

# Supporting Statement

## Troed-Rhiw-Fedwen Farmhouse, Llanbister Road, Llandrindod Wells, LD1 5UP

### Introduction

Troed-Rhiw-Fedwen Farmhouse is a detached dwelling set in an existing farmyard on a gentle East falling sloping site. The farmyard consists of the dwelling, a garage/outbuilding associated with the dwelling and an elongated range of traditional and modern agricultural buildings spanning to the South.

### Existing Building

The existing external materials consist of Render, Stonework, Zinc, Brickwork, Blockwork, Timber and Slate. Multiple repairs have taken place, leading to patches of brickwork and render in the existing stonework. The eastern gable appears to be rebuilt out of blockwork at an unknown date.

The building was last occupied in October 2018 by a tenant who had lived in the property for 25 years. The applicant is currently living on site in a caravan due to the deficiencies of the dwelling.

### Policy H9

Policy H9 States:-

Replacement Dwellings Development proposals to replace existing habitable dwellings will be permitted where they comply with the following criteria:

1. The existing dwelling shall not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended).
2. The proposal shall not result in the loss of a building of special architectural or historic interest or local vernacular character. Where this is the case, proposals will only be permitted where the building is proven to be beyond realistic repair.
3. The replacement dwelling shall: i. be located within or adjacent to the footprint of the former habitable dwelling and reflect the form, size and scale of the former habitable dwelling unless there are demonstrable planning advantages to be gained from deviating from the former dwelling's orientation, position or size. ii. respect or enhance the design of the original dwelling and those of surrounding properties and the locality.

4.6.26 Policy H9 supports the replacement of existing habitable dwellings providing they

respect the character of the area and do not result in development which is out of scale with the locality. Where the dwelling to be replaced is considered to be of architectural, historic or local vernacular interest, there is a presumption against the replacement of such a dwelling, unless it is demonstrated, through the submission of structural and financial evidence that the building is beyond realistic repair.'

1 - The existing building is clearly recognisable as a dwelling.

2 - The house does hold historical interest, however the building was assessed in late 2022 and CADW 'have concluded that it does not meet the high standard required by the criteria to be listed.'

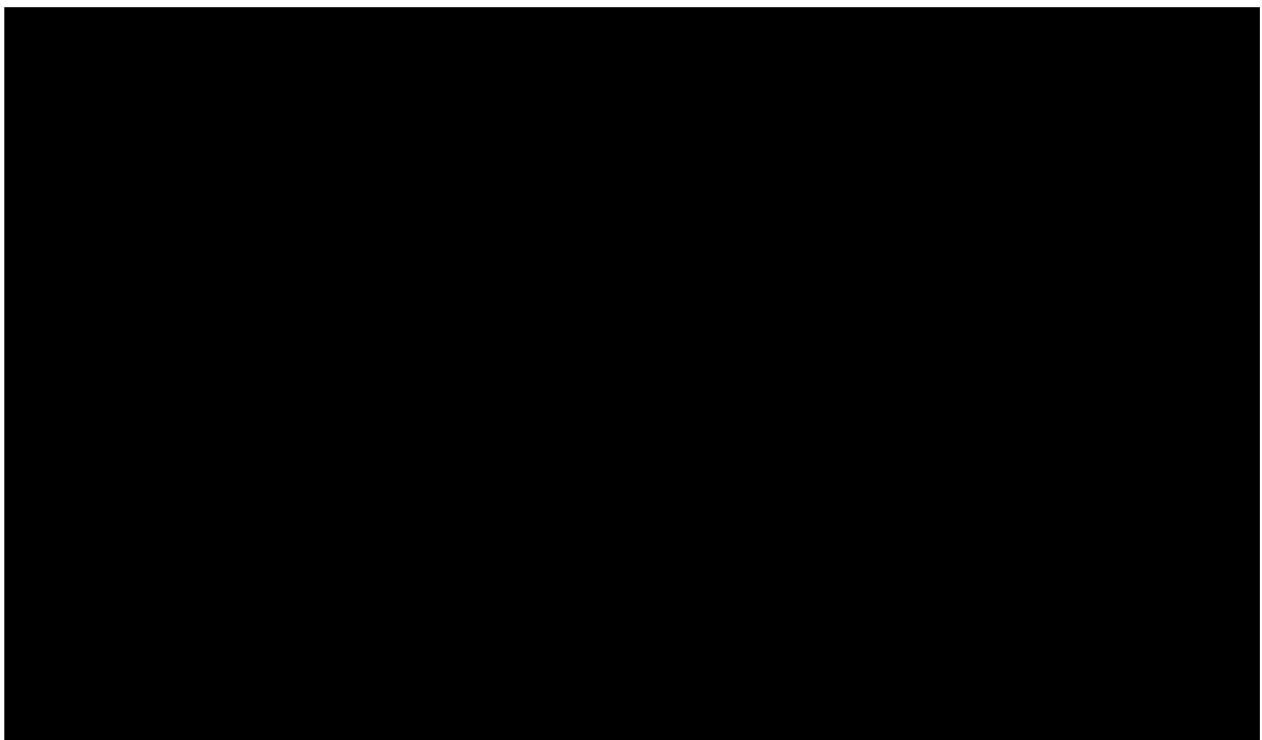
Node3 have prepared a structural survey (ref Project Ref: 2018\_38) of the property and due to their findings have concluded 'the property has now reached such a state of disrepair that it is uneconomical to repair, meaning that a replacement structure is the most appropriate solution.'


