

# DESIGN AND ACCESS STATEMENT

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Conversion of vacant barn into its former use of cottage and garden. Works to include small side extension, construction of domestic stable block, stand alone bat house, and restoration of historic landscape to include restoration of field boundaries and orchard.

Land North of Rock Cottage,  
Arcade Road,  
Penhow



*Figure 1 - Artistic impression*

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# 1. INTRODUCTION

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This design and access statement has been prepared by Tŷ Green Lrd. to support the planning application to convert the barn on that land at North of Rock Cottage back into a residential dwelling, as well as the construction of x2no. New stables for domestic horse use and associated works.

This application is a resubmission following the refusal of the original application. The DAS has been put together to help explain and justify the proposal which was originally developed from the pre app advice received from the Council (PS.22.0182), and now and strengthened from the concerns raised with the refusal (23/0242) resulting in a scheme that is sympathetic, responds to the Local and national planning policies and helps preserve the character of the area with restoration of the historic landscape, whilst preserving the historically significant stone building that would otherwise fall into disrepair.

A great deal of time and expense has gone towards satisfying the concerns of the planners whilst also achieving the needs of the applicant, and therefore we kindly ask that the planning department engage in conversation with any new concerns they might have so that we can work together on making this modest home possible.

## 2. SITE ANALYSIS AND CONTEXT



Figure 2 - Site Location

## LOCATION AND ACCESS

The site is located on the Eastern Outskirt of Newport, slightly to the North East of Parc-Seymour / West of Llanvaches . It is less than 1 mile north of the A48 which gives it easy access into Newport and the wider road network.

The site is currently served by existing access onto the land at the East that has a metal gate set back from the road with good visibility looking up and down the lane.

The parcel of land is outside of the defined urban boundary and is therefore relevant to Policies H10/H11 of the Newport Local Development Plan.

In the original application there was some slight concerns over the sustainability of the location being an isolated site, these concerns were addressed in the supporting highway statement and were not considered a reason to refuse the application.



*Figure 3 - Existing access*



*Figure 4 - Existing access gate*

## LOCATION AND ACCESS

The application site is part of a larger field of pasture land owned by the client. The perimeter of the field is roughly 630m lined with a dense hedge roughly 2m wide with an overall area of 1,260m<sup>2</sup>.

Using the results from the speed survey with table 7.1 from the manual for streets, the required visibility splay has been calculated to be 36m, to achieve this 100m<sup>2</sup> of existing hedge will need to be removed along the entrance.

The ecological impact of the hedge removal will be offset by planting an additional 200m<sup>2</sup> of native hedge as part of the development. This is inline with the mitigation recommendations in the supporting Preliminary ecological assessment undertaken by Ecological Services Ltd.

Job Name/ Title																	
OCTOBER 2022																	
Site	Location	Lat / Long	Direction	Start Date	End Date	Posted Speed Limit (PSL)	Total Vehicles	5 Day Ave.	7 Day Ave.	Posted Speed Limit (PSL) >PSL %	110%(PSL) + 2 (SL1)	DfT PSL+15 (SL2)	Mean Speed	85%ile Speed			
1	Penyworlod Farm, Penthow, Caldicot	51.6263987, -2.8488861	Northbound	20 October 2022	26 October 2022	60	270	37	39	0	0.0	0	0.0	21.0	26.5		
			Southbound	20 October 2022	26 October 2022		267	39	38	0	0.0	0	0.0	0	0.0	21.9	27.8
			Two-Way	20 October 2022	26 October 2022		537	76	77	0	0	0	0	0	0	21	27

Figure 5 - Results form speed survey undertaken by Severnside TDC

Table 7.1 Derived SSDs for streets (figures rounded).

Speed	Kilometres per hour	16	20	24	25	30	32	40	45	48	50	60
	Miles per hour	10	12	15	16	19	20	25	28	30	31	37
SSD (metres)		9	12	15	16	20	22	31	36	40	43	56
SSD adjusted for bonnet length. See 7.6.4		11	14	17	18	23	25	33	39	43	45	59

Figure 6 - Table 7.1 from the Manual for Streets

# HISTORIC / PRESENT LAND USE



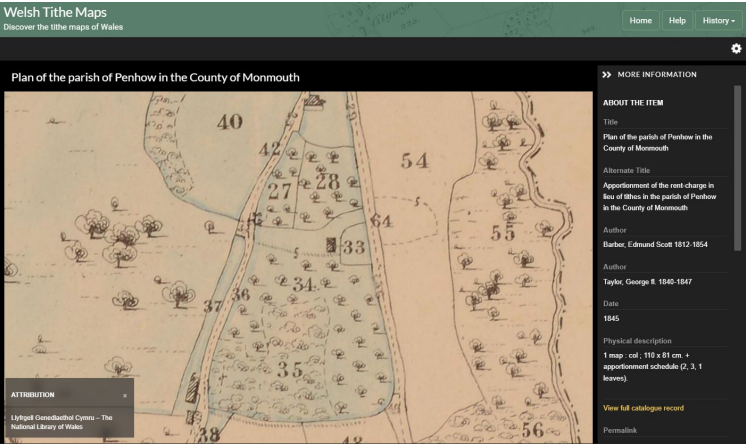
Figure 7 - Location map from ca. 1888

The existing building was listed as a cottage and Garden in the 1845 Tithe map, which clearly shows that the site historically had a domestic use and therefore returning the building to its original use is restoration of the historic landscape and therefore appropriate.

The map also shows a former Orchard to the South, a section of this is proposed to be replanted to further return the site to how it was historically used. As well as restoring reinstating original field boundaries, the planting of the orchard will also help to screen the development from VP4 to the South.

The map below shows the historic field boundaries, some of which are to be reinstated, it also shows that there was formerly two buildings on the site, with the second not far from the proposed position of the bat house, justifying the new cluster of buildings.

In present days there is only one building remaining on the land that has most recently been used as an animal barn. The land has been part of Penyworlod Farm, but over the years has become surplus to requirements and is no longer a viable asset for use as part of the farm. The land was recently sold off as a separate plot that currently has sheep grazing on the grass.



