

Ms Kate Bowen
Planning Services
Powys County Hall
Spa Road East
Llandrindod Wells
Powys
LD1 5LG

Dear Kate,

21/0975/FUL – Resubmission of Construction of vehicular access, creation of hardstanding area and erection of wall (part retrospective) Castle Building Llanrhaeadr-Ym-Mochnant Powys SY10 0JU

Please find attached a further planning submission and application in respect of the above, which is submitted prior to the 12-month period before a further fee is required.

We have revisited the proposals following the extensive dialogue, which was previously made with the Council's Highway Officer and Conservation Officer. Clearly the benefit of off-highway parking in our opinion should outweigh the full extent of the wall fronting the highway, which is in such a poor state of repair and requires immediate attention and is described in the Design and Access Statement and drawing here with enclosed. We have given due consideration for a surface finish of the driveway and we consider that the proposals will see a significant upgrade on materials used locally and will enhance the building in the conservation area setting. Similarly, the proposals for the repairs to the walls and exposed aggregate finish to the wall cap will complement the existing boundary walls to the property. We would actively encourage the Conservation Officer to visit the area in order that they may fully appreciate the proposed enhancement of materials over and above those already provided to the existing adjacent properties.

We trust the above and the attached meets with your approval and that you will be able to support the application.

Should you have any further queries please do not hesitate to contact us.

Yours sincerely

AW Gough
Director