

Design & Access Statement and Planning Report

Conversion of traditional agricultural building to form a single dwelling and associated garage
at Hen Fache Fach, Llanrhaeadr-ym-mochnan, Oswestry, SY10 9DD

Site Overview

Applicant	Mr B Edwards
Date	February 2024
Site	Hen Fache Fach, near Oswestry
Project	Proposed conversion of traditional agricultural building
Prepared By	Holly Walker MRICS (Chartered Surveyor)

Contents

Purpose of this Statement	4
Background & Justification	5
Site Location & Context	6
Proposed Development	7
Planning Policy Context	11
Planning Appraisal	12
Material Considerations	16
Heritage Assessment	20
Site Photos	23
Conclusion	26

Purpose of this Statement

Peter Richards and Co. have been instructed by the Edwards family to seek consent for the conversion of a traditional agricultural building at Hen Fache Fach into a dwelling with associated detached garage.

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with relevant planning policies.

This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

Background & Justification

Hen Fache Fach is farmed by the Edwards family with the subject traditional buildings used for a range of agricultural activities including housing livestock. It is evident however that the traditional features of the buildings mean they are not suitable for modern agriculture.

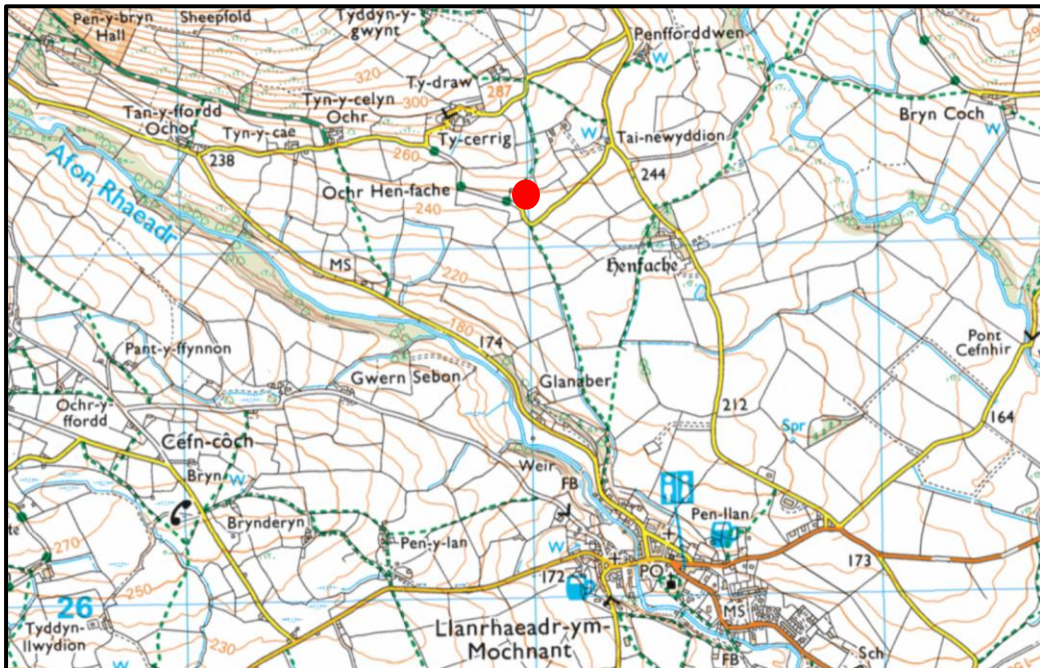
As the building is capable of being converted and provides clear heritage merits to be preserved, it is considered that conversion into a dwelling will ensure the building an optimum use is afforded this heritage asset.

The subject range of agricultural barns date from the 18th Century and are a well-preserved example of agricultural buildings typical of farms and small holdings across the area.

It is acknowledged that Powys County Council have policies that support the preservation and protection of heritage assets and, whilst it is recognised that economic use is prioritised, it is also noted that a flexible approach to re-use and adaptation of rural buildings is encouraged.

