

PLANNING STATEMENT

Proposed renovations, alterations and conversion of former cowshed/dairy to a holiday let unit, Glebe Cottage, Llantilio Pertholey. Abergavenny, NP7 6NU

Planning application to Monmouthshire County Council

For Mr & Mrs M Elmore



View of former dairy/cowshed from yard area – 13.01.2023.

Proposal The proposal comprises conversion of a brick built detached outbuilding within the existing garden curtilage of Glebe Cottage, to a two bedroomed holiday letting unit. The scheme proposes external alterations to the existing building by the rebuilding of the frontage wall and the installation of a new insulated roof in a similar manner to the original. Internal alterations will mainly relate to the installation of new internal partition walls to providing two bedrooms, a shower room, and a kitchen/dining area/living room. An external decking area or paved terrace is also proposed.

The application relates to the creation of a new holiday accommodation unit for short term seasonal occupation by tourists/holidaymakers coming to the area. The day-to-day management and supervision will be undertaken by the applicants from their adjacent residence. Two dedicated car parking spaces will be provided adjacent to the unit.

Design Generally the existing external brick walls will be retained and renovated/re-pointed/painted, with the fronted section being rebuilt in cavity blockwork and clad in stained timber boarding. The current walls are in solid 9” brickwork, probably built within the last 70 – 80 years, and are sound with no obvious defects. The installation of the new section of front wall together with a new roof will consolidate the structure. It is considered, having regard to the above, that in this instance a structural report is unnecessary.

An insulated ground floor structure will be installed which will raise the existing floor level by about 100 – 150mm. New windows are proposed to be inserted in both end walls, with further windows and a front

entrance door proposed. The proposed conversion will not increase the building footprint, nor it is considered, materially increase the mass of the building. Two car parking spaces are proposed to be created adjacent to the northern gable.



Feb. 2023 – roof and front extension removed – to be rebuilt

Site layout The site is located in the Gavenny River valley on the northern edge of the urban area of Abergavenny/ Mardy. Access is via a joint driveway from the country road that runs immediately adjacent to St. Teilo’s Church. Immediately to the east of the site is the main Abergavenny to Hereford railway line, with the A465 Trunk Road beyond.

Background/History There is no recent relevant planning history to this site. There is a current planning application (DM/2023/00237) under consideration for an extension to the house.

Drainage Rainwater drainage will be taken via gutters and down pipes to water storage butts adjacent to the dwelling to be used for domestic re-cycling purposes, with the over-flow being taken to a designed ground soakaway. Foul drainage will be by an existing connection used by the former dairy to the existing septic tank that currently also serves the main house.

NRW has confirmed (May 2022) a discharge exemption for the site under the Environmental Permitting Regulations 2010.

Ecology The proposal will involve the removal of the existing fibre cement sheet roof and timber roof structure (now removed). The external walls of the structure are solid brickwork with no cavity or cervices likely to be suitable for bats. A Bats in Buildings Questionnaire has been completed to accompany this application. bat scoping survey was carried out by ecological consultants at the site at the end of March 2023 which included the application building. The findings of this survey were that the building in its current form offered negligible potential for roosting use by bats. A ‘woodcrete’ type bat box is proposed to be built in to the apex of the southern gable of the converted building.

External lighting External lamps will be of the low wattage LED type wall mounted type, down lit, and controlled by PIR time limited detectors. Two such lamps are proposed – one adjacent to the front entrance door, the second to the rear adjacent to the french doors to the kitchen/dining area.

Landscaping Due to the building’s location fronting the dwelling curtilage no landscaping treatment is proposed in this area other than to plant one rowan tree and one silver birch close to the side of the building.

Robert James Planning & Design Consultant

April 2023