

Planning statement

Gwrhyd Stables,

Gwrhyd Road,

Rhydyfro,

SA8 4TH

The proposal is to remove the existing stable building and replace with a larger permanent dwelling that will provide the opportunity the applicant to be present to work the land with regard to livestock and agriculture.

This application is worthy and falls under the condition of Local Need. The applicant is a local man who lives and works in agriculture. The application site is suitable in that it is just off the main road where there is already a cluster of new build homes, and the land directly opposite on Gwrhyd road main road is earmarked for development. We believe that the conditioning of Local Need responds to the needs of the applicant and that the applicant needs to live locally in terms of work and this project gives him the opportunity to remain within his Community and continue to contribute.

Whilst it is acknowledged that this is in the open countryside, it is important to point out that the new property will be lived in by the owners of the land who work there on a daily basis. It is also worth noting the amount of new builds properties that have been built in the area in recent times.