Site Location & Context

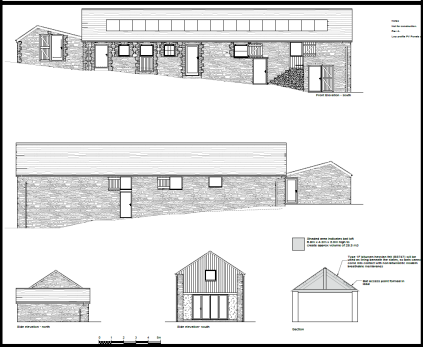
The subject barn is located on the holding known as Hen Fache Fach, which is a north of the settlement of Llanrhaeddar-Ym-Mochnant, which has a range of local amenities including convenience store, primary school and eateries ('The Hand Inn' & 'Little India at The Plough Inn').



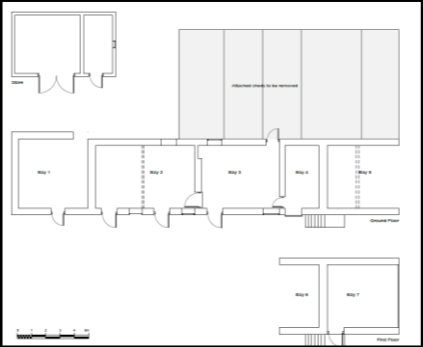
Existing Elevations



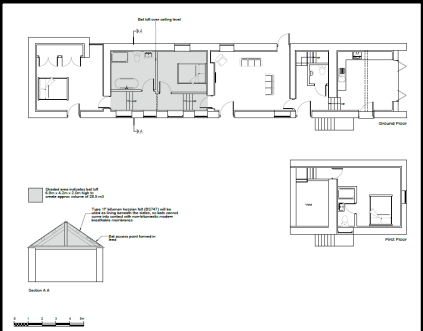
Proposed Elevations



Existing Floor Plans



Proposed Floor Plans



Proposed Development

The proposed building will be converted to form a detached three-bedroom dwelling, mostly on a single level with a master suite on the first floor at the southern end of the building.

The building is structurally sound and capable of conversion with existing openings to be utilised to afford apertures to form a functional dwelling. The southern gable elevation is open with metal sheeted doors and so is conducive to a suitably large opening for the kitchen and dining area.

Currently the floors are sloped within the building, thus some modest internal steps on the ground floor are proposed. The roof is primarily slate and a more modern roof covering (tin sheeting) at the southern end, it would be proposed to refurbish the roof with traditional slate.

Flush fitting 'conservation style' Solar Panels are shown on the proposed elevations for the dwelling and the detached garage.

Proposed Development

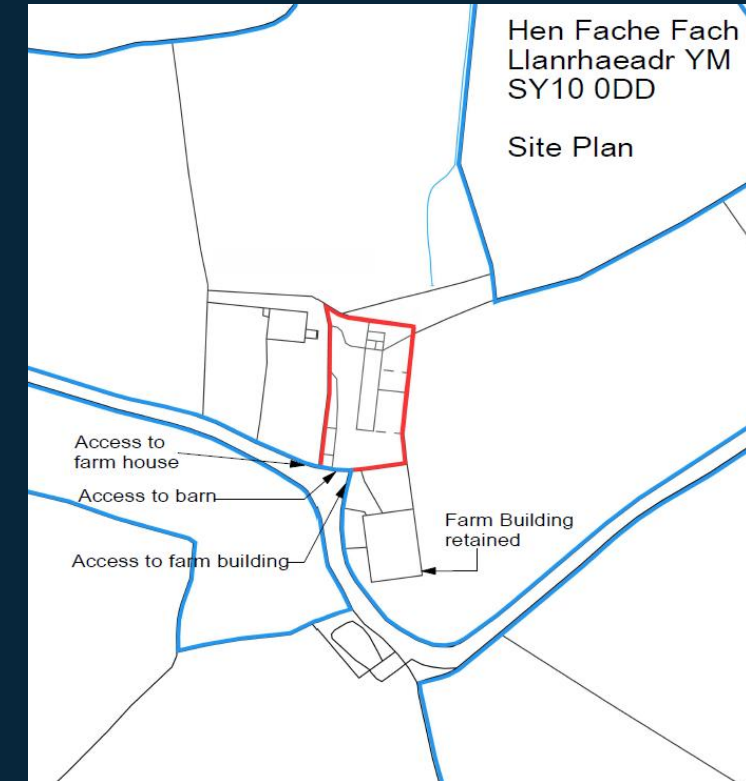
DEVELOPMENT CURTILAGE

The proposed dwelling is proposed to have a modest curtilage, comparable to Hen Fache Fach, located to the west. The annotated OS Plan, shown right, highlights this.

