

Planning Design & Access Statement.

Site: Ty Newydd,
Blaen-Y-Cwm,
Llanbrynmair,
Powys.
SY19 7EA.

Site Description:

Ty Newydd is an existing detached house with outbuildings, being the dwelling house for a small holding in the rural and isolated setting of Blaen-Y-Cwm.

The dwelling has been vacant for a period, being formally occupied by the owner/occupier for a considerable number of years into an elderly age. When bought by the new owners the property was in a poor state of repair needing a considerable number of repairs and updating.

The property is part of a small holding with additional landowner by the applicant under separate titles to the front and rear of the main dwelling. Plans of this ownership being included in the application documents.

Proposed Use:

The new owners of Ty Newydd are an extended family who are permanently moving to the property to provide family accommodation for themselves and [REDACTED]. It is their intention to develop the existing small holding into a property that is environmentally sustainable. As such they are intending to install as part of the works, new water treatment and sewage treatment plant, a polytunnel to grow their own fruit and vegetables, and in all works use local labour and materials.

Proposed Elevation Treatment & Materials:

It is proposed that all elevation treatment will be in keeping with the existing property and houses in the area. Using local material where possible and recycling where practical.

Access & Parking:

The proposed side extension is a two-bedroom side extension that will provide ground floor accommodation for [REDACTED] with wheelchair access and low threshold side entrance. With the proposed side extension being built on the footprint of the existing garage and parking area, it is proposed to provide parking to the front of the property for up to 5 vehicles, being family cars and rural farm vehicles. Vehicular access being by the existing access.