest and niche tourism accommodation site which will attract visitors to Powys and stimulate the local economy.

The applicants have undertaken significant research into this venture and are confident that there is demand for the proposed accommodation.

It is acknowledged that tourism and diversification of this type encourages visitors to Powys, whilst not having undue impact. Ventures which encourage tourists are policy compliant in both the national and local policy landscape, subsequently it is hoped the proposal will be looked on favourably by the council.