The eastern and southern boundaries will be planted up with native hedge and shrubs, which will afford several benefits;

- Additional biodiversity enhancements
- Enclose the curtilage of the proposed dwelling so it does not encroach into the wider area
- Provide division between the neighbouring building and dwelling

It is considered that the proposed conversion of the subject barn is sympathetic and meets the objectives of TAN 23 (national guidance) section 3.2.3 *“If the existing building is unsuitable for conversion without extensive alteration, rebuilding or extension, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside, the same considerations relating to a new house building in the open countryside will apply”*.





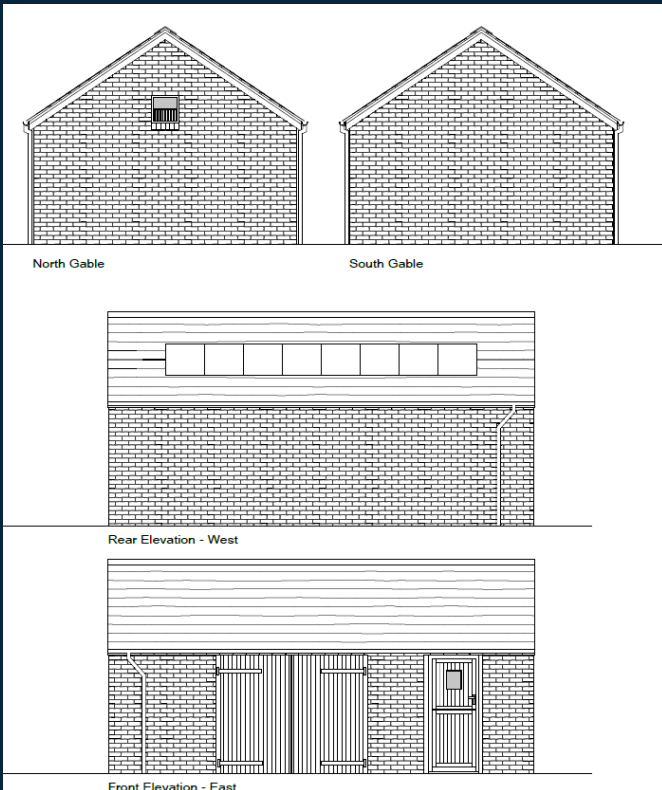
Proposed Development

SITE LAYOUT

An existing outbuilding at Hen Fache Fach, located on the boundary between the existing house and subject building, is proposed to be used as a garage and garden store.

The scale and position of the subject building is considered ideal to serve the principal dwelling proposed, not only affording secure parking but also domestic storage for lawnmowers etc.

Keen to promote energy efficient usage of the subject buildings, flush fitting 'Conservation Style Solar Panels' are proposed to be fitted to the rear roof slope (western elevation).



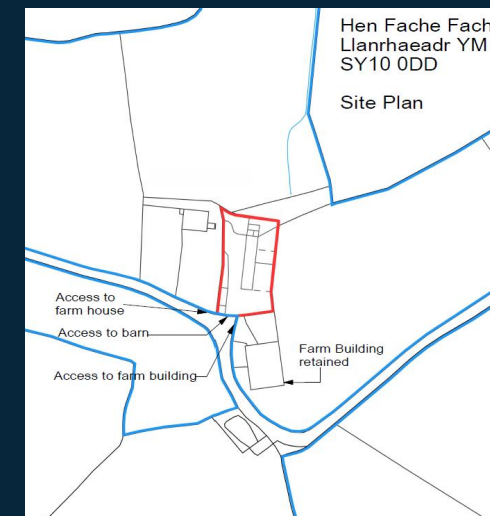
Proposed Development

RESIDENTIAL AMENITY

The principal garden land associated with the subject barn is proposed to be located to the east of the barn, with parking and turning positioned to the south.

A modest agricultural storage building to the south is proposed to be retained (shown right) to service the adjoining farmland and afford space to park farm machinery and store materials.

Planting is proposed along the southern edge of the proposed domestic curtilage to afford suitable separation and screening from the proposed new dwelling.



Planning Context

CONTEXT

Planning Policy Wales is the overarching guidance for applications in Wales with Edition 11 (2021) currently in force.

LOCAL PLAN

The Development Plan for the application site, which is located in Powys County Council jurisdiction, is the adopted Local Development Plan 2011 – 2026.

