

January 2021



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT including LANDSCAPE ASSESSMENT

TO ACCOMPANY COUNCIL REFERENCE PA21/00065

Demolition of Existing Dwelling & Construction of New Dwelling & Associated Works

The Lodge, Nancledra, Penzance, Cornwall, TR20 8LQ

Prepared By Cornwall Planning Group



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1.0 Summary

This Statement has been prepared to accompany a planning application that has been submitted to Council (Council Ref: PA21/00065) for the construction of a replacement dwelling at the property known as 'The Lodge', Nancledra, TR20 8LQ.

This application follows an application for a two storey extension, replacement of single storey elements, alterations to roof structure, general refurbishment and associated works that was withdrawn following concerns from the Case Officer and Parish Council that the proposed additions could not be considered under a householder application, given the extent of additions proposed. Following liaison with the Case Officer, the application has been amended and resubmitted as a replacement dwelling, with consideration of the relevant policy and design criteria, as detailed in this Statement.

The proposed dwelling will considerably raise the design standard of the existing structure and will result in a much more attractive building that makes the most efficient use of the site and improves the way the building functions and integrates with its surroundings. It does so whilst ensuring that the scale of the building is 'broadly comparable' to that of the existing building and without having any implications to surrounding landscape character.

It has been identified that the proposal would comply with the relevant development plan policies for the area, contained within the Cornwall Local Plan, the National Planning Policy Framework and the Ludgvan Neighbourhood Development Plan. It is therefore concluded that there should be a presumption in favour of sustainable development, when giving due consideration to the economic, social and environmental roles of the planning system.

2.0 Application Site

The site, as outlined in red in the attached Location Plan, is located approximately 0.3 miles to the northwest of the small settlement of Nancledra, and approximately 4.6 miles to the north of Penzance.

The site is located in the small settlement of Amalebra that consists of a cluster of detached properties of varying construction, ranging from traditional farmhouses and cottages, to more recent dwellings.

To the north of the site is a river and heavily wooded valley, intersected by the road toward Amalveor. To the east and southeast are paddocks under the ownership of the applicant and detached dwellings beyond this. To the south the land slopes rapidly toward broad areas of woodland and grazing land.



Image 1 – Extract of Location Plan



Image 2 – Aerial imagery of site (Google Images)

The site comprises a one and a half storey dwelling with two bedrooms in the roof space, thought to have been constructed circa 1980s.



Image 3 – Existing dwelling – southeast and southwest elevations



Image 4 – Existing rear (northwest elevation)

The existing building has been extended over the years with the introduction of a high level conservatory on the front elevation, mimicking the roof form of the host building, and a large uPVC conservatory on the southwest elevation, solar panels and rooflights. There is also a large UPVC conservatory on the rear (northwest).

3.0 Planning Constraints

The site is located within the West Penwith (Section 7) Area of Outstanding Natural Beauty (AONB) and is defined as 'Ancient pastoral farmlands' in the CA03 section of the Cornwall and Isles of Scilly Landscape Character Study.

A Bridleway runs along the eastern boundary of the site (103/31/1), from the road that connects with multiple footpaths that lead over the fields toward Georgia and Castle-an-Dinas.

The position of the dwelling is located in Flood Zone 1.

4.0 The Proposal

The existing dwelling comprises a one and a half single storey dwelling with rendered walls and slate roof that has had a number of additions over the years comprising glazed uPVC conservatories to the front, side and rear elevations. This results in a somewhat ad-hoc, complicated and cluttered appearance with spaces that are difficult to heat and do not integrate with the dwelling.

Various options were investigated through the design process to achieve a more efficient and sustainable dwelling, that optimises the benefits of the site in terms of views and light. The new owners wish to modernise the building, in a sensitive way, and provide an improved internal layout that better meets their needs, as opposed to the existing situation.

The proposed development comprises the construction of a sensitively designed additions that would be tantamount to a replacement dwelling. The proposal however, in the most part, follows the form and scale of the existing building, with the addition of a two storey section comprising high level glazing to the rear (northwest) and a single storey extension with balcony on the southwest elevation, replacing the existing conservatory.

