

Planning Statement

Demolition of farmhouse and proposed replacement dwelling

at

Tynrhos, Derry Ormond, Betws Bledrws, Lampeter, Ceredigion. SA48 8PE

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Cynllunio RW Planning

Rhydian Williams BSc(Hons) MSc

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1.0 Introduction

RW Planning has been instructed by T and C Jones and Thomas Login Architecture to provide a planning statement in support of their full planning application for a replacement dwelling at Tynrhos, Derry Ormond.

Tynrhos was purchased by the Jones family in October 2018. The farm which totals some 70 acres was in need of considerable investment and modernization. The family have undertaken considerable works on the farm, including cultivation, fencing, new farm buildings, roadways etc. Tynrhos has now been set up as a dairy youngstock farm with cattle grazing the land in summer and being housed in the agricultural sheds during the winter.

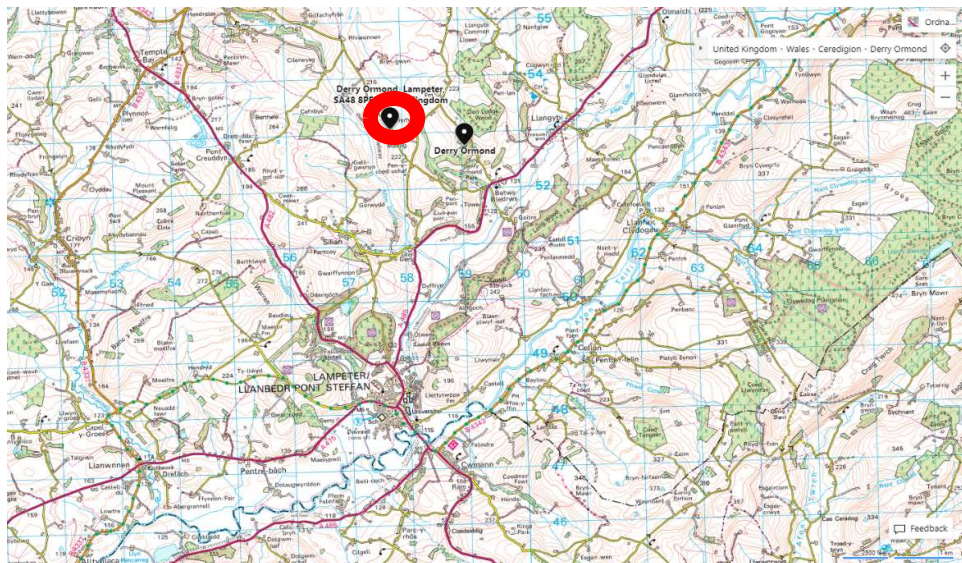
This statement intends to complement the proposal put forward in drawing format within the submission. The following information has been prepared and submitted in support of this full planning application:

- Full planning application form
- Location plan
- Existing block plan
- Proposed block plan
- Floor plans
- Site sections
- Elevation plans
- Planning Statement
- Ecological report

2.0 SITE DESCRIPTION AND SURROUNDINGS

Tynrhos Farm is located in an open countryside location 5KM to the North of the settlement of Lampeter. The farm yard, buildings and existing dwelling are located 100 meters back from the county maintained highway. A suitable access point already exists from the site onto the adjoining county maintained road. No Public Rights of Way exist on site. The site has no immediate residential neighbors and the area is made up of remote rural properties.

The Nant Dyfel runs to the North East of the Farm holding, which is a tributary to the Afon Dulais which then flows into the Teifi.