OTHER GUIDANCE

National Technical Advice Notes (TAN's) are also considered.

Planning Appraisal

Key policies related to this development include;

NATIONAL

- **PLANNING POLICY WALES – 11th Edition, Feb 2021**
- **FUTURE WALES: THE NATIONAL PLAN 2040**
- **TECHNICAL ADVICE NOTE 5 – Nature Conservation**
- **TECHNICAL ADVICE NOTE 6 – Sustainable Rural Communities** – this should be read alongside TAN 23
- **TECHNICAL ADVICE NOTE 11 – Noise**
- **TECHNICAL ADVICE NOTE 12 – Design**
- **TECHNICAL ADVICE NOTE 18 – Transport**
- **TECHNICAL ADVICE NOTE 23 – Economic Development**
– Local Planning Authorities should have a positive approach to the conversion of rural buildings
- **TECHNICAL ADVICE NOTE 24 – The Historic Environment**

LOCAL

LOCAL DEVELOPMENT PLAN 2011 - 2026

- **SP1 – Housing Growth**
- **SP7 – Safeguarding of strategic resources and assets**
- **DM2 – The Natural Environment**
- **DM4 – Landscape**
- **DM5 – Development and Flood Risk**
- **DM6 – Flood Prevention Measures**
- **DM7 – Dark Skies and External Lighting**
- **DM10 – Contaminated and Unstable Land**
- **DM13 – Design and Resources** – design to complement/enhance the character of the surrounding area
- **T1 – Travel, Traffic and Transport Infrastructure**
- **H1 – Housing Development Proposals** – Section (ii) of this policy reflects the national policy on the sustainable reuse of rural buildings

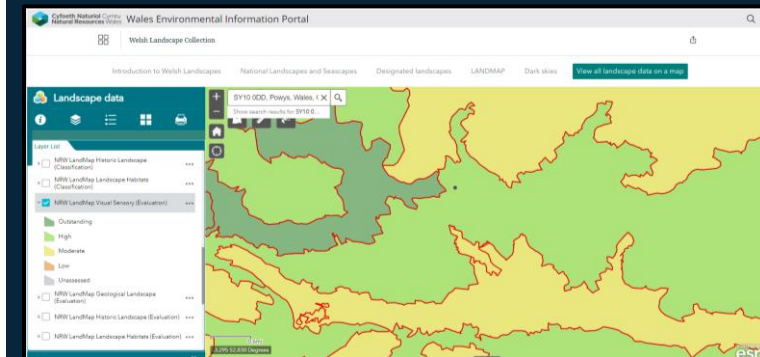
Planning Appraisal

SUPPLEMENTARY PLANNING DOCUMENT

- **Powys Residential Design Guide SPG (2020)** – ‘positive features of a place and its communities which contribute to its special character and sense of place’.
- **SPGBIO – Biodiversity and Geodiversity SPG (2018)**
- **SPGLAN – Landscape SPG**

LANDMAP

The Landmap considers that the site has a high visual sensory evaluation and is considered to be “*Rolling plateau farmland complex typified by small irregular field patterns following the contours. Strongly defined field boundaries managed and overgrown hedgerows and mature hedgerow trees. Area feels secure, settled and safe with a definite sense of enclosure emanating from the upland scarps rising to the west and north at the heads of the valleys*”.



Planning Appraisal

The Design SPD states;

'10.1 All proposals for new residential development should be designed taking into account the guidance in this SPG and applicants should demonstrate in their Planning Statement or DAS how the objectives of good design and the policy criteria of DM13 have been met. Schemes should contribute positively to the national sustainable place-making outcomes. Schemes which do not address the issues of good design and which are considered to be of poor or average quality will be refused unless negotiations successfully lead to an acceptable improved design solution.'

It is acknowledged that DM13 'Design and Resources' is relevant to all development – confirmation of how the development meets DM13 is shown right.

