

DESIGN & ACCESS STATEMENT

FOR

**CONVERSION OF AN AGRICULTURAL BUILDING TO 2 BED HOLIDAY LET
PROPERTY**

AT

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



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1. INTRODUCTION

The following Design & Access Statement has been produced to accompany a full planning application for a new access drive and the conversion of an agricultural building to 2 bed holiday let property at Oddi-ar-y-twmpath, Garth, Glyn Ceiriog, LL20 7LY

Reference also should be made to drawings 01 and 02 to 06 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 road is steep and the surfaced width is approximately 2m wide with the sides of the road suffering from erosion from surface water.

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

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 2 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 02.

The property will be served by a new access road which will also serve the existing farmhouse shown as building 1 on drawing 02 and a further building conversion to dwelling which is part of another application.

5. PREVIOUS PLANNING HISTORY

This is no previous planning history for the site

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 a holiday let property.

Transport Issues

Site Entrance / Highway Capacity – The existing access road is very poor and a new stone surfaced, self-draining access road is proposed.

Car Parking – There is adequate scope within the site for the parking of vehicles. Two 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 not been undertaken at application stage. Protected species are unlikely due to the current construction and if required mitigation measures can be dealt with under further consultation and a suitable planning condition.

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 2 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.

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 dwelling which matches the built form of the area and which respect the character of the settlement in terms of layout, form, massing and scale.
- A holiday let property which will help support tourism, the existing local amenities and services within Glyn Ceiriog

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.