Harris, Thomas	
28	Cottage and Garden .....
27	Orchard .....
28	Ditto .....
29	Roads .....
33	Cottage and Garden .....
34	Orchard .....
35	Brake .....
36	Roads .....

Figure 8 - Tithe plan and appointment

## FLOOD RISK AND DRAINAGE

The parcel of land is situated outside of all of the flood zones highlighted on the NRW development map (*figure 7*)

There is no public sewer on the land, however all of the waste water will be treated in a package treatment plant which not only benefits the self sufficiency of the scheme, but reduces any additional demand on the public sewerage system.

Rainwater will be collected and reused in the domestic grey water appliances, for watering the garden and food washing/ drinking by the horses.

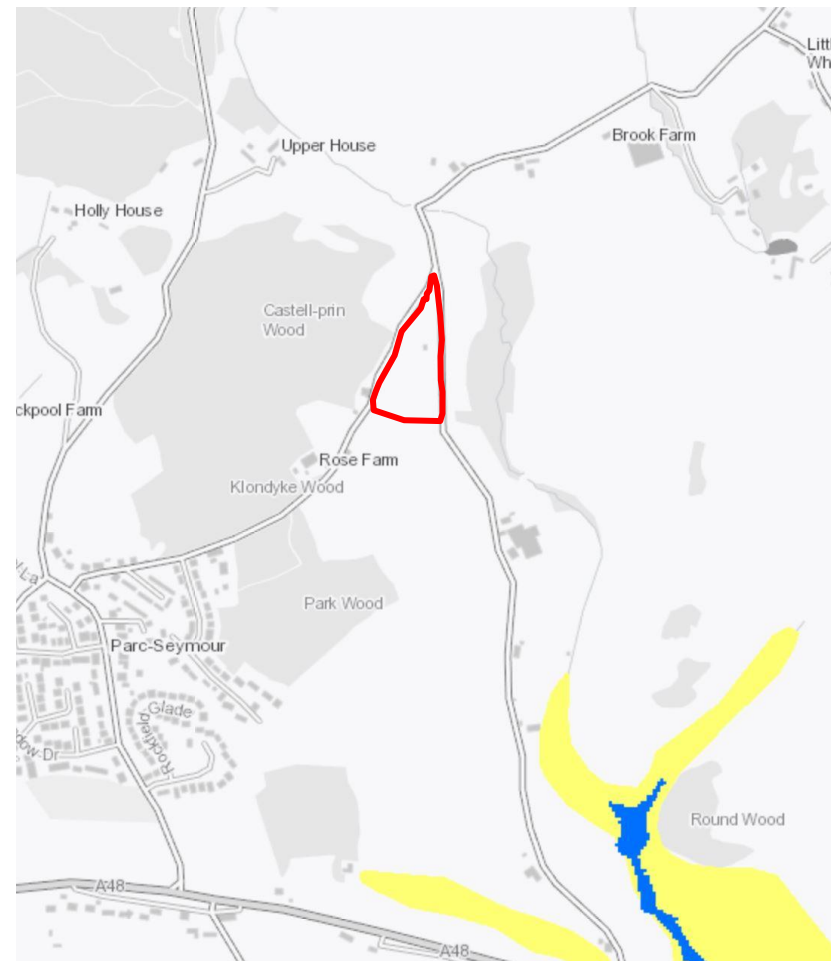


Figure 9 - NRW Development map

## FOUL DRAINAGE

Figure 7 is extracted from the supporting Welsh Water waste map which shows there is no sewer within a close proximity of the site and is not viable to connect into, therefore a package treatment plant will be used that will treat waste on site and sustainably discharge it through suitable sized and located drainage field.

X3no. percolation tests have been carried out in line with British Standard BS6297:2007 (+A1:2008) and the Building Regulations (Part H 2015) to get a percolation value ( $V_p$ )

The size of the drainage field has been calculated using the formulae:

$$(A = \rho \times V_p \times 0.2) \quad A = 3 \times 52 \times 0.2 \quad A = 31.2$$

The drainage field has then been designed with a 0.9m wide trenches totalling 35m in length in accordance with with British Standard BS6297:2007 (+A1:2008) to ensure that it is at least 10m from any watercourse or permeable drain. It must be at least 50m from the point of abstraction of any groundwater supply and not in any Zone 1 groundwater protection zone. At least 15m from any building.

Due to the uncertainty of the application and the costs involved, a licence has not be applied for from NRW for the package treatment plant at this stage, however all of the evidence has been gathered to prove that a package treatment plant will work with no adverse effects, and we are more than willing to enter in conversations with NRW to answer any questions they might have at this stage.



Figure 10 - Welsh water waste map

# 3. THE EXISTING BUILDING

## ARCHITECTURAL FEATURES AND HISTORICAL SIGNIFICANCE

The site features a single remaining building of historical significance, constructed primarily from stone with gable ends. The building occupies a footprint of 42 square meters and exhibits two distinct external door openings, indicative of its evolving use over time—from its origins as a cottage to its subsequent conversion into a barn.

The front elevation of the building includes an existing window opening, which retains the remains of the original timber window frame. This element is a clear domestic feature, providing compelling justification for the building's conversion back into a residential dwelling. The presence of such a window underscores the building's suitability for residential use and aligns with the historical context of the site.

Internally, there are further indications of the building's previous domestic use. Notably, the North gable houses a large inglenook fireplace and bread oven, characteristic of residential architecture from the period. Adjacent to the fireplace are the remains of a spiral staircase, suggesting that the building originally included an additional story.

These architectural remnants offer a fascinating glimpse into the building's past, highlighting its historical use as a cottage. They form the basis of our proposal to restore and preserve this unique piece of Welsh history by converting it back into a dwelling.



Figure 11 - The remaining barn



Figure 12 - Fenestrations



Figure 13 - Inglenook fireplace



Figure 14 - Spiral stairs

# 4. THE SCHEME



Figure 15 - Block plan

The application seeks to convert the existing building into a one-bedroom dwelling and create an associated stable block for the applicants' two narcoleptic horses. Additionally, a standalone bat house is proposed to enhance the ecological value of the site and preserve the bat roost, which is at risk if the barn continues to deteriorate.