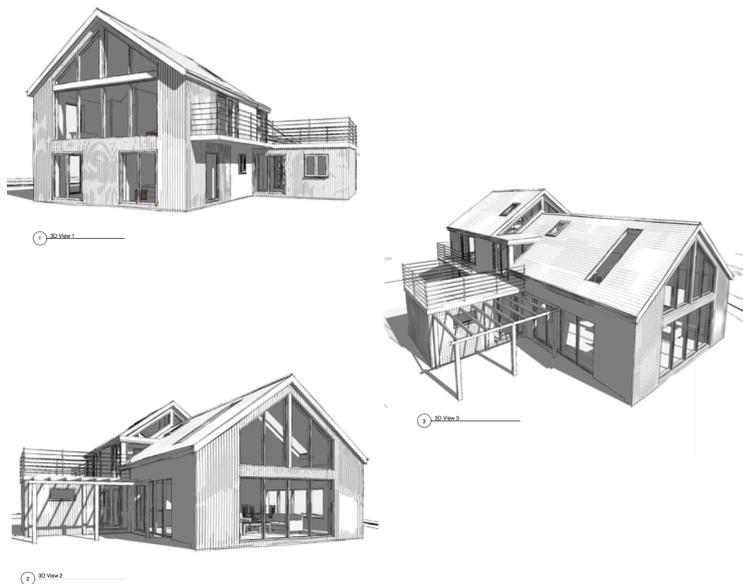


Image 5 – Proposed 3D visuals

It utilises the footprint of the existing building, however will significantly improve light levels and energy efficiency, resulting in a far more sustainable and useable dwelling.

5.0 Relevant Planning History

A search of Council's online planning register has revealed the following applications for the subject site:

PA20/08765 – Construction of two storey extension, replacement of single storey elements, alterations to roof structure, general refurbishment and associated works – withdrawn.

It is noted that the Parish Council provided the following in respect to the proposal:

The council objects to the application for the following reasons:

- no design statement with the application*
- does not comply with the Ludgvan NDP and Ludgvan Design Statement*
- Cornwall Council Sustainability Building Guide should be followed*
- concern at the significant size of the proposed development in an AONB.*

The Case Officer advised that they had 'significant concerns' with the proposal, 'specifically the design and scale of the proposed extensions and alterations and how they make the dwelling barely recognisable from its existing appearance'. It was deemed that the proposal was 'tantamount to the erection of a replacement dwelling' and that the application should be withdrawn.

On this basis, the application was withdrawn and whilst the guidance in respect to setting the extension lower than the main roof form is acknowledged, it is considered that the proposed additions will result in an interesting and well-designed building that will improve the design standard and will not have any implications from a landscape or amenity perspective, and, are therefore retained in its current form.

PA20/00320 – Erection of a detached annexe building – Approved 17 August 2020

PA17/10093 – Application for a Certificate of Lawfulness (existing use) for the occupation of dwelling in breach of holiday occupation condition

PA14/01902 – Construction of garden store rooms

PA12/05304 – Construction of conservatory

PA12/09701 – Construction of conservatory (non-material amendment to alter the design of the windows on the conservatory approved under PA12/05304)

6.0 Planning Policy Assessment

6.1 Cornwall Local Plan 2010 – 2030

This is the current local planning document that sets out the vision and development control policies that are applicable to Cornwall. Policy 1 asks that Council takes a positive approach that reflects sustainable development and that Councils work together with applicants to ensure proposals are approved wherever possible and to secure development

that improves the economic, social and environmental conditions in the area. Paragraph 1.29 asks that development should ensure the protection and, where possible, the enhancement of the environmental quality and assets of Cornwall, safeguarding landscape and biodiversity values.

Policy 2 looks at the spatial strategy and requests that proposals: respect and enhance quality of place; provide solutions to current and future issues; and generate and sustain economic activity. 2.a seeks to deliver renewable and low carbon energies and increase energy efficiency whilst 2.b seeks to ensure that built assets can adapt and be resilient to climate change. 3.b. seeks to provide homes in a proportional manner where they can best sustain the role and function of their local communities and that of their catchment.

Policy 7 relates to housing in the countryside and seeks to address the needs of rural areas and acknowledges that it is important that rural areas continue to thrive both economically and socially. Paragraph 2.33 explains that open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape) and seeks to ensure that development occurs in the most sustainable locations to protect the open countryside from inappropriate development. It recognises that there may be a need for some housing in the countryside and, in these locations there will be a *focus on efficient use of existing properties and buildings to meet needs* and that the appropriateness of buildings for conversion depends on their scale and method of construction, structural soundness and the ability to convert without the necessity of substantial demolition or substantial rebuilding operations.

The policy states that new homes will be permitted where there are special circumstances, such as:

1. *Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced;*
2. *The subdivision of existing residential dwellings;*
3. *The reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting (and have an existing lawful residential or non-residential use and be ten years old or greater);*
4. *Temporary accommodation for workers; or*
5. *Full time agricultural and forestry and other rural occupation workers where there is evidence of an essential need of the business for the occupier to live on site.*

Paragraph 2.34 relates to the replacement of existing lawful dwellings and states that these will be supported but that they should be 'broadly comparable to the size, scale and bulk of the dwelling being replaced, and not impact negatively on the character of the surrounding area'.