OS map showing location of site in context of the wider area



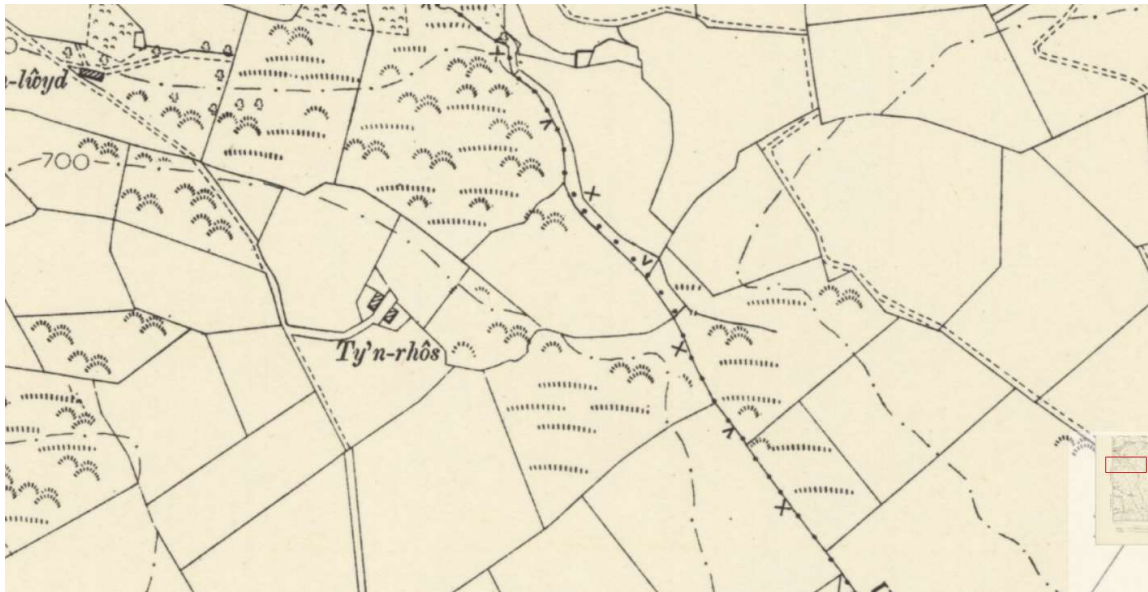
OS map showing the wider application site and its typography

The existing farmhouse is located adjacent to the farmyard and adjacent to the access track. The property has been vacant since the previous occupant died and left the property in a bad state of repair.

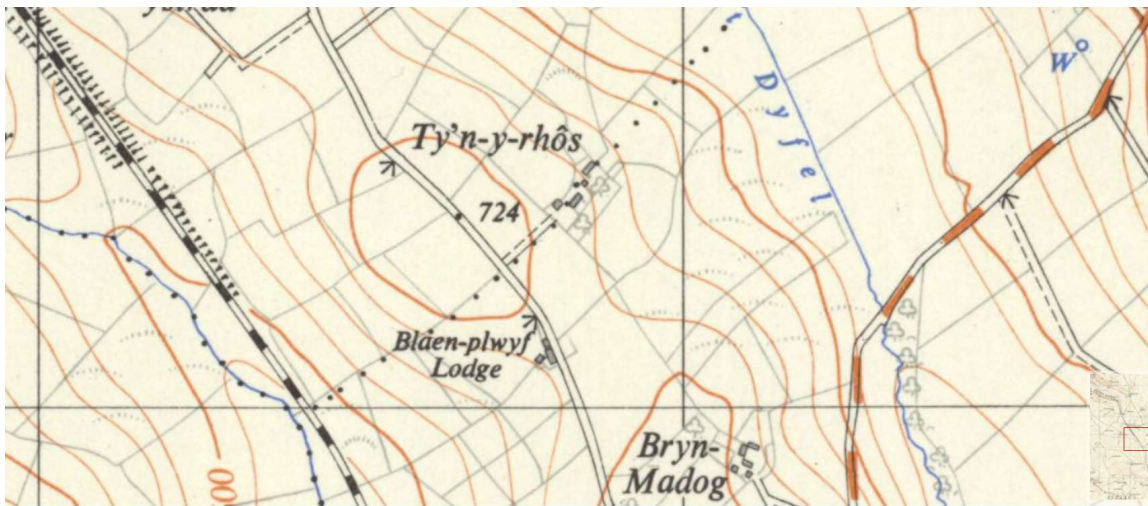


Aerial photo of wider site and application site in red

Historic maps of the site, namely the oldest map, the 1904, shows that the original farm dwelling would have been located on the 'old farm yard' to the North East of the current dwelling. By 1951, the historic map shows that a new dwelling has been located further South West of the 'old farm yard' at a more elevated position. This is the current location of dwelling on site.