Planning Appraisal

DM13 – Design and Resources

Policy DM13 – Design and Resources Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

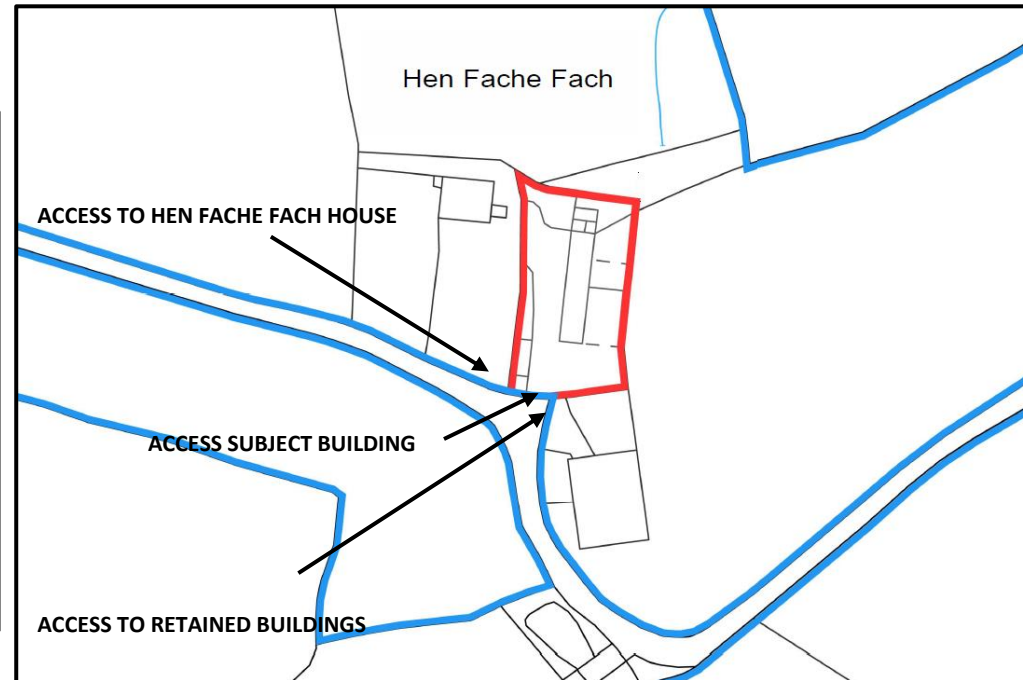
- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detailing. **As described within Section 3, the proposed development would complement the appearance of the existing barn and the domestication of the setting would be kept to a minimum.**
- 2. The development contributes towards the preservation of local distinctiveness and sense of place. **As above**
- 8. It incorporates adequate amenity land, together with appropriate landscaping and planting. **The amenity land which serves the proposed property will be of a suitable size to serve the modest dwelling proposed.**
- 10. The development has been designed and located to minimise the impacts on the transport network. Development proposals should meet all highway access requirements, and vehicular parking standards **There is adequate parking and turning space for a car per bedroom.**
- 11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter. **The proposed property has been carefully designed to afford suitable separation from neighbouring uses.**

Material Considerations

ACCESS

The site will utilise the existing access to the farmyard, whilst the dwelling known as Hen Fache Fach will retain its separate existing access and parking provision. The site is favoured with an independent access to the farm building to the south, which aids separation.

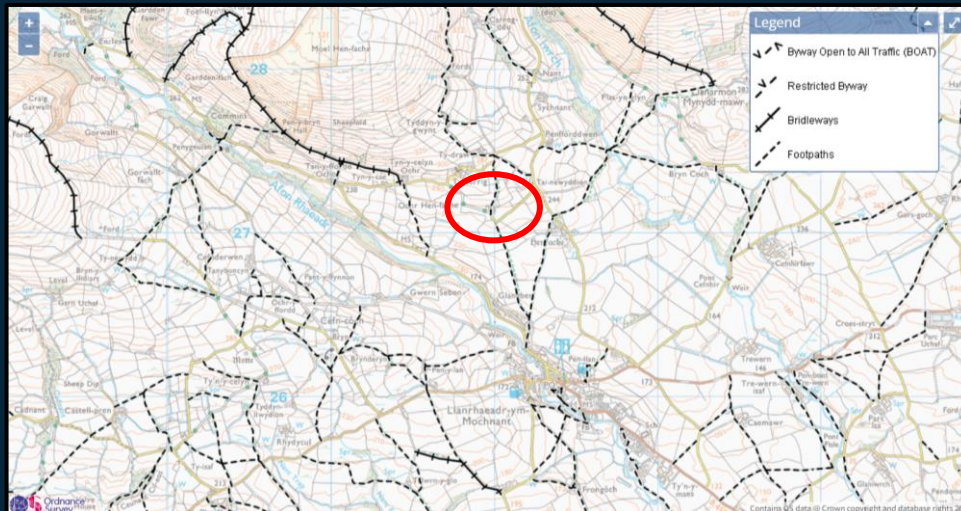
Accesses are afforded from a classified road which peters out into a country lane.



