

# Planning Support Statement

Siting of a Holiday Lodge & installation of private  
treatment plant  
on  
Land adjoining Oaklands, Penygarnedd  
for Mr R Smith

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## **INTRODUCTION**

This planning support statement forms part of a full planning application for the siting of a holiday lodge with all associated works on land adjoining Oaklands, Penygarnedd. SY10 OAT.

The proposed site comprises of existing agricultural grazing land.

The proposals include the relocation of an existing lodge, owned by the applicant, which is currently located on a holiday park.

The application is for holiday accommodation under Powys County Council's Local Development Plan – Tourism policy.

This statement is to be read in conjunction with the Planning Application form, drawings, and documents.

## **SITE LOCATION**

The Proposed development is located on agricultural grazing land in Penygarnedd.

The site is bounded by a highway to the South East, an existing private access track to the North and agricultural grazing land to the South West.

Located to integrate into the landscape without being prominent, the development will be screened by existing mature hedgerows and trees, together with the additional planting of native species trees and hedges.

Ensuring that the proposed development does not detract from the overall character and appearance of the area.

## **PRINCIPLE OF DEVELOPMENT**

Policy TD1 of the Powys Local Development Plan states that the development proposals for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows:

- 1. Within settlements, where commensurate in scale and size to the settlement.*
- 2. In the open countryside, where compatible in terms of location, siting, design and scale and well-integrated into the landscape so that it would not detract from the overall character and appearance of the area and in particular where;*
  - i. It is part of a farm diversification scheme; or*
  - ii. It re-uses a suitable rural building in accordance with TAN6; or*
  - iii. \*It complements an existing tourist development or asset, without causing unacceptable adverse harm to the employment of that development or asset; or*
  - iv. It is not permanent in its nature*
- 3. Accommodation shall not be used for permanent residential accommodation.*

The proposed development complies with part 2 of policy TD1 of the Powys Local Development Plan.

\*The proposed development is located within an area having a significant number of outdoor tourism facilities and is therefore considered to comply with **TD1 part 2, section iii.**

It is considered that there are a significant number of tourist assets within close proximity of the site.

The area is widely used by riders, walkers and cyclists.

The site is near to a right of way network of public footpaths and bridleways.

The site is near to popular tourist attractions of - The Berwyn Mountain range, Lake Vyrnwy & Llanrhaeadr waterfall.

The nearby villages of Penybontfawr, Llangynog & Llanrhaeadr YM provide shopping & catering facilities. Further tourist facilities include the sports and Leisure Centre (app 5 Miles away) at Llanfyllin.

It is considered that the proposal complements many existing tourist assets, without causing unacceptable adverse harm to the enjoyment of those developments and assets.

The proposals would provide additional tourist accommodation as well as contributing to the local economy.

### **Design and Appearance**

With respect to design - specific reference is made to LDP policy DM13. This policy refers to development proposals being required to demonstrate good quality design that complements and/or enhances the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detailing.

The proposed building is constructed from; Walls - Timber cladding, dark grey lightweight roof tiles, dark brown uPVC double glazed windows and doors.

The materials of the proposed development complement that of the existing area which consists of an area of agricultural grazing land.

The proposed materials and low roof pitch ensures that the proposed holiday unit integrates into the surroundings.

#### **•Scale:**

The proposals are for a single lodge measuring 11.1M x 6.1M externally & having an internal floor area of 64.5M<sup>2</sup>.

#### **•Siting:**

The proposals will be well screened by existing mature trees and hedges, along with the additional planting of native species hedge and trees, the development will integrate into the landscape without being prominent.

#### **•Landscape Impact**

LDP policy DM4 confirms that proposals for new development must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity. It is not considered that the proposed development will adversely affect the character of the landscape, and is therefore compliant with LDP policy DM4.

### •Highway Safety

Policy DM13 part 11 states that development proposals should meet all highway access requirements (for transport users) and parking standards.

Access is provided off a private track that is owned by the applicant.

Parking spaces and turning areas have been provided as indicated on the site plan.

The proposed development complies with policy DM13 part 11 of the Powys Local Development Plan (2018).

### •Natural Environment

Policy DM2 states that proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests. Proposals which would impact on natural environment assets will only be permitted where they do not unacceptably adversely affect those assets. Technical Advice Note (TAN) 5 seeks to maintain biodiversity and safeguard protected important sites.

The proposals are located upon agricultural grazing land.

The external lighting proposals are also indicated on Site Plan - drawing 3a. The lights are to be sensitive to nocturnal wildlife and comprise of max 20Watt LED exterior grade downlighters, with PIR sensors triggered by large objects only, and with auto cut-off. The lights are to point away from any mature trees and hedgerows, and to be located at a maximum height of 2.5 Metres.

### Biodiversity Enhancement

· Planting of native species trees and hedgerows are proposed and indicated to encourage wildlife and biodiversity.

· Bird box:

Bird box to be fitted on North West gable. Box to be positioned between 2 to 5M above the ground & to have a floor space measuring 100 x 100mm, have a liftable lid or side panel for cleaning.

### •Flood Risk

The development Advice Map produced by NRW indicates no risk of flooding for this site.

The Site is therefore compliant with, Policies DM5 and DM6 of the Powys Local Development Plan (2018) and TAN 15.

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