Cardiganshire 1904 maps.



Ordnance Survey Map 1951

Existing Dwelling

The existing farmhouse is shown in the following photographs.



Rear elevation (North East)



Side elevation (North West)



Front and side elevation



Internal picture of the kitchen



Landing/hallway area

As illustrated by the photos above, the existing dwelling is in a bad state of repair. The agent notes during the existing building survey, that the rear elevation is notably bowing out towards the corner adjoining the side/ North West Elevation gable. This side gable is currently failing and has resulting in little structural integrity to this part of the dwelling.

Internally the property is smoke damaged and has a considerable build up of grease to all walls and ceilings. Furthermore it is noted by the agent that the property is not fit for purpose and has significant structural issues which would make reinstatement of the dwelling unviable and make replacement a better option.

3. PROPOSED DEVELOPMENT

The proposal seeks to demolish the existing farm house and replace with a new dwelling located approximately 20 meters to the South West. The dwelling will remain adjacent to the existing built form of the farm yard, with recently erected agricultural buildings located directly to the East of the site.

The proposed dwelling is to be two stories plus an underground garage area utilizing the sites topography. The dwelling will be larger than the existing dwelling it replaces to provide more spacious living accommodation more akin to modern standards. Furthermore the larger replacement dwelling proposed is also required to accommodate the farm office and associated utility room etc. which are also linked to the operational needs of the dwelling as a farm house.



Proposed site plan illustrating location of replacement dwelling and existing dwelling

The proposed dwelling has a footprint of 227.54square meters which also includes the farm utility at 28.4 square meters and farm office at 17.6 square meters. This would bring the comparable ground floor area to 181.54square meters.

The original dwelling has a property footprint of 90.72 square meters.

The floor plans are illustrated below and as can be seen the replacement dwelling proposes the same number of bedrooms as the previous dwelling at 4 bedrooms.



Ground and first floor plan

The proposed dwelling front elevation is of a high quality design incorporating traditional features to include centered internal chimneys, symmetrical form, traditional fenestration with vertical emphasis and two single story side elements being subservient to the main dwelling.



Proposed front elevation



Rear and side elevations



The rear elevation has a more contemporary design making the most of the views to the rear of the property. Again the rear of the property maintains a strong symmetrical balance and feel to the form of the dwelling whilst accommodating more freedom for contemporary glazing.

The proposed external finishes include stone, painted render and natural slate roof. Windows will be of a high quality UPVC or Aluminum composite and the front door will be timber.

Parking and turning will be provided to both the front and rear of the dwelling as detailed on the block plan above.

4.0 Relevant Planning Policy

National Planning Policy

- Planning Policy Wales (Edition 11, 2021)
- Technical Advice Note (TAN) 5 Nature Conservation and Planning (2009)
- Technical Advice Note (TAN) 6 Planning for Sustainable rural communities (2010)
- Technical Advice Note (TAN) 12 Design (2016)
- Technical Advice Note (TAN) 18 Transport (2007)
- Technical Advice Note (TAN) 24 The historic environment (2017)

Local Development Plan for Ceredigion (LDP), adopted by Ceredigion County Council April 2012.

- Policy S01: Sustainable growth
- LU08 Replacement of Existing dwellings
- Policy DM06: High Quality Design and Placemaking
- Policy DM10: Design and Placemaking
- Policy DM13: Sustainable drainage systems
- Policy DM14: Nature Conservation and Ecological Connectivity
- Policy DM15: Local Biodiversity and Conservation

The most relevant land use policy as contained in the Ceredigion Local Development Plan in the consideration of the principle of this development is policy LU08 Replacement of existing dwellings which I outlined below:

Policy LU08: Replacement of Existing Dwellings Proposals to replace existing dwellings will be permitted provided they comply with the following:

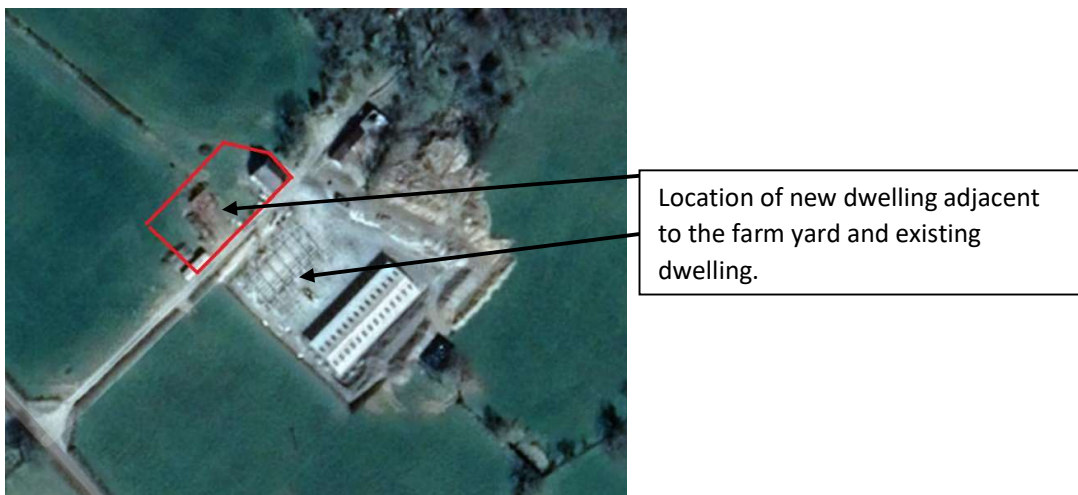
- 1. The existing dwelling should not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended);**
- 2. The replacement dwelling should: i. be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are demonstrable planning advantages to be gained from deviating from the original orientation, position or size. ii. respect or enhance the design of the original dwelling, that of surrounding properties and the locality;**
- 3. The proposed development will be subject to the demolition of the original dwelling at the appropriate time.**

5.0 Material Considerations

Compliance with policy LU08

Criterion 1 of the policy requires that the existing dwelling to be replaced shall not be abandoned and remains clearly recognisable as a permanent dwelling. The dwelling has not been abandoned as the previous occupant died while still residing at the dwelling, and furthermore the wider site is still being actively farmed. The existing dwelling as illustrated by the site survey submitted with this application and the photos shown previously in this report demonstrates that the dwelling remains clearly recognisable as a permanent dwelling. It is therefore deemed that the proposal meets criterion 1 of policy LU08.

Criterion 2i. requires the replacement dwelling to be located within or adjacent to the footprint of the original dwelling. The replacement dwelling is located in close proximity and adjacent to the existing dwelling. A slightly different location than the existing dwelling footprint has been chosen in order to allow the dwelling to be located directly adjacent to the farm yards access point for practical reasons in running a farm and business on site. Furthermore the site of the original dwelling will be utilised for parking and turning and will result in an improvement to the yard on site which was somewhat confined by the dwelling historically. It is noted that the proposed dwelling location will not be more prominent in the landscape and continue to relate well to the existing built form already on site. On balance I therefore deem the proposal to meet the first part of Criterion 2i.



Aerial photo of site

In terms of the design of the proposed replacement dwelling and more specifically as outlined by the policy the form, bulk, size and scale it is acknowledged that there is somewhat of a change. However

considering other material planning considerations it is felt that these changes are reasonable for the following reasons.

Firstly, the front elevation of the dwelling and the only elevation clearly visible from a public vantage point benefits from a high quality design with symmetry, vertical emphasis of the fenestration, symmetrical internal traditional styled chimneys, centred front door, and stone and render finish directly reflecting the existing dwelling on site.

It is felt that the design of the proposed development will respect and enhance the design of the original dwelling as outlined above. In terms of the rear elevation, which is not prominently located or seen, a more contemporary design has been chosen, to enhance the design of the proposal in line with criterion 2ii.