Policy 12 relates to the provision of high-quality and sustainable design whilst policy 13 relates to development standards which, amongst other things, relates to the protection of amenity and parking and access standards.

Policy 21 refers to the best use of land and existing buildings, provided they are not of high environmental or historic value.

Policy 22 relates to the natural environment and seeks to ensure that the distinctiveness and character of Cornwall's natural environment and assets are protected.

Policy 23 relates to the natural environment and seeks for development proposals to sustain local character and distinctiveness. Point 2 specifically relates to Cornish landscapes and advises that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes. It seeks for development to take into account and respect the sensitivity and capacity of the landscape asset, considering the cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using the Cornwall Landscape Character Assessment.

Point 3 seeks to protect biodiversity and geodiversity and states that all developments must ensure that the importance of habitats and designated sites are taken into account.

Policy 26 of the CLP relates to climate change and flood risk management and seeks to ensure that development should be sited, designed and of a type that increases flood resilience; minimises or reduces flood risk on site and in the area and replicates natural ground water surface water flows and decreases surface water run off.

6.2 Neighbourhood Development Plan

When a Neighbourhood Development Plan (DNP) comes into force, it becomes part of the statutory development plan for the area that it covers. At the present time, the Ludgvan Neighbourhood Development Plan Referendum has been postponed and is therefore yet to be formally adopted however, the Draft document was successful at examination and is available.

This document sets out the vision for development for the period between 2018-2030. It sets out that one of its core aims is to respect local heritage and character and ensure that the design of new buildings is high and in keeping with the local area. A summary of the policies of most relevant to the proposal is listed below:

Policy LUD1 – Protecting the Natural Environment – seeks to ensure that development proposals have no adverse effect on the integrity or continuity of landscape features or habitats of local or national significance.

Policy LUD8 – Development in the Countryside – states that proposals in settlement boundaries will be supported if they are infill development or extensions to existing buildings that, amongst other things, are appropriate in scale and reflect the character and density of nearby buildings and their setting. Proposals that undermine the character, setting or identity of a settlement will not be supported.

Policy LUD9 – Sensitive Design and Sustainable Development – states that development will be supported where it (summarised as follows):

- a) demonstrates a high quality of design;
- b) respects the natural and historic assets of the surrounding area and reinforces local distinctiveness;
- c) respects local landscape quality ensuring views are maintained;
- d) protects amenity and avoids light pollution;
- e) incorporates measures to protect biodiversity;
- f) takes measures to improve environmental performance.

Paragraph 8.26 states that proposals should demonstrate how the development will respect the character and function of its location, and be in harmony with its surroundings.

The Ludgvan Parish Design Statement (February 2020) also forms part of the NDP considerations and acts as supplementary planning guidance that should steer any future development, taking account of the high quality local environment. In respect to building styles and detailing, it advises the following (as summarised):

- special care should be taken to maintain and enhance the rural character of the diverse settlements;
- existing building lines should be respected and not exceed two storeys);
- flat roof extensions should be avoided and traditional materials used;
- the design of any new building or extension may be contemporary but should respect the scale, style, external building materials and character of existing adjacent buildings and the character of where they are located;
- building to plot size ration should be considered;
- demolition of unlisted buildings of merit should be avoided;
- good quality contemporary design that is sympathetic to neighbouring properties and location and should be designed to reflect existing building line and roof heights;
- alterations and additions should reflect in proportion, detail and materials the style of the building to which they are attached.

6.3 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was updated in February 2019 and sets out the Government's overarching planning policies for England and how these should be applied.

Paragraphs 1-6 provide the introduction to the NPPF and details how the NPPF sets out the Government's policies for England and how these should be applied, as well as provides the framework within which locally prepared plans can be produced. It sets out that applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material consideration in the decision making process, and acting as a principal policy consideration where the development plan is out of place.

Chapter 2 relates to achieving sustainable development with paragraph 7 advising that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives being: economic; social and environmental, that includes using natural resources prudently as well as moving to a low carbon economy.

Paragraph 10 makes it clear that there is a presumption in favour of sustainable development at the heart of the Framework. Paragraph 11 states that decisions should apply a presumption in favour of sustainable development and, for decision-making this means:

- approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 47 identifies that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 48 discusses that LPAs may give weight to relevant policies in emerging plans according to: the stage of preparation; extent to which there are unresolved objections; and the degree of consistency with relevant policies in the emerging plan to the Framework.