In response to planning concerns from the original application, the scale of the proposed works has been reduced. The extension, initially proposed for the front elevation, has been relocated to the side to maintain the elongated architectural style of the existing building. This extension is set back from the front elevation and lowered from the ridge line to ensure it appears subservient to the existing dwelling, in accordance with Newport's Supplementary Planning Guidance (SPG) for side extensions.

The modest extension represents a volumetric increase of less than 30%, complying with Policy H11 of the Newport Local Development Plan (LDP).

As part of the application, a new orchard will be planted. This orchard will not only screen the development but also restore the historic landscape, as an orchard was recorded on the tithe map when the building functioned as a cottage.

# 5. CHARACTER

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The proposed design aims to preserve and enhance the building's historic value and charm by carefully retaining and reinstating several original features. These include the existing openings on the front elevation, the internal fireplace, and the hay store opening/window on the south elevation. The approach ensures that the building's character is maintained while adapting it for modern use.

The original window opening will be restored and used as a functional window, preserving its historical significance. The larger central opening will be utilised as the front door, maintaining the building's traditional access point into the centre of the home. The smaller door opening will be converted into a window, ensuring symmetry and usability while respecting the original design.

The large inglenook fireplace, a key historical feature, will be preserved and restored, adding to the aesthetic charm of the building and serving as a reminder of its domestic past. Additionally, the hay store opening, a distinctive feature on the south elevation, will be retained and adapted into a door, giving access to the rear garden.

An abundance of stone from the former buildings on the site will be salvaged and repurposed for the extension. This approach ensures that the new construction is in harmony with the original building materials, preserving the authentic character of the building and ensuring it remains in keeping with the surrounding rural area.

Sympathetic materials and building techniques will be used in the extension to match the existing structure. This includes using lime mortar for stonework, wooden window frames, and slate roofing, ensuring that the new elements complement the historic character. Careful attention will be paid to architectural details, such as the style of window and door frames, to ensure they reflect the period of the original building.

Sustainable practices will be incorporated, ensuring energy efficiency and minimal environmental impact. This includes using locally sourced materials and implementing modern insulation techniques that do not compromise the building's historic fabric.

The scheme has been designed to honor the building's historical significance while making it suitable for contemporary living. By retaining and reinstating key original features, reusing salvaged materials, and integrating sympathetic new elements, the proposed scheme ensures that the building's character is preserved and celebrated. This thoughtful approach not only respects the past but also ensures the building's continued relevance and use in the future.

# 5.1. LANDSCAPE DESIGN



Figure 16 - Landscape plan

The landscape design has been carefully considered to reflect the site's location within the Wentwood Special Landscape Area and ensure a net gain in biodiversity enhancement in accordance with Planning Policy Wales.

The hedgerow removed for visibility splays will be translocated to regrow, preventing any hedgerow loss. Additionally, a new native hedgerow consisting of field maple, common hazel, common hawthorn, blackthorn, and dog-rose is proposed. This diverse mix will enhance biodiversity and provide valuable wildlife habitat.

The dense hedge will protect the proposal from northerly winds and visually soften the development from the south. This helps the building blend into the rural landscape, maintaining the area's aesthetic and ecological integrity.

A new orchard will be planted to screen the development, restore the historic landscape, and provide wildlife habitat. The orchard will include a variety of traditional fruit trees, enhancing the site's cultural heritage.

Additionally, a wildflower meadow around the orchard and along the site's boundaries will attract pollinators and provide a rich habitat for insects, birds, and small mammals. Sustainable drainage systems (SuDS) such as permeable paving, swales, and rain gardens will manage surface water runoff and enhance natural hydrology, filtering pollutants and providing additional wildlife habitat.

## 5.2. SCALE

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The scale of the proposal is very modest, extending only what is needed to create a one-bedroom dwelling. Policy H11 of the Newport SPG prohibits extensions to previously converted buildings in the countryside, so a small gable extension has been included to make the dwelling suitable without future development.

The extension's scale has been reduced from the initial pre-application design following received advice and further reduced based on comments from the original application.

The stables' scale has also been reduced by separating the bat house. This allows the stables to maintain a low-pitch roof and simple shape, keeping in line with the existing building and the surrounding rural area.

## 5.3. LAYOUT OF DEVELOPMENT

The layout of the proposal has been designed to optimise space, ensuring the inclusion of essential areas such as a bedroom, kitchen, shower room, and separate living room. Each space is strategically positioned to maximise functionality and comfort mostly within the existing building footprint.

Careful consideration has been given to the flow between rooms, creating an efficient layout that meets the needs of modern living while respecting the building's historical character. The bedroom offers privacy and tranquillity, while the kitchen is designed for practicality and ease of use. The shower room provides convenience, and the separate living room serves as a comfortable gathering space.

This thoughtful design approach reflects a balance between contemporary living requirements and the preservation of historical charm, making the proposal suitable for both current and future occupants.