3 - The Proposed Dwelling:-

- Has been sited on the original footprint of the existing dwelling
- Reflects the form, size and scale of the existing dwelling
- Has been designed to respect the design of the existing dwelling in terms of layout and external appearance

One of the main elements that gave the building historical merit was the decorative gable wall on the North side, which is currently not visible as it is clad in Zinc. The existing decorative framing is in poor condition, but will be salvaged where possible and used as a template for the replacement dwelling. The Decorative oak framing will be replicated on the new Southern gable protrusion above the front door. This will mean the framing is visible from the existing right of way which cuts through the farmyard, which was not possible before. [REDACTED] is a local property with similar decorative framing.

## Economics





As such, the financial circumstances effectively rule-out the renovation of the existing dwelling. Replacement dwelling policy H9 states that any such proposal shall not result in the loss of a building of special architectural or historic interest or local vernacular character, and that where this is the case, proposals will only be permitted where the building is proven to be beyond realistic repair. The figures above demonstrate that the existing dwelling is beyond realistic repair.

Furthermore, it is also vitally important to stress that the planning system does not exist merely to prevent the loss of all buildings of vernacular character. It is also equally charged, if not more nowadays, with acting in a way that helps counter climate change. Whilst the overall impacts of the works in themselves might be broadly comparable in terms of carbon release, there can be little doubt that a new dwelling as proposed would achieve far greater improvements in carbon terms over its lifetime, which would be significant and certainly sufficient to factor in as a clear and overriding positive in the planning balance.

### Conclusion

The applicant is a local resident who wishes to remain in the area due to local ties and connections with family and friends. The Applicant runs a small farming enterprise comprising native breed sheep and the property has around 50 acres of land with it. To find another comparable property in the area that met her needs as well as this one would be extremely challenging. This makes the existing property a very real asset, and one which the applicant understandably, therefore, now wishes to develop in the manner now proposed.

The existing dwelling is recognised to have vernacular character, but not to the extent that it is of listable quality any longer. The figures speak for themselves - to renovate the property makes no financial sense. Although marginal, to re-build it, however, remains a viable proposition. The planning system allows for dwellings to be replaced in these circumstances, as does the policy of the LDP, which takes precedence unless material circumstances indicate otherwise. In this case, the only other meaningful circumstance relates to the needs to counter the effects of climate change, which a replacement dwelling in the manner proposed would help achieve far more efficiently and with longer-lasting positive impacts than a renovation scheme would deliver. There are no other insurmountable planning issues to overcome. The application should, therefore, be approved on this basis.