
Planning Statement

Conversion of a
Traditional Farm
Building to a
detached
residential dwelling
and all associated
works at:

Ty Mawr
Penybontfawr
Oswestry
SY10 0HN


Prepared for:

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1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposals to convert a traditional farm building at Ty Mawr, Penybontfawr, into a residential dwelling, and forms part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

The building comprises an agricultural barn. The original stone walled part is believed to date back to the eighteenth century, whilst the larger steel framed structure has presumably been added in the latter half of the twentieth century.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

The building in question is a traditional farm building that is redundant from modern agriculture. It is not viable for agriculture due to modern technological advances. The building is accessible from a private access.

We have been informed that the building is not listed as a building of historic interest by CADW.

3.0 THE PLANNING APPLICATION PROPOSAL

The full planning application is submitted in respect of conversion of the traditional building into a residential dwelling.

Full drawings are submitted in support of the application:

The planning application comprises of conversion of the traditional building into a residential dwelling.

In line with National Planning Policy (Wales) and the current Local Development Plan Policy, the scheme aims to provide the following:

- Makes efficient use of an existing building that has a history of bona fide agricultural use.
- Provide residential accommodation.
- Provide renovation of a traditional building that is of a suitable size, structurally sound and capable of conversion.

- Create a conversion which will be designed and use materials which retain and enhance the character and appearance of the building.
- Its curtilage and associated development that shall not have an unacceptable adverse effect on the character and appearance of the landscape and surrounding environment, or on the amenities of neighbouring dwellings.

3.1 Overview of the Scheme

It is anticipated that this conversion will have very little impact on the surroundings whilst preserving the traditional building.

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 conversion of a redundant traditional building. Whilst supporting sustainable development, the proposals also prevent the neglect of the building and ensure that the traditional structure remains part of the rural countryside.

3.3 Sustainable Development

The proposed dwelling 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 vacant building.

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 a new residential development can help to achieve the objectives of making the best use of previously undeveloped buildings and improving 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 character of the building.

3.5 Use

It is proposed to convert the building into a one-bedroom private residential dwelling.

3.6 Amount

The proposal would result in a one-bedroom residential dwelling.

3.7 Layout

The site layout has been designed to provide a one-bedroom residential dwelling, whilst keeping the external design as unchanged as possible to retain the agricultural feel. The overall layout will remain unchanged.

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 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 conversion will be the same size as the existing farm building.

The client will use existing agricultural building as a utility as well as a garage.

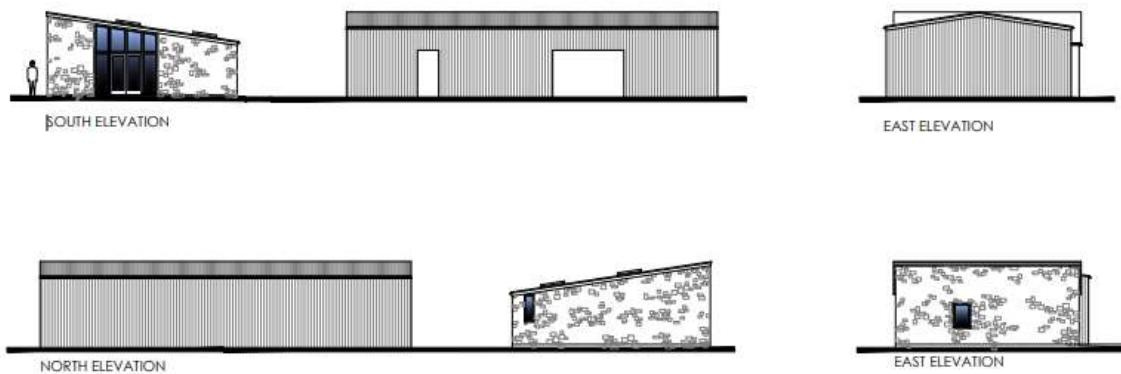
3.9 External Appearance

Please see the elevation drawings submitted for more information.

The appearance of the proposed conversion has been designed to respect and reflect traditional appearance of the existing farm building, retaining its original character and style. The windows and doors are obsolete and will be replaced with newer versions of the same style utilising the existing openings.

The building is still in stone, as originally it would have been.