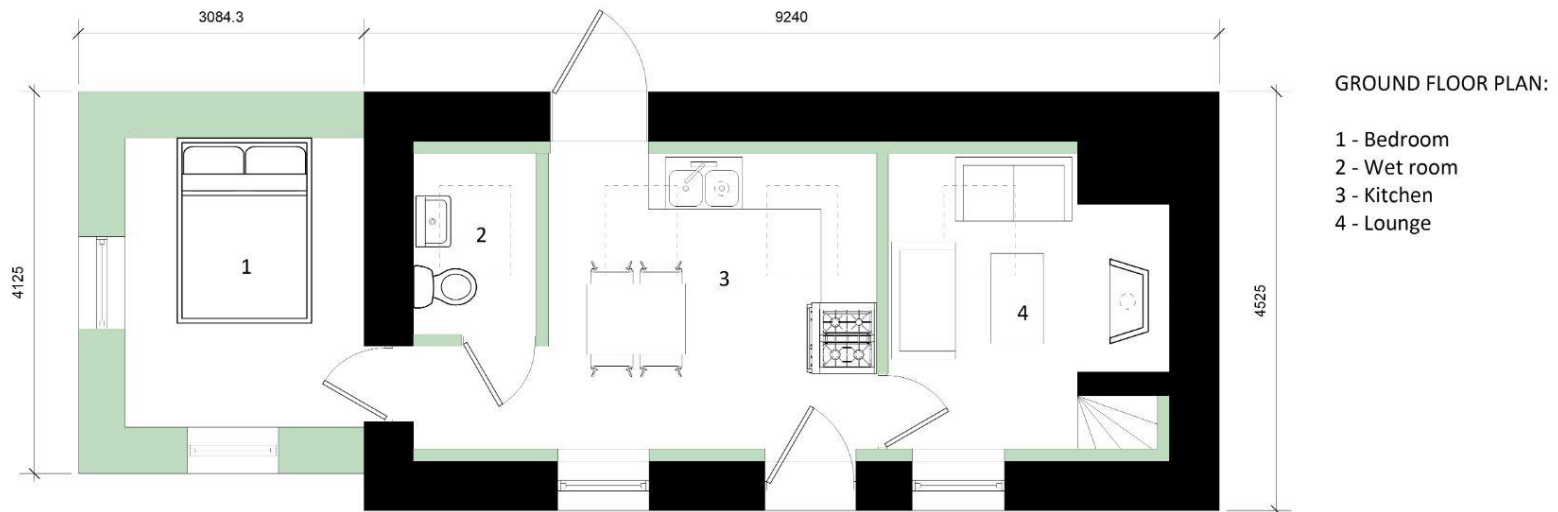


Figure 17 - Proposed plan

# 6. THE APPEARANCE

Ensuring the conversion's appearance harmonises with the existing building and the surrounding landscape is key to both the client and the design team. It is essential that the work enhances the visual amenity of the area and contributes to the historical narrative of the building.

All windows and doors will be crafted from timber to echo their historic construction and blend with the natural environment. This choice not only respects the building's heritage but also ensures a cohesive aesthetic with the rural surroundings.

The current sheet metal roof will be replaced with slate tiles, enhancing the building's integration into the landscape while maintaining a natural appearance that complements the surrounding area. Slate not only offers durability but also echoes traditional roofing materials found in historic Welsh architecture.

To further blend with the woodland setting, the stables and bat house will feature cladding made from locally sourced timber. This approach aims to reflect the surrounding natural environment while ensuring sustainability in material use.

As part of our commitment to collaboration, we are open to discussing potential amendments with the planners to ensure the proposed timber cladding aligns harmoniously with the rural landscape. This flexibility underscores our dedication to preserving the area's visual character while adapting to regulatory and environmental considerations.



*Figure 18 - Proposed elevations*

# 7. THE STABLES

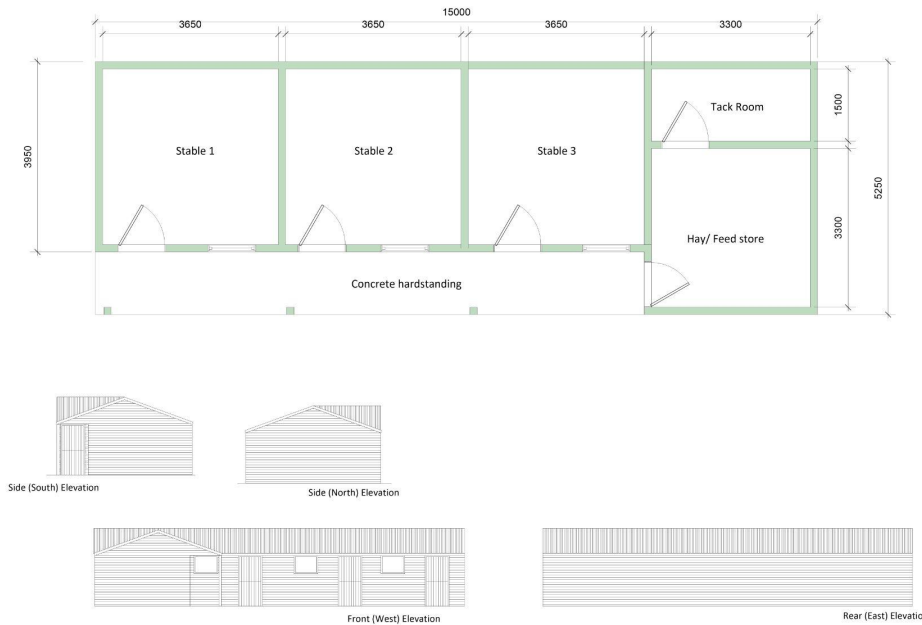


Figure 19 - The stables

The applicant has two horses, both of whom have narcolepsy and other associated problems that can require around-the-clock care and attention. Therefore, the application includes the construction of two new stables. A hay/feed store and tack room are also proposed alongside the stables, essential for the upkeep of the horses. The horses are for domestic use, and there will be no equestrian ties.

The appearance of the stables will be clad with timber to soften their impact on the landscape. The removal of the raised bat loft from the stables has simplified their form and allowed for a low-pitched roof, typical of stable blocks commonly found in rural settings.

Following advice received during the pre-application phase, the stables' location was adjusted. The previous location, although closer to the barn, was prominent in the landscape and required a significant access track. With this new application, the stables are now positioned in front of the barn, visually screened from a distance by the eastern forest. This revised location minimises associated hardscaping and enhances the site's aesthetic value, creating a cohesive cluster of buildings akin to traditional farm or rural developments.

# 8. ENVIRONMENTAL SUSTAINABILITY

Tý Green Ltd. has developed the design and the overall scheme from the initial concept to final submitted scheme with sustainability remaining a key consideration throughout the development.

We are a climate positive RIBA chartered practice and as such we are committed to the highest standards of professionalism, best practice and ethics.

As members of the 'Association for Environment Conscious Building' (AECB), sustainability is at the forefront of the way we work both in the way that buildings perform, but also how they respond to their surroundings in terms of material choice and building techniques.



# 8. ENVIRONMENTAL SUSTAINABILITY

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The proposed conversion will be brought inline with the standards set out in the building regulations, including upgrading the thermal elements and ensuring all workmanship and materials comply with the relevant standards and regulations.

The proposed conversions will safeguard the existing buildings and the materials that will be used will be sympathetic, sourced as locally as possible) and they will be from reputable and responsible sources.

