

Candidate Site Submission – Single Self-Build Eco Dwelling Land at Ty Fry Farm, Llandow CF71 7NT

Proposed Development

Single self-build eco dwelling (approximately 150 m²)

Site Description

The site comprises a small parcel of land within the field immediately to the south of Ty Fry Farm and south east of The Old Dairy on the eastern edge of Llandow village.

Ty Fry Farm is a Grade II listed building and, together with The Old Dairy and associated structures, forms a small cluster of historic buildings at the edge of the settlement. Ty Fry Farm was previously a working farm of over 100 acres. Since 1998 it has been a residential dwelling with a smaller holding of approximately 9 acres. The site lies within the Llandow Conservation Area and forms part of the historic farmstead setting.

The land is visually and physically related to this building group and does not read as part of the wider open countryside beyond the site.

Planning Context

Llandow is identified as a Minor Rural Settlement within the Vale of Glamorgan Replacement Local Development Plan. The site lies directly adjacent to existing residential buildings and is well related to the established settlement pattern at the eastern edge of the village. Development of a single dwelling in this location would represent a modest and logical rounding-off of the existing Ty Fry Farm building group rather than new isolated development in open countryside.

Proposed Development

The site is promoted for the development of one small high-quality self-build eco dwelling designed to achieve very high energy efficiency standards, potentially to Passivhaus or equivalent low-carbon performance. The design would be sensitive to the heritage nature of the site.

Reasons the Site is Suitable

- Adjacent to existing residential buildings at Ty Fry Farm
- Forms a natural rounding-off of the existing building cluster
- Well related to the settlement pattern of Llandow
- Located within the historic farmstead setting of the Conservation Area
- Opportunity to deliver small-scale self-build house within an existing village context
- Potential for high environmental performance and low-carbon design
- Access available via the existing Ty Fry Farm access to the village road
- Minimal landscape impact due to the limited scale of development

Conclusion

The site represents a modest and sustainable opportunity for a single self-build eco dwelling closely related to the existing Ty Fry Farm building group while maintaining the surrounding rural landscape.