



Planning Statement

Proposal	Proposed retrospective siting of an ancillary shepherds hut, extension to residential curtilage and upgrading of existing access.
Site	Fronserch Sarn Newtown Powys SY16 4EJ
Client	Ms S Sylvester
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Contents

Section 1 - Introduction

Section 2 - Site Context

Section 3 - Principle of Development

Section 4 - Context Analysis

Section 5 - Conclusion

1.0 - Introduction

This design and access statement is submitted in support of a planning application for the proposed retrospective siting of an ancillary shepherds' hut, extension to residential curtilage and upgrading of existing access at Fronserch, Sarn.

As the application seeks 'full planning approval', full design details regarding the development are provided. As such, this statement aims to provide details of the principles and concepts relating to 'inclusive design' upon which development proposals have been based to date.

It should be noted the Powys County Council (PCC) Local Development Plan 2011-2026 has been taken into consideration and that the guidance will be reflected in the scheme.

The following documents have been followed for technical guidance:

LDP Policy DM2 The Natural Environment
LDP Policy DM4 - Landscape
LDP Policy DM13 - Design and Resources
LDP Policy H7 - Householder Development
LDP Policy T1 - Travel, Traffic and Transport Infrastructure

This statement outlines the site description, relevant planning policy context and full proposed development. It offers a balanced planning consideration and evaluates the proposal against the identified planning policy context.

The purpose of this report is to provide an appraisal of the issues relevant to the consideration of this development proposal, and to provide a considered opinion on the merits of the proposal.

2.0 – Site Context

Location

The application site lies to the east of the main settlement of Sarn and is shown approximately edged red on the below map.



Photograph 1 – Google Earth extract

Site Features

The site comprises the existing residential curtilage of Fronserch and a portion of agricultural land, which adjoins the residential dwelling known as Fronserch, the site gently slopes from south to north. The site is surrounded by neighbouring residential properties to the west, agricultural land to the north and east, and the A489 Highway to the south.

There are no trees or hedgerow to be affected by the development, however some additional hedge planting is proposed to ‘block off’ the existing access, with further details provided on the enclosed drawings.

According to Technical Advice Note 15 development advice maps, there are no records of historic flooding on the site and the site is outside of any C2 Flood Zones.

Access

Access to the site is obtained from the A489 Highway. The proposal includes for the stopping up of an existing access to the site, and the retrospective retention of upgrades to the other access at the site. It should be noted that the upgrades to the access which are sought consent as part of this application were undertaken in excess of 10 years ago, and before the current owner (applicant) was the owner of the land in question.

Surroundings

The site is situated to the east of the main cluster of the settlement of Sarn, and is adjoined by agricultural land and the A489 Highway.

3.0 – Principle of Development

The site is located in the open countryside as defined by the Powys Local Development Plan (2018), outside of any settlement, however national and local planning policy does not prohibit all forms of development outside settlements and the merits of such proposals are considered under the relevant policies of national and local planning policy.

The main policy in considering the principal for this development is policy H7 of the Powys LDP, which reads as follows:

“Proposals for ancillary development, including residential annexes, shall be provided as an extension to a dwelling. Where this is not practical, the following considerations will apply:

- 1. Ancillary buildings used for all purposes shall be designed to be subservient to and grouped with the main dwelling.*
- 2. Ancillary buildings providing residential accommodation shall not be self contained or have the facilities necessary for occupation independent of the main dwelling. Proposals should form a subordinate addition to the property, sharing access and amenity space with the main dwelling”.*

The proposed development would see the extension of the existing residential curtilage at the site, to facilitate the siting of an ancillary shepherd’s hut to the main dwelling at Fronserch. The shepherd’s hut is used by the applicant as a ‘quiet space’ to relax and is a general amenity building which the applicant uses as an extension to the main property. It should be noted that no separate or independent use of the shepherd’s hut is proposed, and the applicant has never used the shepherds hut for any purposes other than that as ancillary to the main dwelling at the site. Our client suffers from autism and the shepherds hut is designed to be a space for the client to ‘escape’ and helps to reduce their stress levels.

The development is therefore considered to comply with the requirements of policy H7. The applicant is happy to accept a suitably worded condition restricting this use as being ancillary to the main dwelling.

It is proposed to block up the existing vehicular access to the east, as shown on the enclosed drawings, and seek retrospective consent for the upgrading of the existing access to the west. The upgraded access provides a betterment in terms of highway safety than the original access which is to be blocked up.

In light of the above, it is considered that the principle of development for the proposed development is acceptable.

4.0 – Context Analysis

Access and Movement

The current dwelling benefits from an existing access to the east, and the access to the west which has been upgraded, and as such retrospective consent is sought for these upgrades. It is also proposed to permanently ‘block up’ the access to the east with timber fencing in order to create one access point to serve the dwelling. The upgraded access provides a betterment in terms of highway safety than the original access which is to be blocked up.

Given the use of the shepherds hut, as entirely ancillary to the main dwelling at Fronserch, there are no increased vehicular movements whatsoever as a result of its siting, and is solely utilised for the benefit of the applicant. The upgraded access is considered a betterment to the previous access served by the dwelling, and as such it is considered the access should be approved in its current form, and no further upgrades are proposed, beyond that of permanently ‘blocking up’ the existing access.

Scale and Design

Full details of the scale and design for the shepherds hut can be seen on the enclosed drawings. Due to the spacing, orientation and size of the built development, there is no impact on privacy, sunlight, microclimate or existing neighbouring properties. Due to the location of the development, there is no impact on public space. The proposed development has been designed to the principles required by that of LDP Policy DM13:

- Be designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detail.*
- Be inclusive to all, making full provision for people with disabilities.*

In terms of landscape impact, the development is low impact. The shepherd’s hut is of a small scale that is not considered to be highly visible given the existing topography and vegetation present within the immediate surroundings.

Agricultural Land Classification

The agricultural land classification for the site is 3b – ‘moderate quality agricultural land’, therefore there are no concerns for the loss of agricultural land at this location to facilitate the extension of the residential curtilage.

The Natural Environment

In accordance with the Wildlife and Countryside Act 1981 (as amended), no existing hedgerow or trees shall be removed, altered or interfered with

between the months of March - September inclusive. If any nests are discovered whilst work is being undertaken, all work shall cease in that area and appropriate advice sought from NRW.

The site itself is considered to be of relatively low ecological value, which can be confirmed through a site visit, and as such no ecological survey has been deemed necessary.

Mitigation to enhance habitat and local environment

As has been alluded to above, the proposed development will involve the 'blocking up' of an existing vehicular access with native species hedgerow planting. This will result in a 'nett gain' in the amount of hedgerow at the application site and therefore the proposed development shall result in biodiversity enhancement.

Foul Drainage

The shepherd's hut is not connected to any drainage system as there are no facilities possessed by the accommodation which require any foul drainage connection.

5.0 – Conclusion

Planning permission is determined in accordance with the development plan unless material considerations determine otherwise. The application is consistent with the principles and policies of the Powys LDP and relevant national policy.

The principle for the development is acceptable as has been explained above and the proposed development is considered to be fully in accordance with relevant planning policy.

The design of the proposal would not adversely detract from the beautiful scenery and surrounding area and would be successfully assimilated into the surrounding landscape. It is therefore respectfully requested that planning permission be granted for the proposed development.