The design will include use of materials with a low environmental impact (embodied energy), reduced energy inputs, sourced sustainably (i.e. Forestry Stewardship Council timber), locally sourced (to reduce transport emissions), and the reuse of used, reclaimed and recycled materials where possible.

Strategies for reducing energy use:

- High levels of thermal insulation
- Use of materials with good u value ratings and reduce carbon emissions by using low energy appliances, and a log burner.
- Low flow taps (aerated) will be installed and low volume fittings used throughout.
- Showers will be available in all bathrooms to reduce water use of baths.
- The water heating system will be high efficiency Combi-boiler to prevent the storage and heat loss of hot water.
- Use of highly efficient electrical appliances.
- Twin flush toilet system

# 9. PLANNING POLICY

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## Local Development Plan 2011-2026 (Adopted January 2015)

SP1 Sustainability PROPOSALS WILL BE REQUIRED TO MAKE A POSITIVE CONTRIBUTION TO SUSTAINABLE DEVELOPMENT BY CONCENTRATING DEVELOPMENT IN SUSTAINABLE LOCATIONS ON BROWNFIELD LAND WITHIN THE SETTLEMENT BOUNDARY. THEY WILL BE ASSESSED AS TO THEIR POTENTIAL CONTRIBUTION TO

### i) THE EFFICIENT USE OF LAND;

The application site is within a much larger field and the scheme has been carefully designed to minimise the amount of land required for the change of use. The stables and amenity area have been positioned in close proximity to the barn and the existing access has been utilised.

The proposal also seeks to reinstating original field boundaries as part of the scheme, preserving the historical context of the site while promoting sustainable land use practices.

### ii) THE REUSE OF PREVIOUSLY DEVELOPED LAND AND EMPTY PROPERTIES IN PREFERENCE TO GREENFIELD SITES;

The development is centred around the reuse of an empty building that has historic value and unless developed will begin to fall into a state of disrepair.

### iv) REDUCING ENERGY CONSUMPTION, INCREASING ENERGY EFFICIENCY AND THE USE OF LOW AND ZERO CARBON ENERGY SOURCES;

The thermal performance of the existing building will be upgraded to be compliant with the building regulations and the new elements will achieve greater thermal performance than the minimum that the building regulations require, increasing the energy efficiency of the house.

The small footprint of the house means the whole house will be easy to heat up from with the log burner and the increased insulation and thermal mass of the stone will keep the heat in.

LED lights will be used throughout, reducing energy consumption and solar panels will be installed on the roof to generate a proportion of the building energy consumption on site.

# 9. PLANNING POLICY

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## v) THE MINIMISATION, RE-USE AND RECYCLING OF WASTE;

As there will only be two people living in the dwelling the waste generated will be minimal.

## vi) MINIMISING THE RISK OF AND FROM FLOOD RISK, SEA LEVEL RISE AND THE IMPACT OF CLIMATE CHANGE;

The site is not within a flood risk area, and an approved SUDS scheme will be implemented to manage the surface water generated on the site so the the development does not increase the risk of flooding elsewhere.

## ix) CONSERVING, ENHANCING AND LINKING GREEN INFRASTRUCTURE, PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT;

New green infrastructure will be introduced to the site including a permeable grasscrete access track to the stables as well as bird/ bat boxes in the trees.

## x) CONSERVING AND ENSURING THE EFFICIENT USE OF RESOURCES SUCH AS WATER AND MINERALS.

Rainwater collection systems will be utilised so that the rainwater collected can be reused as grey water in the house and drinking water for the horses. There is also a lot of stone on the site reaming from former buildings. This stone will be used for the extension to the barn as well as landscaping features.

# 9. PLANNING POLICY

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SP5 Countryside DEVELOPMENT IN THE COUNTRYSIDE (THAT IS, THAT AREA OF LAND LYING BEYOND THE SETTLEMENT BOUNDARIES SHOWN ON THE PROPOSAL AND INSET MAPS) WILL ONLY BE PERMITTED WHERE THE USE IS APPROPRIATE IN THE COUNTRYSIDE, RESPECTS THE LANDSCAPE CHARACTER AND BIODIVERSITY OF THE IMMEDIATE AND SURROUNDING AREA AND IS APPROPRIATE IN SCALE AND DESIGN. HOUSING DEVELOPMENT, RURAL DIVERSIFICATION AND RURAL ENTERPRISE USES, BEYOND SETTLEMENT BOUNDARIES, WILL ONLY BE APPROPRIATE WHERE THEY COMPLY WITH NATIONAL PLANNING POLICY.

The application site falls outside of the settlement boundary, however it was originally a dwelling and is therefore well suited for development in the countryside. The scheme utilises an existing building and is therefore not introducing new development into the countryside. The proposed scheme is visually appropriate for its sensitive location and will be made from stone that is already on the site which will match the existing, creating a dwelling that is sympathetic to the agricultural buildings in the area. There are several biodiversity enhancement measures that will benefit the site and immediate surrounding area including new bat roots, 200m<sup>2</sup> gain of native hedgerow and new planting.

The dwelling will be of very modest scale that is appropriate and unobtrusive to its surroundings.

The site is accessed via a country lane, however it is only 0.8miles from the A48 dual carriageway providing a variety of very good transportation links.

# 9. PLANNING POLICY

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SP8 Special Landscape Areas SPECIAL LANDSCAPE AREAS ARE DESIGNATED AS FOLLOWS WITHIN WHICH PROPOSALS WILL BE REQUIRED TO CONTRIBUTE POSITIVELY TO THE AREA THROUGH HIGH QUALITY DESIGN, MATERIALS AND MANAGEMENT SCHEMES THAT DEMONSTRATE A CLEAR APPRECIATION OF THE AREA'S SPECIAL FEATURES:

The proposed conversion will be an asset to the SLA, The material choice has been guided from the pre app advice received and the new areas of construction will be done in stone off the site so that it is in keeping with the character of the area and the existing building. Refuse will be stored in a locations that is not visible from any of the PROW and therefore not subtracting from the appearance of the site.

SP9 Conservation of the Natural, Historic and Built Environment THE CONSERVATION, ENHANCEMENT AND MANAGEMENT OF RECOGNISED SITES WITHIN THE NATURAL, HISTORIC AND BUILT ENVIRONMENT WILL BE SOUGHT IN ALL PROPOSALS.

