

# Lower Trewern Timber Chalet

FULL PLANNING APPLICATION

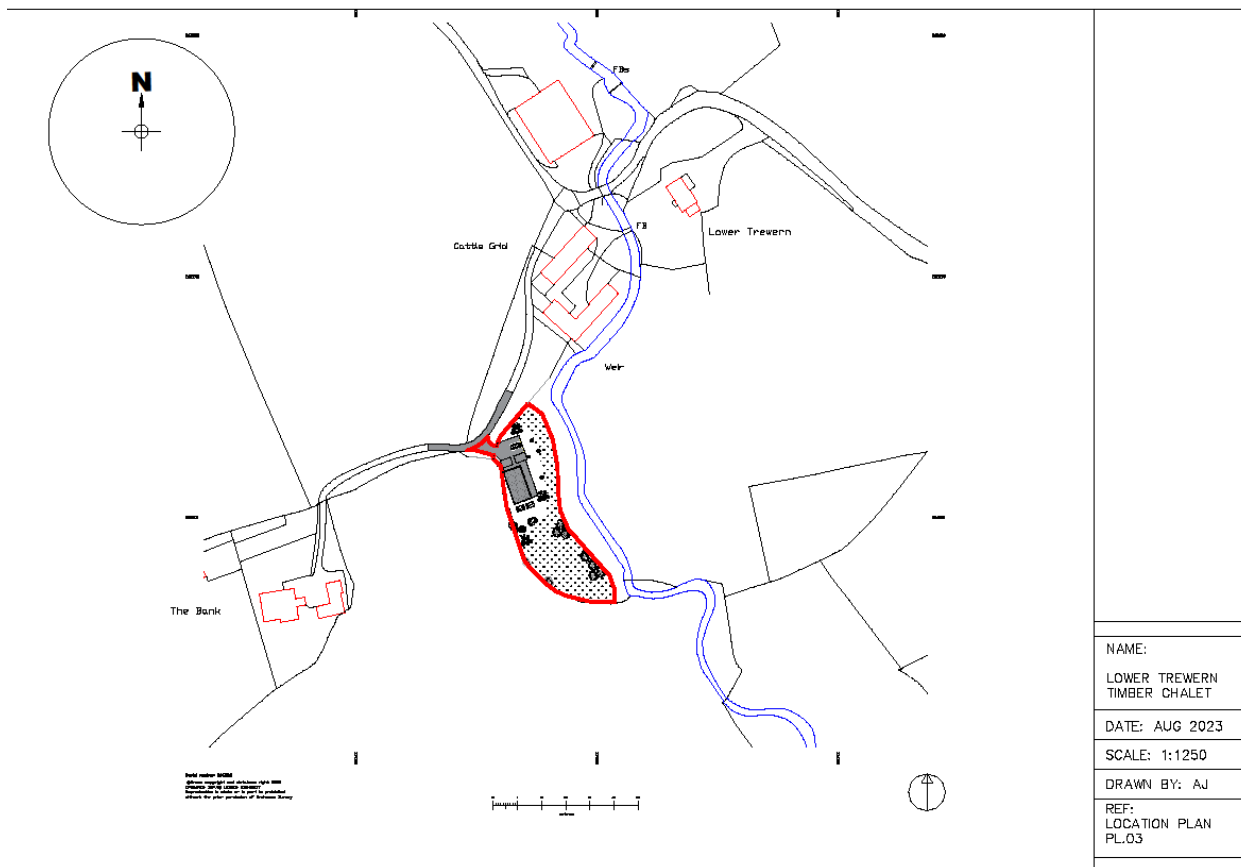
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## 1.0 | INTRODUCTION

Lower Trewern is a working farm situated in Llandegley, Powys. The proposed site sits on an unused piece of agricultural land at grade 3b with access from the main farm track. The land steps down towards the river and looks out over Mithil Brook onto the valley towards 'The Bank'.

## 1.1 | LOCATION



## 2.0 | BACKGROUND

Pre application advice has been sought and considered with all relevant information included within this document. Preplanning reference number: 23/0084/PRE.

## 3.0 | PRINCIPLE OF DEVELOPMENT

This development is being proposed under policy TD1, Point I; as part of a farm diversification scheme. It is proposed to be a new development for tourist accommodation located within open countryside near the main farmhouse with access from the associated farm track.

- The use of the proposed development as part of a farm diversification scheme will attract tourism to rural Wales allowing for a betterment of the local economy. Having it situated near a working farm can allow for educational benefits as well as holiday enrichment in a tranquil and relaxing area of the rolling hills.

- The development will also allow the existing farm a benefit as a place for seasonal farm workers a suitable residency to reside while working either at the farm itself or surrounding areas.

The structure is not permanent in that it uses timber frame and has non-permanent foundations. This is in accordance with TD1 point IV.

The proposed development will incorporate a sustainable drainage system and planting scheme to diversify the rural landscape and encourage native species to thrive. It will also incorporate a regeneration of the existing hedge line to provide nutrition and habitat for nesting birds. A wildlife pond will be constructed to allow for diversification and drinking water for nearby wildlife.

#### *Occupancy*

*The property will be for holiday and seasonal work use only.*

## 4.0 | LANDSCAPE IMPACT, SITING AND LOCATION

The land surrounding the timber chalet will be left mostly as its natural topography but planting of low laying shrubs, new trees and wildflowers will be implemented to maximise diversity of wildlife. The structure is sited south of the access gate and sites dug in 1m to the hillside with a low-profile flat roof, which has the future potential to be changed to a green roof. The main access to the chalet is from the east elevation with floor-to-ceiling windows to make the most of the existing Welsh landscape views.