Decision precedent by the LPA in line with LU08

A171031 – Replacement dwelling at Pyllau Bryn, Rhydowen.

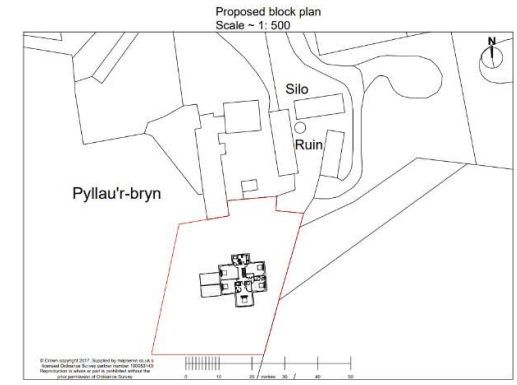
Replacement dwelling application approved under delegated powers by the Local Planning Authority under policy LU08. I note the changes in form, bulk, size and scale similar to the application put forward at Tynrhos. I also note that the replacement dwelling is 40 meters away from the original dwelling house.



Existing elevation plans from Ceredigion County Council Website.



Proposed elevation plans from Ceredigion County Council Website.



Proposed block plan from Ceredigion County Council Website.

Other similar examples can also be found on the LPA website.

The existing dwelling will be demolished prior to the occupation of the completed replacement dwelling in line with policy LU08 Criterion 3.

Other planning considerations

Access, parking and local amenity

The proposed development will utilise the existing access onto site and will provide suitable parking and tuning areas within the application site in line with policy DM06 of the LDP.

The proposed dwelling is located away from any neighbouring property and therefore will have no negative impact on the amenity of any adjacent land owner or occupier again in line with policy DM06 of the LDP.

Ecological considerations and landscaping

A bat survey carried out by I and G Ecological Consulting 2020 confirmed that the building was of moderate potential for bats and outlined mitigation measures which will be implemented as part of the proposed development. All ecological enhancements as detailed within the ecological report will be implemented on site in line with policies DM14 and DM15 of the LDP.

Phosphates on the Teifi River Special Area of Conservation (SAC)

It is understood that the site lies within the Teifi SAC catchment area. The proposed development seeks permission for a replacement dwelling, with the existing dwelling having 4 bedrooms, and the proposed dwelling also having 4 bedrooms. Based on no change in the number of bedrooms it is deemed the development will not increase the volume of foul wastewater and therefore can be screened out as not likely to have a significant effect on the SAC in relation to phosphorus inputs.

Demolition of existing dwelling

In accordance with criterion 4 of policy LU08, the existing dwelling will be completely demolished in line with best practice prior to the occupation of the replacement dwelling.

Other material benefits of the proposed development

Allowing the proposed replacement dwelling on site will enable the young couple to make their home and develop a family which will be of benefit to the local community. A replacement dwelling at this location will provide modern living accommodation to be utilised by the farm business. The scale of the dwelling is in keeping with the adjoining agricultural buildings on site.

6.Summary and Conclusion

This statement has illustrated the benefits of the proposal and relevant considerations against policy LU08 of the LDP. It is acknowledged that the proposal may challenge some parts of policy LU08, however considering all the material planning considerations present, and the decision precedent of similar applications by the LPA, on balance it is deemed the proposal complies with both local and national planning policy

Considerable attention to detail has been given to the front elevation of the dwelling which will be partially visible from the adjoining road, to ensure that high quality design principles such as traditional materials and vertical emphasis of fenestration are incorporated into the design to replicate the dwelling to be replaced in line with policy DLU08 and DM06 of the LDP.

The location of the dwelling has also been carefully chosen to be adjacent to the built form of the new agricultural buildings and for other practical reasons such as security. It is also worth noting from the historical maps contained earlier in this report, that the original dwelling located on site would have been located further North and formed part of the 'old farm yard'. However as farming practices and living standards have changed, the current dwelling was erected, being larger and further away from the cattle buildings. This proposal is similar, and therefore consistent with the development of the farm over the last 100 years and more.