It was acknowledged in the pre application advice received that the existing building has architectural merit and is worth retaining and therefore the scheme is complimented by policy SP9 and the conversion will enhance the natural, historic and built environment by ensuring the conservation of the historic building.

# 9. PLANNING POLICY

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GP2 General Development Principles – General Amenity  
DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:

i) THERE WILL NOT BE A SIGNIFICANT ADVERSE EFFECT ON LOCAL AMENITY, INCLUDING IN TERMS OF NOISE, DISTURBANCE, PRIVACY, OVERBEARING, LIGHT, ODOURS AND AIR QUALITY;

The proposed development will have no negative impact on the local amenity. The large hedge around the perimeter of the land mostly obscures the barn from public view. Due to the isolated location, the construction work will have negative impact on neighbours or result in any overbearing or loss of light/privacy issues. Light pollution has been controlled as part of the design, all areas of glazing will have automatic black out blinds on sensors that close when it is dark outside.

ii) THE PROPOSED USE AND FORM OF DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE VISUAL AMENITIES OF NEARBY OCCUPIERS OR THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA;

Design advice received in the pre application advice has been integrated into the scheme to ensure the building is in keeping with the appearance of the surrounding area and acts as an asset of the visual amenity in comparison to the existing building. A visual impact assessment has been done that analyses potential views of the development, the assessment found that the site is mostly screen by topography and vegetation, and mitigation measures have been taken in the few instances when it is visible.

iii) THE PROPOSAL SEEKS TO DESIGN OUT THE OPPORTUNITY FOR CRIME AND ANTI-SOCIAL BEHAVIOUR;

There is evidence of graffiti inside the existing building and the conversion/occupation of the building will prevent any further antisocial behaviour from happening. The development will also reduce the risk of crimes such as fly tipping from happening in the access or field.

# 9. PLANNING POLICY

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iv) THE PROPOSAL PROMOTES INCLUSIVE DESIGN BOTH FOR THE BUILT DEVELOPMENT AND ACCESS WITHIN AND AROUND THE DEVELOPMENT;

The proposed dwelling is all on one floor and has a downstairs WC, Kitchen/ diner and living room so that it is accessible for everyone.

v) ADEQUATE AMENITY FOR FUTURE OCCUPIERS.

The proposed extension to the barn has been carefully thought out at this stage to make the building suitable for occupation without the need for further extensions in the future.

# 9. PLANNING POLICY

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GP3 General Development Principles – Service Infrastructure  
DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:

i) NECESSARY AND APPROPRIATE SERVICE INFRASTRUCTURE  
EITHER EXISTS OR CAN BE PROVIDED;

There is a water main running along the northern boundary of the site and other services within the local area that can be introduced to the site.

ii) IN AREAS SERVED BY THE PUBLIC FOUL SEWER, THERE IS CAPACITY FOR THE DEVELOPMENT WITHIN THE SYSTEM OR, IF NOT, SATISFACTORY IMPROVEMENTS ARE PROVIDED BY THE DEVELOPER; IN AREAS SERVED BY THE PUBLIC FOUL SEWER, DEVELOPMENT WILL NOT BE PERMITTED WITH CONNECTIONS TO PRIVATE FACILITIES UNLESS THERE ARE EXCEPTIONAL CIRCUMSTANCES THAT PREVENT CONNECTION TO THE PUBLIC SEWER.

The supporting Welsh Water map shows no public foul sewer in the immediate vicinity of the site and therefore a package treatment plant will be installed to deal with wastewater onsite.

# 9. PLANNING POLICY

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## DEVELOPMENT PROPOSALS SHOULD:

i) PROVIDE APPROPRIATE ACCESS FOR PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT IN ACCORDANCE WITH NATIONAL GUIDANCE;

Appropriate access is provided inline with national guidance allowing people to enter and leave the site in a forward gear.

ii) BE ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT;

The site is easily accessible by car, bike or foot and is 0.8miles from the nearest bus stop.

iv) MAKE ADEQUATE PROVISION FOR CAR PARKING AND CYCLE STORAGE;

There is parking for 2 cars (1 more than needed in the parking SPG) as well a cycle storage provided.

v) PROVIDE SUITABLE AND SAFE ACCESS ARRANGEMENTS;

A speed survey has been carried out in order to determine the visibility splays required for safe access. These will be put into place and maintained prior to occupation of the property.

vii) ENSURE THAT DEVELOPMENT WOULD NOT BE DETRIMENTAL TO HIGHWAY OR PEDESTRIAN SAFETY OR RESULT IN TRAFFIC GENERATION EXCEEDING THE CAPACITY OF THE HIGHWAY NETWORK.

The proposed dwelling will have 1 bedroom and therefore generate no more traffic on the highway network than a farmer visiting the site to see to their animals.

The proposed stables will be used for domestic purposes as opposed to commercial and will therefore generate no equestrian related traffic.

# 9. PLANNING POLICY

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GP5 General Development Principles – Natural Environment DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:

i) THE PROPOSALS ARE DESIGNED AND MANAGED TO PROTECT AND ENCOURAGE BIODIVERSITY AND ECOLOGICAL CONNECTIVITY, INCLUDING THROUGH THE INCORPORATION OF NEW FEATURES ON OR OFF SITE TO FURTHER THE UK, WELSH AND/OR NEWPORT BIODIVERSITY ACTION PLANS;

The proposal will bring several biodiversity enhancement features including planting an orchard to reinstate the historic landscape, as well as the construction of a high quality, standalone bat house. Great care will be taken when removing any vegetation especially the hedgrows to create the visibility splays and will be supervised by an ecologist when necessary to do so as per the ecological report.

ii) THE PROPOSALS DEMONSTRATE HOW THEY AVOID, OR MITIGATE AND COMPENSATE NEGATIVE IMPACTS TO BIODIVERSITY, ENSURING THAT THERE ARE NO SIGNIFICANT ADVERSE EFFECTS ON AREAS OF NATURE CONSERVATION INTEREST INCLUDING INTERNATIONAL, EUROPEAN, NATIONAL, WELSH SECTION 4232 AND LOCAL PROTECTED HABITATS AND SPECIES, AND PROTECTING FEATURES OF IMPORTANCE FOR ECOLOGY;

A preliminary ecological survey along with further bat activity surveys have been carried out by Ecological Services Ltd. The mitigation and advice provided in these reports will be followed to ensure no significant effects of the development.

iii) THE PROPOSAL WILL NOT RESULT IN AN UNACCEPTABLE IMPACT ON WATER QUALITY;

There are no watercourses in the immediate vicinity of the site to be affected by the development. Rainwater will be collected and reused where possible for grey water and horses and any excess will be disposed of via an approved SUDS scheme. Foul water will be treated on site in a package treatment plant.

