

**DESIGN & ACCESS STATEMENT**

**FOR**

**CONVERSION OF AN AGRICULTURAL BUILDING TO 4 BED HOLIDAY LET  
PROPERTY**

**AT**

**ODDI-AR-Y-TWMPATH, GARTH, GLYN CEIRIOG, LL20 7LY**



**Consulting Engineers**

**Nova House**

**94 Boughton**

**Chester CH3 5AQ**

**Rev A 6/10/21**

## **1. INTRODUCTION**

The following Design & Access Statement has been produced to accompany a full planning application for the conversion of an agricultural building to 4 bed holiday let property at Oddi-ar-y-twmpath, Garth, Glyn Ceiriog, LL20 7LY

Reference also should be made to drawings 3971-01, 02 and 07 to 11 inclusive.

## **2. SITE DESCRIPTION**

The building is part of development of a dwelling and 2 barns and is shown on old maps dated 1880, the development is at least 140 years old.

The site is accessed via an un-named surfaced road off High Street Glyn Ceiriog.

The area of the existing land holding is 1.8 hectares and this is shown edged blue on drawing 3971-01.

## **3. BACKGROUND**

The site and buildings have always been part of an agricultural development

## **4. PROPOSED DEVELOPMENT**

The proposal is for the conversion of a former agricultural building to a 4 bedroom holiday let property, including garden / amenity space and parking areas.

Current guidance within the NPPF and Wrexham Council's Planning Policy allows for the re-use of agricultural buildings

A Building Condition Survey confirming the buildings are suitable for conversion is included in a separate document in the application.

The building to be converted is shown as Building 2 on drawing 3971-02.

The property will be served by a new access road approved under application ref P2020/0709

## **5. PREVIOUS PLANNING HISTORY**

A previous application for conversion to residential use was refused under application ref P2020/0209. The reasons for refusal have been addressed in this resubmission.

## **6. PRINCIPLE OF DEVELOPMENT / PLANNING POLICY**

The site is outside the settlement boundary (Policy Ref PS1) and is in a Special Landscape Area (Policy EC5). The proposal is fully compliant with the requirements of Policy H3 for conversion of buildings outside settlement limits

### **Design, Impact on Landscape and Impact on Openness**

The building is the same as the existing in scale and appearance and therefore has no impact on the landscape and openness

The only additions to the elevations are additional window and door openings.

The proposal does not produce a detrimental impact on the open character of the area, the special landscape qualities of the area.

### **Trees**

There are no trees in the vicinity of the proposal.

### **Amenity Issues**

The proposed development does not have detrimental impact on the amenities of nearby dwellings in terms of overbearing impact or unacceptable overlooking.

The proposal offers adequate quality accommodation for future occupiers.

### **Transport Issues**

*Site Entrance / Highway Capacity* – A new access road has been approved. The highway capacity was deemed satisfactory in the refused application.

*Car Parking* – There is adequate scope within the site for the parking of vehicles. Three spaces are provided and contained within the development boundaries of the site and not extending into open countryside or undeveloped parts of the site.

*Cycling* – There is adequate scope within the individual plots for cycle storage.

### **Environmental Issues**

*Sustainability* – To conserve natural resources, the development should contribute towards the goal of reaching zero-carbon developments as soon as possible by including appropriate on-site renewables and minimising energy consumption.

*Land Contamination* – This is unlikely to be a potential problem and will be dealt with under consultation and a suitable planning condition for a Phase 1 desk study if deemed necessary.

*Ecology* – An Ecology Survey has been undertaken at the report is included in the application documents

## **7. DESIGN & ACCESS STATEMENT**

The requirements for the Design & Access Statement are detailed in the Town & Country Planning Order 2006 as follows:

- Amount
- Layout
- Scale
- Landscaping
- Appearance

### **7.1 Amount / Use**

The application is for the conversion of an existing building to a four bed holiday let property. The site plan shows the site can comfortably accommodate this, without any impact on the area.

### **7.2 Layout**

Internal layouts of the dwelling are shown on the plot plans and these demonstrate good quality living accommodation.

### **7.3 Scale**

Elevations and plans demonstrate the building scale remains the same.

### **7.4 Landscaping**

Suitable landscaping and boundary treatments can be secured under a planning condition, the existing hedge on the road boundary will be retained.

### **7.5 Appearance**

The final appearance of the dwelling in terms of wall and roof finishes will be subject to a standard planning condition however the existing wall construction will be retained.

The general appearance of the dwelling type is comparable with the wide range of individual properties in the locality and with the existing dwelling on the site.

## **8 CONCLUSION**

### **Scheme deliverables**

- Re-use of an existing building which improves the visual appearance of the area.
- A property which matches the built form of the area and which respect the character of the settlement in terms of layout, form, massing and scale.
- New accommodation which will help support the existing local amenities and services within Glyn Ceiriog
- A contribution to holiday properties in the area in a sustainable location which is accessible by public transport

For the reasons above the proposed development is acceptable in planning terms and meets the requirements of the policies of the NPPF and the local plan as material planning considerations.