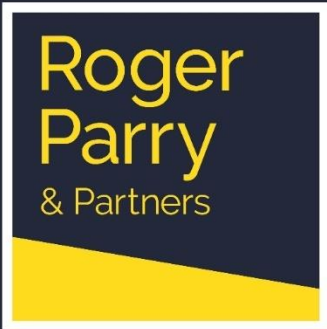

Planning Statement

Erection of a replacement dwelling and associated works at Upper Ucheldre, Brooks, Welshpool, Powys, SY21 8QW

Mr & Mrs Evans

Roger Parry & Partners LLP
www.rogerparry.net
welshpool@rogerparry.net
Tel: 01938 554499

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Roger
Parry
& Partners

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associated works at Upper Ucheldre,
Brooks, Welshpool, Powys, SY21 8QW

Planning Statement

September 2021

Site address

Upper Ucheldre
Brooks
Welshpool
Powys
SY21 8QW

Planning Authority

Powys County Council
Neuadd Maldwyn
Welshpool
SY21 7AS

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Roger Parry & Partners LLP

1 Berriew Street
Welshpool
Powys
SY21 8SQ
Tel: 01938 554499

welshpool@rogerparry.net
www.rogerparry.net
Ref: PS-GD

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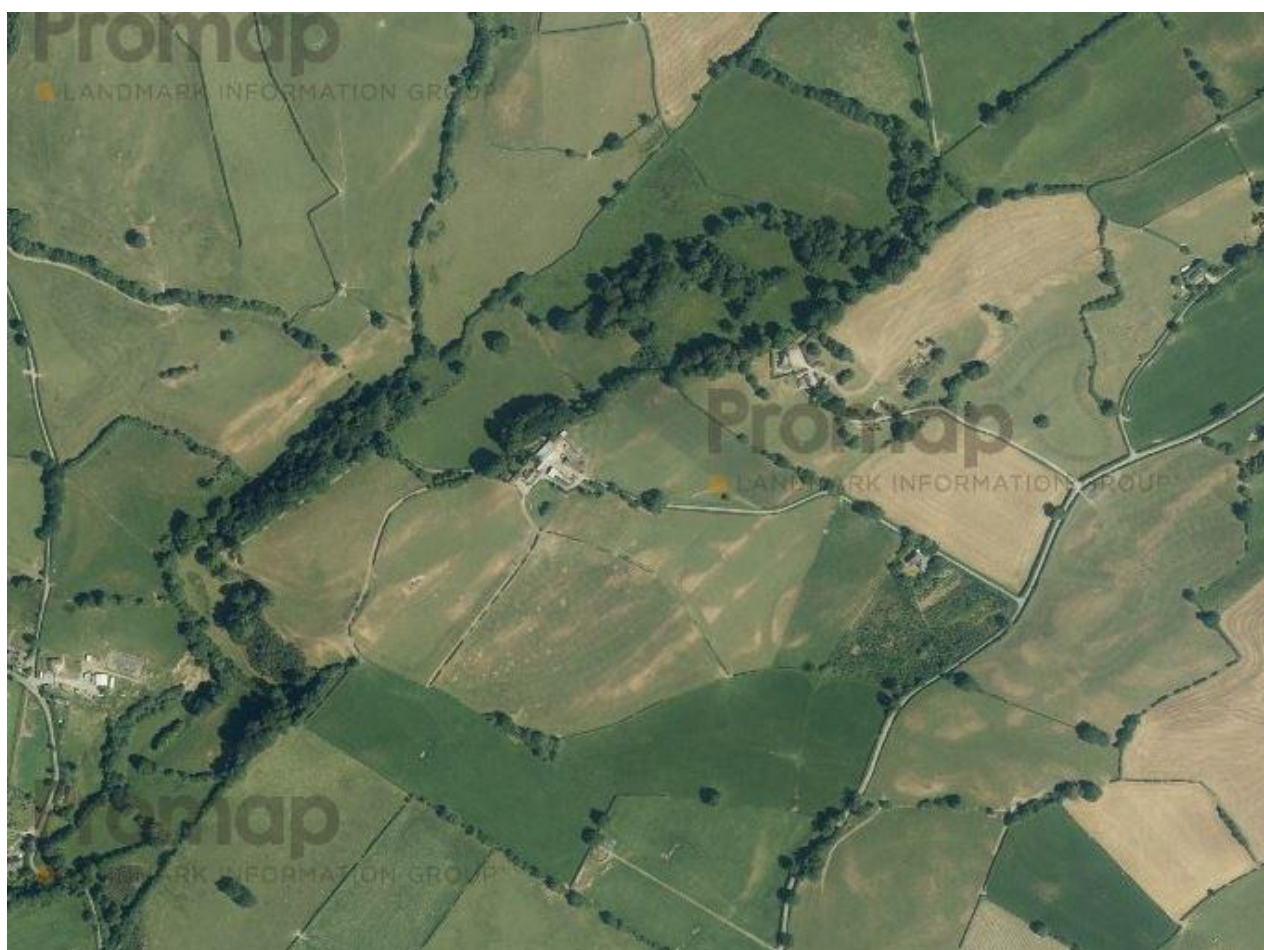
1. INTRODUCTION