# 9. PLANNING POLICY

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iv) THE PROPOSAL SHOULD NOT RESULT IN THE LOSS OR REDUCTION IN QUALITY OF HIGH QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A);

The site is on a significant slope that makes it unsuitable as agricultural land and instead it has previously been used for grazing land.

v) THERE WOULD BE NO UNACCEPTABLE IMPACT ON LANDSCAPE QUALITY;

Due to the design and material choice the proposal will benefit the landscape quality.

vi) THE PROPOSAL INCLUDES AN APPROPRIATE LANDSCAPE SCHEME, WHICH ENHANCES THE SITE AND THE WIDER CONTEXT INCLUDING GREEN INFRASTRUCTURE AND BIODIVERSITY NETWORKS;

The supporting landscape and biodiversity enhancement strategies showcase the enhancements that the scheme will provide to the site and surrounding area.

vii) THE PROPOSAL INCLUDES APPROPRIATE TREE PLANTING OR RETENTION WHERE APPROPRIATE AND DOES NOT RESULT IN THE UNACCEPTABLE LOSS OF OR HARM TO TREES, WOODLAND OR HEDGEROWS THAT HAVE WILDLIFE OR AMENITY VALUE.

A small proportion of the boundary hedge will be removed to create the necessary visibility splays, this will be mitigated by replanting double the amount of hedge as per the mitigation strategy set out in the ecological reports.

# 9. PLANNING POLICY

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GOOD QUALITY DESIGN WILL BE SOUGHT IN ALL FORMS OF DEVELOPMENT. THE AIM IS TO CREATE A SAFE, ACCESSIBLE, ATTRACTIVE AND CONVENIENT ENVIRONMENT. IN CONSIDERING DEVELOPMENT PROPOSALS THE FOLLOWING FUNDAMENTAL DESIGN PRINCIPLES SHOULD BE ADDRESSED:

i) CONTEXT OF THE SITE: ALL DEVELOPMENT SHOULD BE SENSITIVE TO THE UNIQUE QUALITIES OF THE SITE AND RESPOND POSITIVELY TO THE CHARACTER OF THE AREA;

The proposal is sensitive to the site in terms of its design and use. The modest sized barn is not overbearing on its surroundings and the new stables are expected in this sort of rural location.

ii) ACCESS, PERMEABILITY AND LAYOUT: ALL DEVELOPMENT SHOULD MAINTAIN A HIGH LEVEL OF PEDESTRIAN ACCESS, CONNECTIVITY AND LAID OUT SO AS TO MINIMISE NOISE POLLUTION;

The access to the site is existing and will be improved as part of the proposal with new permeable hardstanding and gravel as well as improved visibility splays.

iii) PRESERVATION AND ENHANCEMENT: WHERE POSSIBLE DEVELOPMENT SHOULD REFLECT THE CHARACTER OF THE LOCALITY BUT AVOID THE INAPPROPRIATE REPLICATION OF NEIGHBOURING ARCHITECTURAL STYLES. THE DESIGNER IS ENCOURAGED TO DISPLAY CREATIVITY AND INNOVATION IN DESIGN;

The proposed works reflect the existing barn in terms of materials and appearance. The design has been developed following the pre app advice and the feedback from the first application and has incorporated the continuation of existing materials as opposed to the introduction of new ones that would have altered the character of the site.

# 9. PLANNING POLICY

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iv) SCALE AND FORM OF DEVELOPMENT: NEW DEVELOPMENT SHOULD APPROPRIATELY REFLECT THE SCALE OF ADJACENT TOWNSCAPE. CARE SHOULD BE TAKEN TO AVOID OVER-SCALED DEVELOPMENT;

The visual impact assessment looks at some of the surrounding buildings that stand prominent in the landscape. The scale of these buildings is much larger than the proposed development and their form and cluster are much more complex than is proposed.

# 9. PLANNING POLICY

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v) MATERIALS AND DETAILING: HIGH QUALITY, DURABLE AND PREFERABLY RENEWABLE MATERIALS SHOULD BE USED TO COMPLEMENT THE SITE CONTEXT. DETAILING SHOULD BE INCORPORATED AS AN INTEGRAL PART OF THE DESIGN AT AN EARLY STAGE;

High quality and sustainable materials have been incorporated throughout the design process. There is an abundance of stone from existing buildings on the site which will be re-used for the external walls and all timber will be sourced from local sawmill. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

vi) SUSTAINABILITY: NEW DEVELOPMENT SHOULD BE INHERENTLY ROBUST, ENERGY AND WATER EFFICIENT, FLOOD RESILIENT AND ADAPTABLE, THEREBY FACILITATING THE FLEXIBLE REUSE OF THE BUILDING. WHERE EXISTING BUILDINGS ARE PRESENT, IMAGINATIVE AND SENSITIVE SOLUTIONS SHOULD BE SOUGHT TO ACHIEVE THE RE-USE OF THE BUILDINGS.

The barn is suitable for reuse with only minor structural alterations that would safeguard the existing building and ensure its care and maintenance for many more years to come.

# 9. PLANNING POLICY

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T4 Parking DEVELOPMENT WILL BE REQUIRED TO PROVIDE APPROPRIATE LEVELS OF PARKING, WITHIN DEFINED PARKING ZONES, IN ACCORDANCE WITH ADOPTED PARKING STANDARDS.

Adequate parking and turning facilities are provided on site.

