



## Planning, Design & Access Statement

Proposal	Domestic Workshop
Site	Cagebrook Cottage Cagebrook Lane Llanyre Llandrindod Wells LD1 6DY  Grid Reference – SO 04578 62828 What3Words - overt.spiking.committee
Client	Mr D Edwards
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Date	April 2024

## Introduction

This design and access statement is submitted in support of a householder planning application for the erection of a domestic workshop at Cagebrook Cottage , Cagebrook Lane, Llanyre, Llandrindod Wells, LD1 6DY.

The proposal is for the erection of a domestic workshop to be constructed within the curtilage of the property, to the rear of Cagebrook Cottage. The development will provide the applicant workshop space for their own personal use and enjoyment.

## Context Analysis

### Site Location

The application site is located in the village of Llanyre, near the spa town of Llandrindod Wells. The building is located to the north, behind the existing dwelling.

The approximate location of the application is highlighted in red below.



Figure 1 - Bing Map Image

### Access

Access to the proposed building is via the existing entrance to the south of the property. Within the curtilage there is parking and turning area for vehicles.

### Surroundings

The site is situated in the village of Llanyre with a mixture of residential properties, agricultural land and agricultural buildings surrounding the site.

### Scale

The footprint of the building is 15.44m (50ft) x 4.57m (15ft) with a 1.5m overhang on the front (south west) elevation.

The eaves height of the proposed workshop is 3.62m (12ft), with the overall height being 5.53m.

### **Design & Appearance**

The building has been designed to allow a vehicle to be drawn into the building through the double doors on the southeast elevation. A pedestrian access is also provided on the southwest side, with several windows providing natural light and ventilation into the workshop.

The overhang provide a covered walkway in front of the workshop to provide some protection from the weather.

The proposed building will have a masonry stone plinth to window sill height, with timber weatherboarding above. The roof will be finished in a natural slate covering. The materials are considered traditional and in keeping with the surrounding properties.

### **The Natural Environment**

The proposed construction works will not affect any trees, hedgerows, or ponds. The proposed development is of relatively low-ecological value and as such no ecological survey has been undertaken as part of this application.

Two Schwelger 2H bird boxes will be fixed onto the building, at a minimum height of 3.0 metres, to provide biodiversity enhancement.

### **Public Right of Way**

There are no known public rights of ways on the development site. There is one public right of way to the east of the site behind Slate House. The development does not impact this footpath.

### **Flooding**

The Natural Resources Wales Development Advice flood maps indicated that the site is does not fall within a flood zone, with a low probability of flooding.

### **Surface Water Disposal**

The rainwater will be collected from the rainwater goods and to be re-used for cleaning and watering. The excess water will be directed into the existing storm water drainage on site.