- 1.1. This Planning Statement is prepared and submitted in connection with the full application for the erection of a replacement dwelling and associated works at Upper Ucheldre, Brooks, Bettws, SY21 8QW.
- 1.2. The proposal is to replace an existing habitable dwelling, of which is occupied with a more energy efficient dwelling, which would meet modern living standards.
- 1.3. The existing dwelling is an inconspicuous location between the villages of Brooks and Bettws Cedewain.
- 1.4. The current property is a dwelling with little character, with no local or historical interest. The structure has little or no insulation, and has a very low energy efficiency credentials.
- 1.5. The option therefore is to demolish the property and replace it with a dwelling which has the character of the existing property but bringing it up to modern standards by adding features sympathetically within the design.
- 1.5 This statement has been prepared in accordance with Technical Advice Note 12.

2. APPLICATION SITE

- 2.1 The current site is in a rural location in the area known as Brooks.
- 2.2 The existing property is currently lived in permanently, but is in poor condition, needs a major overhaul.
- 2.3 The property has no historical interest, and not one that is of any local vernacular character. No work has been carried out on the property for years, in order to keep it up to modern living standards.
- 2.4 Its structural condition is ok, but signs of deterioration can be seen throughout the property.
- 2.5 The current dwelling sits in a relatively large garden, with neighboring agricultural fields, woodland and buildings surrounding the property.

2.6 An aerial view is provided below:



3. ENVIRONMENTAL SUSTAINABILITY

- 3.1 **Landscape setting** – The existing site is a dwelling within a generous plot, with neighboring agricultural buildings and fields and woodland surrounding the property. The new proposal is for the new dwelling to be placed slightly south west in the neighboring field. This has been done to move the residential dwelling away from the buildings and the recently approved barn conversion.
- 3.2 In relation to the site's landscape setting, it will not be significantly altered, in that it is a like for like replacement within the landscape and does not involve an additional building within the landscape.
- 3.3 **Biodiversity and local environment** – The proposed site is an existing field together with woodland and fields surrounding the property, and therefore limited biodiversity will be harmed by the development. The proposal includes the demolition of the property, of which no bat roost will be affected, in accordance with the ecological survey undertaken.
- 3.4 Mitigation and biodiversity enhancements will be provided as part of the scheme to promote ecology and biodiversity in and around the site which includes a new hedgerow and replanting of trees.
- 3.5 **Energy efficiency** – Energy efficiency measures will be implemented as part of the development, such as rainwater harvesting, solar collectors, recycling storage and collection points and thermally efficient

heating systems. Currently no energy efficiency measures are apparent within the existing property.

3.6 In light of this, the proposal has very high renewable credentials in comparison to the existing situation.

3.7 **Sustainable materials** – The applicant will look to utilise materials locally and introduce recycled materials where possible.

3.8 **Water** – The site is outside any flood zone. In terms of foul treatment disposal, it is envisaged that the proposed dwelling will connect to the Bio-disc treatment plant which was approved under the barn conversions.

3.9 Surface water drainage will be dealt with by a SUDS or soakaway system, of which specific detail will be given through the SAB process together with Building regulations.

4. MOVEMENT AND ACCESS

4.1 The proposal is for the replacement of a habitable dwelling; therefore the movements will be no more than existing, and therefore the access to the property will be acceptable.