The appearance of the barn is to be maintained within the new design. The roof covering will be re-laid with natural slate roof tiles throughout.



3.10 Siting

The stone outbuilding is within the farm cluster, the building is set to the west of the farm buildings.

The site sits within a landscape which is typical of that summarised by the Visual and Sensory Aspect Area: 'A small but unique area of upland mosaic displaying a small-medium scale field pattern with well defined field boundaries and significant patches of woodland - mixed and coniferous. Close and strong visual links with the adjacent aspect areas and contributing to the landscape character of this area as a whole'.

The building proposed for conversion is situated in a rural location and accessed via a private driveway. The barn is situated within its own curtilage.

Parking spaces have been allocated as showing the proposed site plan.

3.11 Amenity and Landscaping

Amenity areas will surround the barn with private front and side gardens proposed. A car parking area will be created within the area surrounding the barn.

3.12 Highways Access

The access from the county highway will be utilised and is deemed to comply with Highway regulations. We believe that the proposed development would not result in comprising highway safety.

3.13 Drainage

The proposed converted building will be connected to a private sewage treatment plant, the design will be subject to percolation tests.

3.14 Ecology

A Preliminary Roost Assessment and Protected Species survey were undertaken in February 2022 and is included as part of this application. The survey is primarily designed to evaluate the potential of the building to provide opportunities for bats and breeding birds, and also to determine the likely impact which the proposals may have on these or other protected species.

The assessments concluded that there was no evidence of bat presence, past or present. Although the barn's ecological interest is limited to the two species of birds, which have previously used the structure for nesting. Replacement nesting sites will be required on site.

3.15 Physical Context of the Development

The proposed site for the residential dwelling is on land at Ty Mawr, Pentbontfawr.

The building is to be converted because there is currently no use for the agricultural building as it is inaccessible for machinery and animals and the one large opening is not suitable for current day use. The site is owned by the applicants.

The character will be derived from the existing site features and will remain intact as much as possible.

The barn is suitable for conversion and is structurally sound as demonstrated within the Structural Survey, the survey stated that: alterations are required to make the property habitable. Alterations required mostly pertain to insulation and safety standards. Furthermore, structural waterproofing of the rear wall and replacement of the rainwater fittings is necessary. All alterations and repairs that are required can be done without significantly compromising the existing aesthetic.

3.16 Social Context of the Development

The conversion of this building will not result in the addition of any further agricultural buildings because it has already been redundant from agriculture for a number of years. Providing an alternative use in the form of additional accommodation will help to preserve and enhance the future of the existing building.

People in the locality will not be affected by the development. There will be very little change to the external appearance of the barn.

3.17 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 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 2011-2026

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 proposal is a sympathetic conversion of the building and will preserve this traditional building for future use. The proposal makes best use of the existing building with no change to vehicular access, amenity land, and amenity of the public. The proposal will have no effect on nature conservation with no loss of habitats. There will be no increase in flood risk elsewhere. We feel that the proposals fully comply with policy H8.

The building proposed for conversion is redundant from agricultural use with no other suitable uses for the building. The building is structurally sound for conversion as demonstrated within the attached Structural Report. The proposals incorporate the character of the building and utilise existing doorways and windows. The floor plan demonstrates a suitable amount of floor space to create a habitable dwelling. The existing access has good visibility and meets highways requirements.

The traditional building will provide a comfortable one-bedroom dwelling and will complement the surroundings. Without the change of use of this building to residential accommodation it will continue to fall into disrepair. There is very little else the building can be used for, converting it to residential accommodation seems the best use for the building.

The height, proportions, scale, materials and fenestration details will not change and doors, windows and roof coverings will be replaced like for like where possible.

The development will not impact on neighbouring properties. The conversion of the traditional building will ensure it does not fall into disrepair.

6.0 CONCLUSION

The proposed scheme is for full planning permission to convert the redundant traditional building to residential accommodation.

The proposed scheme complies with guidelines in accordance with policies H8.

The design and scale of the proposed accommodation has been sympathetically designed to preserve and enhance 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 traditional stone building is in need of finding a viable and useful use if it is to remain in good order. 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 traditional building whilst also complying with all relevant LDP Policies.

The proposed development on this site would retain the character of the traditional building and prevent it from simply falling down in disrepair thus enhancing the surrounding landscape.

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.