Chapter 5 relates to delivering a supply of new homes with paragraph 59 stating that it is important that a sufficient amount and variety of land can come forward. Paragraph 61 advises that the size, type and tenure of housing needed for different groups in the community should be assessed and provided for.

Paragraph 77 onwards relates to rural housing and states that in rural areas, planning decisions should be responsive to local circumstances and support housing developments

that reflect local needs. Paragraph 78 states that, to promote sustainable development, housing should be located where it will enhance or maintain the vitality of rural communities.

Of relevance, paragraph 79 states that decisions should avoid the development of isolated homes in the countryside unless one or more of the following applies:

- a) there is an essential need for a rural worker to live permanently on the site;
- b) the development would represent the optimal viable use of a heritage asset;
- c) the development would reuse redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling;
- e) the design is of exceptional quality.

Chapter 9 seeks to promote sustainable transport with paragraph 107 stating that proposals should ensure that appropriate opportunities to promote sustainable transport modes have been considered; that safe and suitable access to the site can be achieved for all users and that any significant impacts from the development on the transport network or on highway safety can be mitigated.

Chapter 11 seeks to make the most effective use of land with paragraph 117 stating that decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 118.c) states that substantial weight should be given to brownfield land whilst d) seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified housing needs where land supply is constrained and available sites could be used more effectively.

Chapter 12 relates to achieving well-designed places and confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 advises that, amongst other things, decisions should ensure that developments:

- a) function well and add to the overall quality of the area, not just for the short term but for the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- d) establishes a strong sense of place;

- e) optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- f) create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Paragraph 131 states that great weight should be given to outstanding or innovative designs that promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Chapter 14 looks at climate change and flooding, with paragraph 155 stating that inappropriate development in areas at risk of flooding should be avoided. Paragraph 163 advises that LPAs should ensure that flood risk is not increased elsewhere; is appropriately flood resistant; incorporates sustainable drainage systems and so on.

Chapter 15 seeks to conserve and enhance the natural environment and requires development to protect and enhance valued landscapes and to recognise the intrinsic character and beauty of the countryside. Paragraph 170 states that planning decisions should contribute to and enhance the natural and local environment but protecting and enhancing valued landscapes and minimising the impact on and providing net gains for biodiversity, amongst other things.

Paragraph 172 requires great weight to be given to conserving and enhancing the AONB.

7.0 Supplementary Planning Guidance

7.1 Cornwall AONB Management Plan 2016-2021

The site lies within the West Penwith (Section 7) AONB. The AONB Management Plan details that this section of the AONB has an ancient landscape with unique character, characterised by tiny irregular pasture fields bound by Cornish hedges with scattered farmsteads with traditional buildings, houses and farmsteads being of local vernacular, granite construction.

The policies of the Management Plan are divided between two sections, general and area specific.

The main general policies that are relevant to the proposal are as follows:

- CC7 promotes high levels of peace and tranquillity with dark night skies by minimising noise and light pollution;
- MD5 supports small scale developments that enable the identified need of local people to be met and that development should be in sustainable locations with good access to services and where landscape capacity and opportunity to enhance the protected landscape can be demonstrated;

- MD9 that states any necessary development in or within the setting of the AONB will be high quality that is appropriately located; compatible with distinctive character; does not compromise the special characteristics of the AONB designation and so on.

There are no site specific policies of direct relevance to the proposal.

7.2 Cornwall Design Guide 2013

The Cornwall Design Guide has been produced subject to a sustainability appraisal, consultations and a scrutiny and review process. It was adopted by the Council's Cabinet on the 13 March 2013 and can therefore be regarded as a material consideration.

It seeks to help inform the design of new development and ensure all factors of good design are recognised and incorporated. One of its many objectives, is to ensure sustainable development.

Section 2.9 relates to design and details and seeks to ensure that development is informed by the character of the area in which they are proposed. It seeks to identify whether there are any architectural or landscape features that give a place a distinctive sense of character and states that distinctiveness can also be delivered through new designs that respond to local characteristics in a contemporary way.

Section 3.2 looks at site and context appraisal and advises that proposals should consider the existing site features and how they will be retained/enhanced as well as the relationship between buildings and open spaces/gardens.

Section 4 looks at creating sustainable communities and offers advice in respect to sustainable construction methods and protection of amenity. Section 5 looks at Green infrastructure and seeks to encourage biodiversity, use native landscaping species and so on.