Material Considerations

PUBLIC RIGHTS OF WAY

It is acknowledged that a public footpath runs between the subject barn and the farmhouse at Hen Fache Fach. Whilst the route is adjacent to the subject building, the Public Right of Way will not be impacted by the proposed development.



DRAINAGE

Foul drainage associated with the proposed dwelling will be served by a package treatment plant which will discharge into the existing surface water drains serving the property.

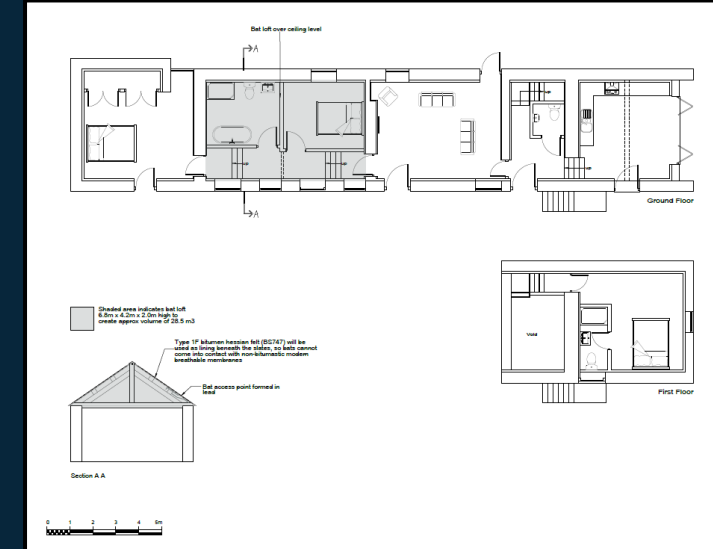
It is acknowledged SuDS Approval Body Consent will be required and subject to planning being granted an appropriate exemption or permit to be obtained from Natural Resource Wales prior to the commencement of the development. The drainage design will be prepared in line with the Stepwise approach as per Planning Policy Wales Section 6.4

Material Considerations

BIODIVERSITY

Enclosed with this application is an ecology report prepared by Greenscape Environmental. The proposed plans include the provision of a bat loft as part of the development alongside additional mitigation measures to afford suitable ecological enhancements.

The garden land associated with the barn affords opportunity to include native planting to help support local biodiversity.



Material Considerations

CONTAMINATION / UNSTABLE LAND

It is acknowledged the LDP Policy DM10 looks to seek clarification on contaminated or unstable land. Part of the development will require some localised alteration of the ground levels to provide sufficient access into the dwelling as well as the removal of an adjoining agricultural building.

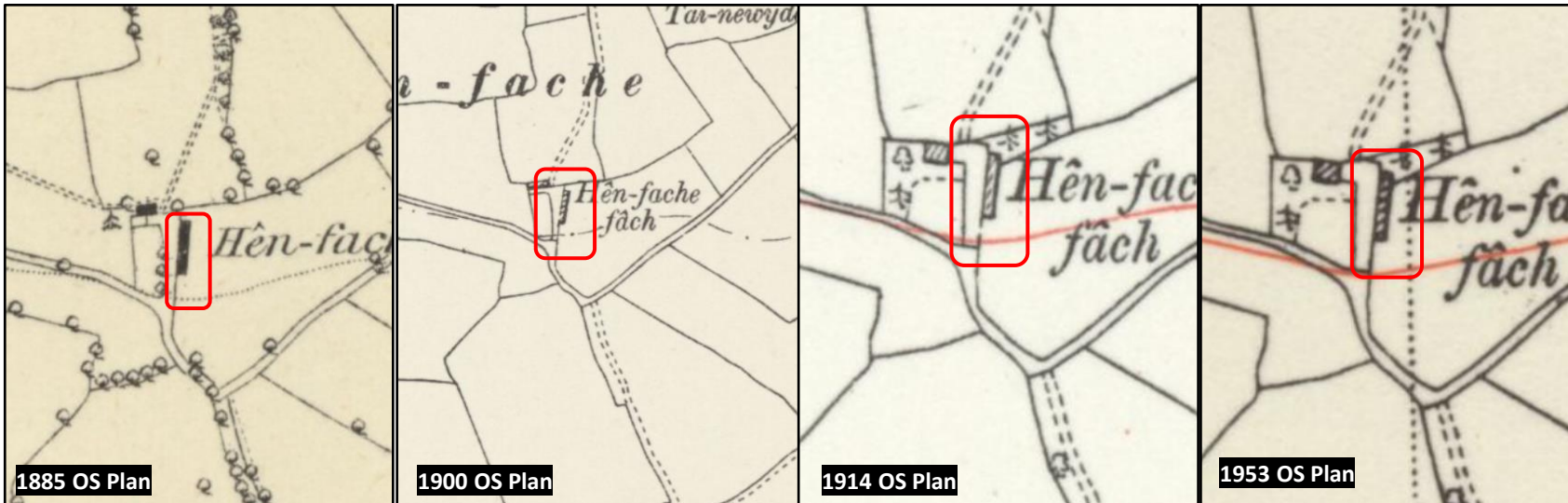
It is acknowledged that if consent is granted the following condition, or similar, is likely to be included;