4.2 In order to comply with legislation regarding (Access by disabled persons), the property will conform to the regulations set out within the Building Regulations 2010 approved document M.

4.3 The provisions included within the development will be level access around the exterior of the dwelling, level threshold access to each entrance door, W.C facility at ground floor level and sockets and light switches at appropriate heights.

5. CHARACTER

5.1 The proposed replacement will be in keeping with the traditional builds of the local area and the existing dwelling. The principle elevation has been designed in a way to mimic a traditional appearance, to meet the sustainable credentials set out by local and national policies.

5.2 The existing farmhouse ridge height is 6.9m and the width and length is 12.1m x 9.7m.

5.3 The ridge height is proposed at 8.06m which is comparative to the existing and not overbearing, and the width and length of the proposed house is 13.9m x 10.35m which is consistent with the existing dwelling.

5.4 The character of the site and area will unquestionably improve with this proposal, as the proposed dwelling will be more energy efficient, which would be fit for modern living.

6. LAYOUT

- 6.1 The new revised proposal is for the new dwelling to be placed to the south west in the neighboring field to the existing dwelling.
- 3.10 The layout provided, is fairly similar to the existing layout, with added floor space to the many of the rooms.
- 3.11 The current house sits very closely to the approved barn conversions, which will soon be turned into holiday lets. Therefore, pushing the replacement dwelling back into the neighboring field, will allow the applicant more privacy and less noise from the neighboring properties.
- 3.12 In relation to orientation, this improves solar gain, given at its current location, the house will be within the shadows of the trees south west, by orientating it to the south east, it allows the fenestration to receive day light for longer periods of the day.

7. NATIONAL AND LOCAL PLANNING POLICIES

- 7.1 National planning policies in Wales are defined within Edition 7 (2014) of Planning Policy Wales and 24 Technical Advice Notes which cover different elements of the planning process. The National policies provide a general and overarching view on what the Welsh Government believes should be the primary objectives of development in Wales. Generally new housing developments.
- 7.2 Chapter 9 of Planning Policy Wales specifies that new housing development shall be well designed and make a significant contribution to promoting community regeneration and improving quality of life.
- 7.3 Local Development Plan policies (2018) - Local planning policies are derived and drafted on the basis of National policies, which the current adopted Powys County Council Local Development Plan is no different. In light of this, although material consideration must be given to the strategic objectives as set out by Welsh Government policies, the main considerations must be taken from Powys' adopted Unitary Development Plan
- 7.4 H9 – Replacement Dwellings
- The existing dwelling shall not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3.
 - The proposal shall not result in the loss of a building of special architectural or historic interest of local vernacular character. Where this is the case, proposals will only be permitted where the building is proven to be beyond realistic repair.
 - The replacement dwelling shall: be located within or adjacent to the footprint of the former dwelling, and reflect the form, size and scale of the dwelling unless there are demonstrable planning advantages to be gained from deviating from the former dwelling's orientation, position

or size; respect or enhance the design of the original dwelling and those of surrounding properties and the locality.

- 7.5 The dwelling is clearly not abandoned and is still clearly recognizable as a permanent dwelling. The property has been lived in continuously for decades.
- 7.6 The property is of no special architectural, or historic interest being a early 21st century property.
- 7.7 The replacement will lie in the neighboring field south west of the existing footprint of the existing dwelling and reflects the form of the existing dwelling. It respects and enhances the design, with the principle elevation being very traditional and in keeping with the existing, and the glazed introductions to meet sustainability credentials.
- 7.8 The increase in ridge height does not give rise to any landscape or visual impact because the site is largely confined to its own setting, and is not visible from any vantage point.
- 7.9 In light of the above, the proposal fundamentally complies with policy.

8. CONCLUSION

- 8.1 The proposed development is for the erection of a replacement dwelling. The proposal will remove an existing poor energy efficient house, with an energy efficient dwelling which has the character of the existing house and surrounding properties.
- 8.2 The layout of the proposal is in keeping with the area, with no major changes provided, only improvements.
- 8.3 In light of all the information provided to you, and the relevant planning policy context that is currently in place, we consider that the proposed scheme should be viewed positively and recommended for approval.