GP7 General Development Principles – Environmental Protection and Public Health DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD CAUSE OR RESULT IN UNACCEPTABLE HARM TO HEALTH BECAUSE OF LAND CONTAMINATION, DUST, INSTABILITY OR SUBSIDENCE, AIR, HEAT, NOISE OR LIGHT POLLUTION, FLOODING, WATER POLLUTION, OR ANY OTHER IDENTIFIED RISK TO ENVIRONMENT, LOCAL AMENITY OR PUBLIC HEALTH AND SAFETY.

The proposed development would have no harm to health in regards to the points above. Surface water will be handled and agreed with a separate SuDS application which will ensure there is no risk of flooding. All areas of glazing are to be fitted with light sensitive blackout blinds that automatically shut and ensure no light pollution.

# 9. PLANNING POLICY

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CF7 Horse Related Developments HORSE RELATED DEVELOPMENTS, BOTH RECREATIONAL AND COMMERCIAL, INCLUDING STABLES, SHELTERS AND RIDING SCHOOLS WILL BE PERMITTED PROVIDED THAT:

i) THE SCALE, DESIGN, SITING AND MATERIALS DO NOT DETRACT FROM THE CHARACTER AND APPEARANCE OF THE LOCALITY;

The design, sitting and appearance of the stables is in keeping with the appearance of the locality as well as the recommendations from British Horse Society.

ii) THE PROPOSAL DOES NOT RESULT IN AN EXCESSIVE NUMBER OF BUILDINGS OR INAPPROPRIATE ANCILLARY STRUCTURES;

The proposed stables are inline with the recommendations from the British Horse society for number of horses and are therefore not excessive in terms of number of buildings or ancillary structures.

iv) THE PROPOSED DEVELOPMENT DOES NOT REQUIRE THE PROVISION OF UNSIGHTLY INFRASTRUCTURE.

No unsightly infrastructure is required for the development of the stables and the access track will be made from grasscrete so that it is both permeable and blends into the landscape.

# 9. PLANNING POLICY

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## H10 Conversions in the Countryside

BEYOND THE DEFINED SETTLEMENT BOUNDARIES, PROPOSALS FOR THE CONVERSION OF BUILDINGS TO RESIDENTIAL USE WILL BE PERMITTED IF THE FOLLOWING CRITERIA ARE MET:

i) THE APPLICANT HAS MADE EVERY REASONABLE ATTEMPT TO SECURE A SUITABLE BUSINESS RE-USE, AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE;

An independent business reuse report has been carried out by David James & Partners Limited which confirms in the current market that reuse of the building for a business is not a feasible option and that conversion would be the best route forward. (Supporting document 'Business Re-Use Report - Barn at Penyworld Farm, Penhow') This was confirmed in the planning appeal of the previous application to satisfy this policy.

ii) THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE LAST 30 YEARS;

The barn has not been built within the last 30 years.

iii) PARTICULARLY IN ISOLATED OR SENSITIVE LOCATIONS, THE BUILDINGS SHOULD HAVE ARCHITECTURAL OR HISTORIC MERIT IN ORDER TO SECURE RETENTION;

The conservation officer confirmed in the pre app that the barn does have historic merit which is deserving of being retained.

iv) A DETAILED STRUCTURAL SURVEY SHOWS THE BUILDING TO BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT ADVERSELY AFFECTING THE STRUCTURE OR REQUIRING THE SUBSTANTIAL RECONSTRUCTION OF THE EXTERNAL WALLS;

See supporting document 'PM1727-22 - Rev A -Land at Penyworld Farm'

# 9. PLANNING POLICY

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v) ANY ALTERATIONS SHOULD NOT HAVE AN UNACCEPTABLY ADVERSE EFFECT IN TERMS OF THE INTEGRITY OF THE ORIGINAL STRUCTURE, INCLUDING INTERNAL FEATURES, EXTERNAL CLADDING, EXTERNAL OPENINGS, SKYLINE, SILHOUETTE, ROOF PLANES AND THE IMMEDIATE LANDSCAPE OF THE BUILDING;

The integrity of the original structure has been maintained as much as possible as part of the design and several areas have been made into internal features including some of the stone wall and fireplace. The existing opening has been utilised with minimal need for alteration.

vi) THE PROPOSED USE IS NOT DETRIMENTAL TO THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA OR GROUP VALUE OF ADJOINING BUILDINGS AND DOES NOT REQUIRE THE PROVISION OF UNSIGHTLY INFRASTRUCTURE;

The close proximity of the stables to the barn add an aesthetic group value to the site create and are in keeping with the agricultural feel you would expect in this kind of rural location,

vii) THERE IS STRICT CONTROL OVER THE CURTILAGE AND SETTING OF THE BUILDINGS IN TERMS OF AMENITY SPACE, VEHICULAR ACCESS AND PARKING; Newport Local Development Plan 2011 – 2026 January 2015 74

The residential curtilage will be in the area immediately surrounding the barn and clearly defined with new hedgerow and timber post and rail fencing.

# 9. PLANNING POLICY

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## viii) THE INTERESTS OF PROTECTED WILDLIFE SPECIES INHABITING THE STRUCTURE ARE SAFEGUARDED;

The bat report identified a lesser horseshoe bat roost in the barn which has provided an exciting and unique opportunity to safeguard and incorporate the roost into the design with the construction of a high quality stand alone bat house, that will be an improvement in living conditions for the roost, and safeguard it against potential disrepair of the existing barn.

## ix) THE PROPOSED USE SHOULD NOT CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA.

The proposed conversion affects a small parcel of land in a much larger field owned by the applicant. The site is on a slope and therefore not suitable for growing any crops and was previously used for grazing animals. The curtilage of the dwelling will be defined with hedgerow and fence allowing the rest of the field to be used for grazing. The land is also surrounded by other fields used for grazing and therefore does not conflict with any agricultural interest in the area.

# 9. PLANNING POLICY

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H11 Outbuildings and Extensions to Conversions BEYOND SETTLEMENT BOUNDARIES, EXTENSIONS AND EXTENSIVE OUTBUILDINGS WILL NOT BE PERMITTED TO BUILDINGS THAT HAVE BEEN CONVERTED TO RESIDENTIAL USE.

The barn has not yet been converted to residential use and therefore the small extension proposed is considered permissible to ensure the future use and maintenance of the building without the need for a future occupier to extend further.

