
Planning Statement

Erection of a replacement dwelling and associated works at Coedllys, Llanfyllin, Powys, SY22 5HS

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Powys, SY22 5HS

Planning Statement

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Site address

Coedlys
Llanfyllin
Powys
SY22 5HS

Planning Authority

Powys County Council
Neuadd Maldwyn
Welshpool
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1. INTRODUCTION

- 1.1. This Planning Statement is prepared and submitted in connection with the full application for the erection of a replacement dwelling and associated works at Coedllys, Llanfyllin.
- 1.2. The proposal is to replace an existing habitable dwelling, of which is occupied with a more energy efficient dwelling, which would meet modern living standards.
- 1.3. The current property is a dwelling with no local or historical interest. The structure has little or no insulation, and has a very low energy efficiency credentials.
- 1.4. The option therefore is to demolish the property and replace it with a dwelling which has the character of the existing property but bringing it up to modern standards by adding features sympathetically within the design.
- 1.5. This statement has been prepared in accordance with Technical Advice Note 12.

2. APPLICATION SITE

- 2.1. The current site is in a rural location, 1 mile from the small town of Llanfyllin.
- 2.2. The existing property is habitable.
- 2.3. The property has no historical interest, and not one that is of any local vernacular character. No work has been carried out on the property for years, in order to keep it up to modern living standards.
- 2.4. Its structural condition is ok, but signs of deterioration can be seen throughout the property.
- 2.5. The current dwelling sits in a relatively large garden, with a small amount of trees to the boundary of the property.
- 2.6. An aerial view is provided below:



3. ENVIRONMENTAL SUSTAINABILITY

- 3.1 Landscape setting – The existing site is a dwelling within a generous plot, with neighboring agricultural properties and fields surrounding the property.
- 3.2 In relation to the site's landscape setting, it will not be significantly altered, in that it is a like for like replacement within the landscape and does not involve an additional building within the landscape.
- 3.3 Biodiversity and local environment – The proposed site for the new dwelling is a garden and therefore limited biodiversity will be harmed by the development. The proposal includes the demolition of the property, of which no bat roost will be affected, in accordance with the ecological survey undertaken submitted with the application.
- 3.4 Mitigation and biodiversity enhancements will be provided as part of the scheme to promote ecology and biodiversity in and around the site which includes a new hedgerow and replanting of trees.
- 3.5 Energy efficiency – Energy efficiency measures will be implemented as part of the development, such as rainwater harvesting, solar collectors, recycling storage and collection points and thermally efficient heating systems. Currently no energy efficiency measures are apparent within the existing property.
- 3.6 In light of this, the proposal has very high renewable credentials in comparison to the existing situation.
- 3.7 Sustainable materials – The applicant will look to utilise materials locally and introduce recycled materials where possible.

- 3.8 Water – The site is outside any flood zone. In terms of foul treatment disposal, it is envisaged that it will be dealt by the existing septic tank.
- 3.9 Surface water drainage will be dealt with by a SUDS or soakaway system, of which specific detail will be given through the SAB process together with Building regulations.

4. MOVEMENT AND ACCESS

- 4.1 The proposal is for the replacement of a habitable dwelling; therefore the movements will be no more than existing, and therefore the access to the property will be acceptable.
- 4.2 In order to comply with legislation regarding (Access by disabled persons), the property will conform to the regulations set out within the Building Regulations 2010 approved document M.
- 4.3 The provisions included within the development will be level access around the exterior of the dwelling, level threshold access to each entrance door, W.C facility at ground floor level and sockets and light switches at appropriate heights.

5. CHARACTER

- 5.1 The proposed replacement will be in keeping with the traditional builds of the local area and the existing dwelling. The principle elevation has been designed in a way to mimic a traditional appearance, to meet the sustainable credentials set out by local and national policies.
- 5.2 The scale of the dwelling is proportionate, with the existing dwelling being 12.83m width and 18.49m depth and the proposal having a 15.2m width and 11.75m depth.
- 5.3 The ridge height is the important point in terms of keeping the scale the same, and by providing a ridge height only being 0.73m higher than the existing is considered proportionate.

6. LAYOUT

- 6.1 The new revised proposal is for the new dwelling to be placed on top of the existing dwellings footprint.
- 6.2 The layout provided, is fairly similar to the existing layout, but attempting to make more of solar gain and daylight to the property by reorientating it.

7. NATIONAL AND LOCAL PLANNING POLICIES

7.1 National planning policies in Wales are defined within Edition 7 (2014) of Planning Policy Wales and 24 Technical Advice Notes which cover different elements of the planning process. The National policies provide a general and overarching view on what the Welsh Government believes should be the primary objectives of development in Wales. Generally new housing developments.

7.2 Chapter 9 of Planning Policy Wales specifies that new housing development shall be well designed and make a significant contribution to promoting community regeneration and improving quality of life.

7.3 Local Development Plan policies (2018) - Local planning policies are derived and drafted on the basis of National policies, which the current adopted Powys County Council Local Development Plan is no different. In light of this, although material consideration must be given to the strategic objectives as set out by Welsh Government policies, the main considerations must be taken from Powys' adopted Unitary Development Plan

7.4 H9 – Replacement Dwellings

The existing dwelling shall not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3.

The proposal shall not result in the loss of a building of special architectural or historic interest of local vernacular character. Where this is the case, proposals will only be permitted where the building is proven to be beyond realistic repair.

The replacement dwelling shall: be located within or adjacent to the footprint of the former dwelling, and reflect the form, size and scale of the dwelling unless there are demonstrable planning advantages to be gained from deviating from the former dwelling's orientation, position or size; respect or enhance the design of the original dwelling and those of surrounding properties and the locality.

7.5 The dwelling is clearly not abandoned and is still clearly recognisable as a permanent dwelling. The property has been lived in continuously for over the past 60 years.

7.6 The property is of no special architectural, or historic interest.

7.7 The existing building is of low-quality construction, with a 100mm solid timber frame inadequately insulated and timber cladding without cavity, resulting in poor fire performance, poor thermal insulation, and poor sound insulation. According to the owners it is cold in winter and overheats in summer. The proposed building will be built with an I-Beam timber frame, fully filled with Warmcel insulation, made from recycled newspaper. Thermal performance will be improved well beyond building regulation requirements, with U values of 0.13 W/m²K for walls and roofs, and an airtight thermal envelope.

- 7.8 The materials used for the structure and insulation have a very low embodied carbon compared with other materials used in construction such as concrete blocks, bricks, and insulation such as PIR. The south facing roof will be used to install solar PV panels to cover part of the energy demand of the house.
- 7.9 The replacement will lie on top of the existing dwellings footprint and it will reflect the form of the existing dwelling. It respects and enhances the design, with the principle elevation being very traditional and in keeping with the existing, and the glazed introductions to meet sustainability credentials.
- 7.10 The increase in ridge height does not give rise to any landscape or visual impact because the site is largely confined to its own setting, and is not visible from any vantage point.
- 7.11 In light of the above, the proposal fundamentally complies with policy.

8. CONCLUSION

- 8.1 The proposed development is for the erection of a replacement dwelling. The proposal will remove an existing poor energy efficient house, with an energy efficient dwelling which has the character of the existing house and surrounding properties.
- 8.2 The layout of the proposal is in keeping with the area, with no major changes provided, only improvements.
- 8.3 In light of all the information provided to you, and the relevant planning policy context that is currently in place, we consider that the proposed scheme should be viewed positively and recommended for approval.