“In the event that the presence of contamination is encountered when carrying out the approved development immediate contact must be made with the local planning authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority. Following completion of the remedial works identified in the approved remediation scheme, a verification report that demonstrates compliance with the agreed remediation objectives and criteria shall be produced and is subject to the written approval of the local planning authority, prior to commencement of the use of the development.”

Heritage Assessment

HERITAGE CONTEXT OF HEN FACHE FACH

The subject linear building, highlighted below, is considered a suitable historic asset for conversion. The historic imagery below, illustrates this building being evident on site since, at least 1885. This conclusion is supported by the images of the building which shows that the stone barn has a number of features appropriate to late 18th Century Development, such as traditional openings with curved headers and stable doors. The barns show evidence of livestock housing alongside a first-floor granary or hay loft accessed via external stone steps.



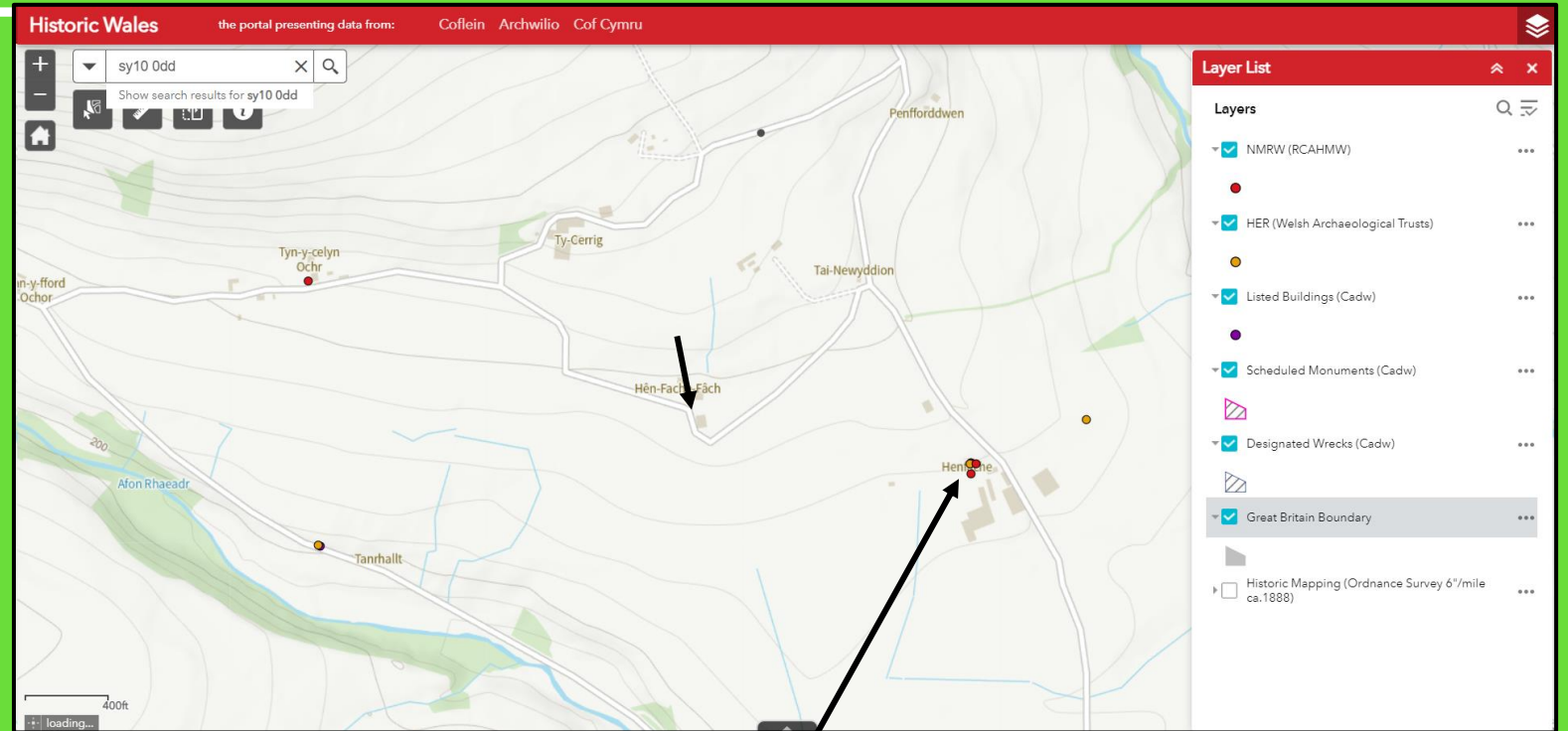
Heritage Assessment

NEARBY STATUTORY DESIGNATIONS

Historic Wales' website doesn't include any entry for the subject site, with the nearest record being at Henfache circa 410m east, which is a Grade II* Listed (ID 606) property. The barns at Henfache have some similarities to the subject barn, in that they are constructed for comparable locally sourced stone, brick and slate.

Whilst the barns at Henfache are not dated on the Listing, it is understood the associated house dated 1702.