## 5.0 | LOSS OF AGRICULTURAL LAND

The current grading of the agricultural land is 3b. There will be no loss to agricultural land as the land proposed is not currently usable for grazing or crops due to its steep and cut-off nature to the rest of the pastureland.

## 6.0 | DESIGN, LAYOUT AND SCALE

The proposed design utilises large floor to ceiling windows at the east elevation to enhance the views of the sloped brook and rolling hills. The materials used to construct the development will be sourced locally, for example the timber and slate. The floor area for the proposed structure is 98 square meters and is situated facing east to allow for the sunrise to be seen from the living room.

Due to its low-profile flat roof, it will sit snugly into the side of the bank with 4 smaller windows to the West elevation which will look towards The Bank. This will minimize the impact within the landscape. There will be no openings on the North Elevations due to it overlooking the farm and the South Elevations will also have no openings.

A 3m wide permeable surface will be located adjacent to the East Elevation to allow for seating and recreation. The area to the south of the chalet will be kept wild but planted with wildflower seeds and low laying shrubs. It will also contain a small wildlife pond 10m<sup>2</sup> to encourage wildlife.

The design and layout of the chalet can be seen on the attached drawings.

Drawing References:

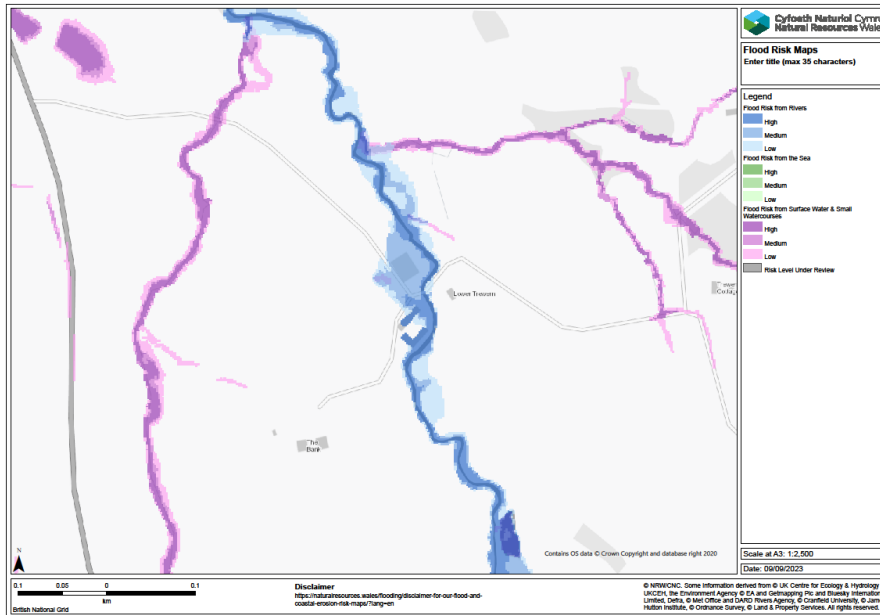
- PL.01 BLOCK PLAN
- PL.02 ELEVATIONS
- PL.03 LOCATION PLAN
- PL.04 SURFACE WATER DRAINAGE
- PL.05 FLOOR PLAN
- PL.06 FOUL DRAINAGE

## 7.0 | LOCAL AMENITY

The site will have a relatively low impact on its surrounding amenity but will make good use of the local public footpaths and nearby rights of way. The level of noise will be minimum as it will typically be a small family holiday and likely in the spring and summer seasons. A recycling store can be implemented. 3

## 8.0 | FLOOD RISK

The below map shows the access road to the proposed development and other properties in the local area which, shows that it is within a flood risk zone Grade 3. To mitigate this the landowner will seek to establish a diversion wall and plant wetland vegetation along the existing road.



## 9.0 | HIGHWAY SAFETY AND MOVEMENT

The existing access road has low use and is classed as an unmetalled road. Three parking places are proposed for the development with a suitable turning area of 6 metres. The access road has established passing places for oncoming vehicles.

## 10.0 | PUBLIC RIGHT OF WAY

Public right of way: 134/1201/1, will be maintained and enhanced with native species planting and easy access to the adjacent common land.

## 11.0 | DRAINAGE AND WASTEWATER

Surface water drainage will be managed on site using a sustainable drainage system. See drawing PL.04. The foul drainage will go into a septic tank and has been registered with NRW see drawing PL.06.

### 11.1 | FOUL DRAINAGE

The foul waste will go into a septic tank in the field North of the proposed dwelling. It is sited further than 50m from the Mithil Brook watercourse and has been registered with NRW.

## 11.2 | SURFACE WATER DRAINAGE

A SAB application will be submitted along with the Planning application to allow for positive drainage on site.

The surfacing used will be permeable and allow free drainage to the subsoil below. Raingardens will be used to filter silts from the parking area. Water butts are to be installed to the downpipes of the dwelling and collected for reuse.

## 12.0 | ECOLOGY, BIODIVERSITY AND THE ENVIRONMENT

A Preliminary Ecological Assessment (PEA) has been undertaken on site and the design will follow the recommendations within the assessment to allow for biodiversity and native species growth.

## 13.0 | DARK SKIES AND EXTERNAL LIGHTING

Lighting will be kept to a minimum outside and only used on a timed basis for the access path only.

## 14.0 | SUPPORTING INFORMATION

### Drawing References:

- PL.01 BLOCK PLAN
- PL.02 ELEVATIONS
- PL.03 LOCATION PLAN
- PL.04 SURFACE WATER DRAINAGE
- PL.05 FLOOR PLAN
- PL.06 FOUL DRAINAGE

### Ecology Report

- Lower Trewern\_PEA\_Report\_v1

### Septic Tank Registration

- Water Quality Exemption confirmation NRW-WQE090765 (1)

### Planning Report Document

- LOWER TREWERN - PLANNING APPLICATION REPORT