

Design and Access Statement

PP-09606553

**Erection of Agricultural Building on Land at
Coed Y Glyn Isaf, Llanarmon Road,
Glyn Ceiriog**

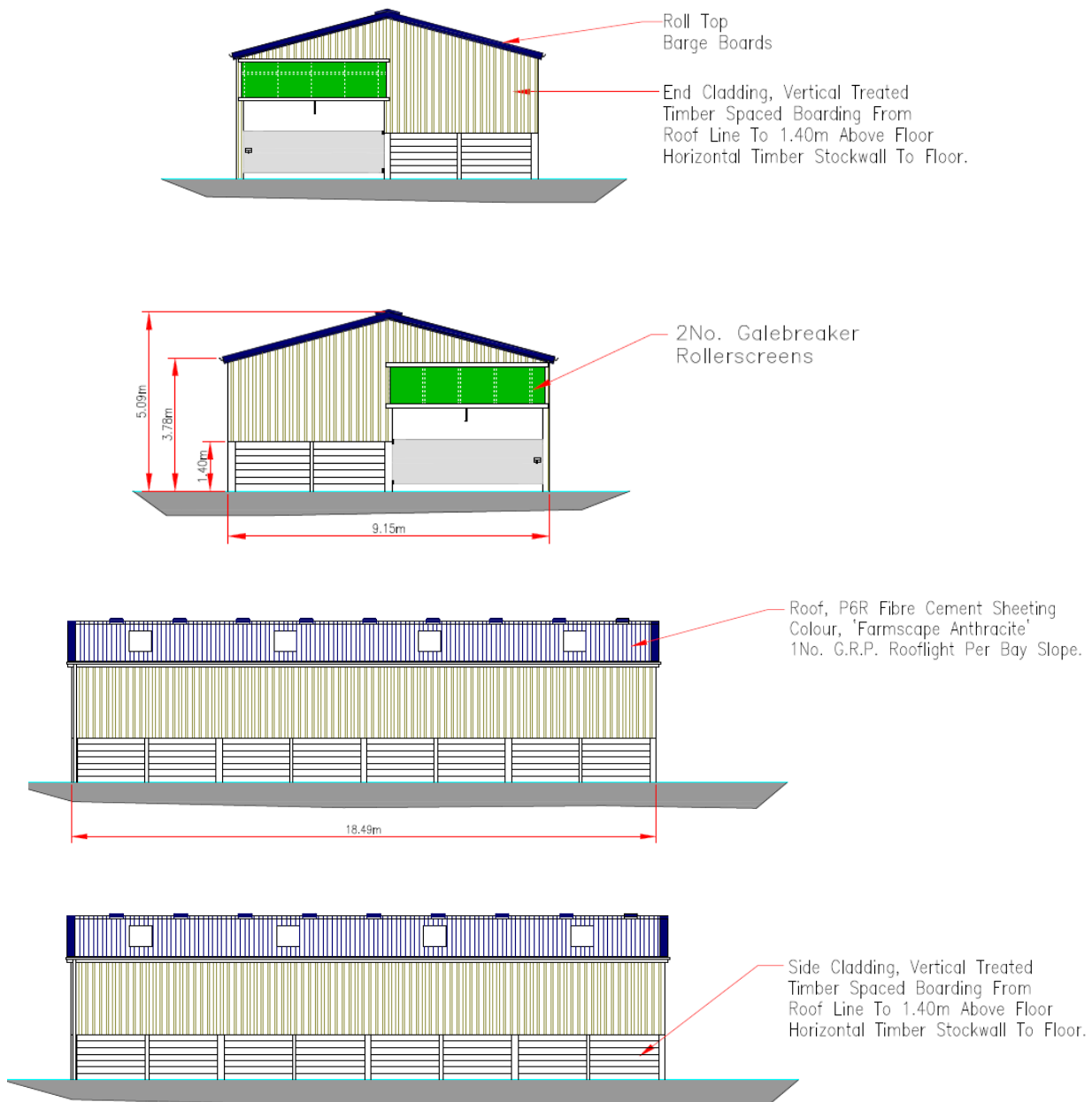
Background

Coed Y Glyn Isaf is a registered small holding of approximately 5 acres. The land is mainly to grazing for livestock but whilst there a number of small shelters for livestock on the property, these are not adequate in construction, condition or size to serve the storage needs of the small holding.

This application is therefore to erect a purpose-built general purpose agricultural building for the secure storage of bedding, feed and machinery.

Design

It is proposed that the building will be supplied by Farmplus, who specialise in timber buildings for the agricultural sector. The proposed size of the building is 18.6m by 9.15m, providing four bays, adequate for the storage of bedding, feed and machinery such as a tractor, trailers and utility vehicles. The gable ends will each be fitted with a gated access to enable all four bays of the building to be accessed from either end of the building. The eaves height is proposed to be 3.78m and the ridge height 5.09m.



The use of timber is sustainable and produces a building that will blend into the landscape better than a profile sheet, steel framed equivalent.

Location

The building will be located centrally in the small holding, The North and South gable ends will each be fitted with a gated access to enable all four bays of the building to be accessed as well as the adjacent field.

The long side of the building will run parallel to the B4500 Llanarmon Road, although at least 5m from the boundary and in an elevated position relative to the road.

The gated access in the south gable end will provide access from the property's main driveway and the gated access in the north gable end will provide the access to the adjoining fields.

Appearance

A photograph of a similar style of building, albeit larger than one proposed, supplied by Farmplus, can be seen below.



All aspects of the building will have horizontal stock boarding to the lower portion and vertical timber cladding to the upper portion as shown in the example building above.

The roof will be cement sheet in a grey colour similar to the slate roofs common to the area.

Groundworks

The land is steeply sloping so groundworks will be required to provide a level site, however this will mitigate the impact of the building from the west due to it being set into the slope.

The site is not immediately overlooked by any neighbours. and it will be elevated above the road level.

It is understood that due to the proposed size of the building it will be subjects to SuDs, but being sloping land, there are limited opportunities for any open water catchments, so it is likely that rainwater will be drained to underground soakaway of a suitable size.

Neighbouring properties

The nearest neighbouring property to the west is approximately 70m away on the Nantyr road, however properties on the Nantyr road in the area adjacent to the building are at a significantly higher altitude and their outlook will be far above roof height.

The nearest neighbouring property to the east is over 120m away on the opposite side of the river and their view of the proposed building will largely be obscured by the trees surrounding their property.

The nearest neighbouring property to the North is on the Nantyr Road and is more than 100m away for the proposed building. There is no clear line of site from this property to the proposed building

The nearest neighbouring property to the South is situated on the other side of the applicant's house and is over 120m away from the proposed building. The line of site from this aspect is obscured by mature trees around the applicant's property.

The photographs below show the aspect in each direction from the proposed site with the nearest properties circled in red. The clearly demonstrate that the building is not within close proximity to any neighbours and that the building will therefore not have any noticeable impact upon their occupants.



Aspect to West



Aspect to East



Aspect to North



Aspect to South

Access

Access to the building will be from the main residence's existing driveway using an existing access consisting of a gate into the field and a porous stone surfaced track.



Gated access from driveway to site of proposed building