Design and Access Statement Addendum

Proposed Conversion of Pont Y Blew Methodist Chapel.

Brief.

This addendum is to be read in conjunction with the original submitted D&A with specific headings within this addendum overwriting the original submitted D&A.

Planning Policy.

Planning policy H9 of the LDP allows the conversion of buildings outside of settlement limits to form residential properties.

The change of use or conversion of buildings to residential use outside settlement limits will only be permitted where;

i. The building is structurally sound and capable of conversion without extensive alteration, rebuilding or extension.

A structural survey is to be completed and submitted to support the application to support this.

ii. The building is worthy of retention due its appearance, historic, architectural or landscape value;

Due to the previous permission being granted to convert this building this has already been confirmed and accepted by the LPA.

iii. The creation of a residential curtilage does not have a harmful effect on the character of the countryside.

The curtilage is already part/adjacent to the residential curtilage of a residential property, effectively sub dividing the space will have no impact on the wider rural setting.

Policy H7 allows housing in the countryside where the proposal conforms with Policy H9 as stipulated above.

Proposals for housing development outside defined settlement limits will only be permitted where:

iv. It involves the conversion of an existing non-residential building (see policy H9)

Community Safety.

Providing a residential dwelling to the area will help reduce potential crimes occurring, it would enhance natural surveillance of the area, using the Police.uk web site 18 crimes occurred in the area for the month of February 2025.

The inclusion of a residential property in this location will bring a sense of safety to neighbours having an occupied property near their homes.

Conclusion.

The proposed conversion accords with policy H9 of the LDP. Conversion of the building will enhance its appearance and bring a building into use within the countryside.

We see no reason for the local planning authority to not look at an application to convert this charming structure to create a home unfavourably. Conforming with Policy H7 & H9 will ensure acceptance of the proposal put forward.