Consistent with other comparable applications for the conversion of traditional buildings, it is acknowledged that there will be a requirement for a photographic record of the building prior to conversion.



Henfache Listed Dwelling and traditional buildings

Heritage Assessment

IMPACT UPON THE ASSET AND SURROUNDINGS

An extract of the existing and proposed elevations plans are illustrated right.

The proposed works to convert into a dwelling will not materially alter the appearance of the building with only modest alterations required to ensure that the dwelling will function as a dwelling.

A structural Survey has been conducted and is enclosed with this application. It confirms that, although some localised repairs are required alongside re-roofing the building, the building is capable of being converted and is structurally sound.

The amenity space associated with the dwelling would primarily be the footprint of the existing adjoining buildings which are proposed to be removed plus the existing yard area associated with the building, as such, the development would not encroach into the wider countryside.

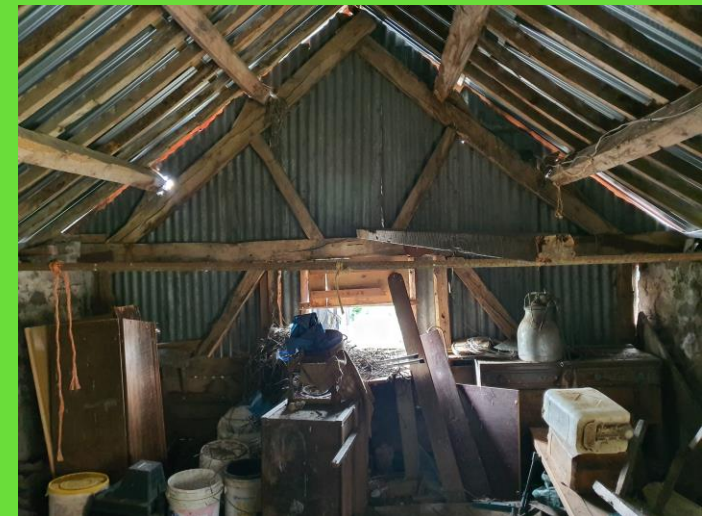


Existing Elevations



Proposed Elevations

Site Photos



Site Photos



Site Photos



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Conclusion

The proposed conversion of a traditional stone barn to form a dwelling at Hen Fache Fach plus detached garage is considered compliant with local planning policy and national guidance, thus it is respectfully requested that this application is viewed positively by Powys County Council.