

Planning Support Statement

Gwaelod, Llanfihangel, Llanfyllin. SY22 5JA

Application Title.

Application for Full Planning Consent for the conversion of former redundant agricultural buildings to a single residential dwelling and associated works. To replace extant Planning Approval P2017/1010 for "Conversion and extension of redundant agricultural buildings into 2 no. holiday units to include erection of dedicated bat building together with demolition of rear lean-to and installation of septic tank and all associated works."

Introduction:

There is a prior consent for conversion of these buildings. Planning Approval - P/2017/1010 remains extant. The project has a registered commencement under the Building Regulations, with site inspections being made by the Building Inspector. Foundations and concrete floors have been laid. The dedicated bat building has also been erected and inspected by the Licensed Ecologist under the European Protected Species License.

Reason for changed requirements:

During construction works, the applicant's mother has developed a health problem causing the family to re-evaluate their proposals for the building's future use. The applicants now wish to convert the building to a single property for their mother to reside within close proximity of their home at Gwaelod.

Proposals.

The current application is for residential use. There are a few amendments proposed to the original design and layout. The revised proposals utilise the same footprint, with lesser accommodation provided within a single storey. The proposals are to provide a conversion to a more suitable single two-bedroom property, with a level floor throughout. This is instead of the two units with two storeys and four bedrooms originally approved. Minor alterations to the external appearance, apply mainly to the fenestration.

Planning History:

Planning approval - was granted on the 6th December 2017 for:
' Conversion and extension of redundant agricultural buildings into 2 no. holiday units to include erection of dedicated bat building together with demolition of rear lean-to and installation of septic tank and all associated works.'

The proposals were approved under the previous planning policy - The Unitary Development Plan (UDP). Under policy GP6, the proposals were justified under the 'Hierarchy of use' for tourism use .

The Planning Approval - P/2017/1010 is extant. The project has a registered commencement under the Building Regulations, with site inspections being made by the Building Inspector. Foundations and concrete floors have been laid. The

dedicated bat building has also been erected and inspected by the Licensed Ecologist under a European Protected Species License.

Current Application:

The Unitary Development Plan was replaced with the Local Development Plan (LDP) on the 17th April 2018. No specific policy is included on the re-use / adaptation of rural buildings or on agricultural development within the Powys Local Development Plan. Planning Policy Wales, Technical Advice Note 6 and Technical Advice Note 23 provides the policy for these proposals. The Council no longer prioritises economic reuse above other uses and supports a flexible approach to re-use and adaptation of rural buildings.

Issues:

Existing Use? redundant agricultural?

Change of use from (class) agricultural and floor area
some parts have already been demolished with no roof covering exist

Form asks if work has commenced? if tick yes it requires a date - ask client? Yes