

SUPPORTING STATEMENT

APPLICATION

Type of Application

Full Planning

Location of Proposed Development

Tyddyn Dedwydd, Frondeg, Rhostyllen, LL14 4ND

Description of Proposed Development

Conversion of disused agricultural building into 1no. dwelling house

Date of Preparation

22/08/2024

Date of Any Amendments

N/A

Applicant

Mr Mark Baker

Agent

David Corran



1.00 INTRODUCTION

This statement has been prepared to support the application to convert the existing barn into a dwelling.

This is required due to the extended time period the application has been held in abeyance due to lack of information provided by Natural Resources Wales in relation to acceptable phosphate levels.

The LPD apparently could have circumvented this by undertaking their own Habitat Regulations Assessment however we were advised that due to being unable to obtain the correct “technical data or officers specialising in water quality who can adequately interpret that data” meant they were unable to do so.

During this time period a change to the LDP was introduced and the application is now being assessed against these parameters rather than those at the time the application was validated.

Timescale of key events

Application validated - 21/01/2021

Application advised as being required to be held with agreed extension of time due to unable to determine foul drainage, else application would have been recommended for refusal.

Applicant undertook a number of investigations and design solutions

Satisfactory drainage solution prepared by applicant and present to LPD as finally approved by NRW as a way forward. - 17/06/2024

Change to LDP - December 2023

2.00 NEW POLICY REQUIREMENTS FOR APPLICATIONS OF THIS TYPE

Policy H9: Conversion of Buildings Outside of Settlement Limits to Residential Use

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; and
- ii. The building is worthy of retention due its appearance, historic, architectural or landscape value; and
- iii. The creation of a residential curtilage does not have a harmful effect on the character of the countryside.

5.35 There are buildings in the countryside, such as traditional brick or stone built farm buildings that are of architectural merit and that make a positive contribution to the rural landscape but are no longer required or suitable for their existing use. The conversion of such buildings to residential use can secure their long term future whilst be of benefit by contributing towards the supply of housing in the County Borough. Any conversion scheme must be sympathetically designed in order to safeguard the character of the building, landscape character as well as protected species.

3.00 THE BARN

The barn is a timber frame sat on masonry low walls under a current presumed asbestos cement profiled roof sheet product.

The style of sheet roof over timber frame is a very common form of barn construction and whilst probably not as common in numbers as the stone built under a slate or stone roof style found locally, this in itself should be justification for the applicant investing in the building to preserve it and have it retained as a form of architecture.

Documents have been provided to planning to confirm that substantial structural work is not required to make the building habitable and therefore it is suitable for conversion and in dialogue with the planning officer it has been agreed that the roof product will be acceptable in being replaced with a natural Welsh slate finish.

The design proposals seek to maximise the architectural merit of this building as once completed a slate roof over timber clad structure is a very pleasing aesthetic and therefore the building has architectural merit.

A few example images are provided at the end of this statement.

The applicant is happy to invest in high quality materials to ensure this conversion is undertaken and results in an architectural statement but that is clearly sympathetic to its heritage in that it is a timber barn. Bespoke timber frame windows are proposed and a natural Welsh slate. Pre aged ship lap cladding will be used along with salvaged existing ship lap cladding for the external walls.

The barn sits at the higher altitude part of the site and is visible from the surrounding landscape. The aesthetic of the barn is far more sympathetic to the landscape than a steel frame and steel profile building would be and therefore we believe it does have architectural merit worthy of saving from further dilapidation as it adds interest to the landscape with it not being of the more common stone form.

Many of these timber barns will have been lost over the years due to lack of maintenance and investment as owners do not have the foresight to appreciate the architectural merit that a renovated timber barn brings.

4.00 EXAMPLES OF TIMBER BARN CONVERSIONS

Below are examples of timber barns that have been sympathetically converted and as such retain architectural merit that a timber barn has and are comparable to the applicants barn giving justification for its retention.











5.00 CONCLUSION

The barn has been proven to be structurally sound and capable of conversion.

We consider that this application barn does in fact have architectural merit and is worthy of retaining within the landscape.

The conversion of this barn would contribute to the housing supply in the Borough, its conversion would not detract from the local landscape, in fact investment in it would enhance the landscape.

The applicant has worked proactively with planning to secure a suitable solution to the foul drainage issue which as we understood it was the only blockage to the application being positively determined.

We feel that there is a strong argument that the application should be judged on the policy at the time of validation and in fact the significant proportion of the application period that took place under the old policy.

However, having said the above we feel that the building does in fact meet with the requirements of the new policy but in any case as set out above and now that a satisfactory drainage solution prepared and agreed by NRW has been presented the application should be determined favourably by the LPD.