Section 7 relates to building design and provides advice on building form and character. Section 7.2 looks at re-use of existing buildings and materials and investing in energy saving technologies. Section 7.3 looks at the built form and character whilst section 7.4 gives advice on buildings in their plots and plot layout. It also discusses maximising solar gain. 7.6 considers the use of sustainable natural resources and providing a palette of colours to reflect traditional materials and colourings. Section 7.10 relates to outbuildings, curtilage structures and storage and states that such buildings are moderate in size and avoid overly domestic features.

7.3 Development Management Guidance Note – Replacement dwellings in the countryside in the context of Cornwall Local Plan Policy 7(1) (December 2018)

This guidance note is concerned with development proposals relating to replacement dwellings in the countryside and provides additional guidance in respect to the

interpretation of Policy 7 of the CLP. Policy 7 states that development of new homes in the open countryside will only be permitted where there are special circumstances and sets out, in Policy 7(1), the details of such 'special circumstances', one of which relates to:

'Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location'.

The guidance note provides further detail in respect to the term 'broadly comparable' to give greater certainty in the planning process. It states that the 'aim of the CLP is to provide new and better quality housing, therefore the replacement of poor quality dwellings in the countryside should be encouraged'.

Further, it states that the term 'broadly comparable' should not be narrowly interpreted and account should be taken of the size of the site and character of the area and that a 'dogmatic approach' should be adopted. A dwelling that is well designed and appropriate to the scale and character of its location is likely to be considered 'broadly comparable'.

8.0 Involvement

Given the scale and nature of the proposal it was not considered necessary to formally seek the views of the local wider community.

9.0 Design and Access Statement

Design

The proposal has been informed by a considered analysis of the site's constraints and opportunities, balancing the wishes of the applicant in providing a light, airy and improved internal layout. They did not wish to significantly increase the size of the building, in the creation of a predominantly two-storey property, but wanted to create a contemporary and interesting alterations, that will dramatically improve the design of the building and offer vastly improved light and living spaces. They also wished to remove the somewhat harmful incremental extensions that have been permitted to the dwelling over the years.

The form and character of the existing building is replicated in the proposal, utilising a pitched roof with glazed gables, mimicking the style and appearance of the existing conservatory. Whilst ordinarily, extensions and additions to existing dwellings should be subservient to the original building, in this case, by setting the proposed two storey section at a higher level than the current ridge line will allow for improved light levels to both the southeast (front) and northwest (rear) elevations, as well as improve the amount of living space afforded. From the front elevation, the two storey extension will read as a thoughtfully

designed addition to the house, with the use of high level glazing and a roof form and materials that are in keeping with the existing built form.

As can be seen on the proposed northeast and southwest elevations, the proposed building appears as if it 'steps up' toward the rear of the site and, with the use of integrated materials on both the second and one and a half storey elements (such as slate roofing and stonework and simple, uncluttered fenestration), the proposal will appear as a contemporary and interesting building, as opposed to an ad-hoc two storey addition to the existing dwelling.

A single storey flat roof extension on the southwest elevation (side) has generally been accepted as being acceptable, given its discreet position and the way that it integrates with the host building. The use of the balcony also raises the interest and aesthetic value of the building as well as provides opportunity for improved external living spaces.

Use

The proposed use of the site would be for a single residential dwelling, as per the existing situation.

Layout

An open plan living room and kitchen/dining area is proposed at the front of the building, over the footprint of the existing sunroom. A two storey section is positioned at the rear at a higher level than the existing roof form, that incorporates an improved master bedroom and study, with steps down to a far more improved ground floor, incorporating a large, open plan kitchen/dining and living area, two bedrooms and bathroom at the rear, and small utility and shower room extension on the side.

Whilst significant improvements are achieved to the way in which the building functions, this has been delivered by retaining the footprint of the existing building and, in the most part, retaining the overall bulk and scale of the existing dwelling.

Scale

Whilst significant improvements are achieved to the way in which the building functions, this has been delivered by retaining the footprint of the existing building and, in the most part, retaining the overall bulk and scale of the existing dwelling, so that is proportionate to the scale of the existing building.

By locating the two storey section to the rear of the building, which is not particularly prominent from the surrounding area, the scale of the two storey element is reduced and is not the defining feature of the new dwelling, that will appear, as a single storey structure.

Landscaping

The proposal comprises alterations to the existing dwelling only and will not impact on existing landscape features within the site, nor will it impact on any surrounding trees or matters relating to biodiversity.

Appearance

The proposal will result in a dramatic improvement to the character and form of the existing dwelling, with the loss of the ad-hoc additions, replacement roof, doors and fenestration and improvements in the treatment of materials. The two-storey section provides an interesting and considered approach that will add to the architectural interest of the building. The building will appear as a contemporary dwelling that respects the scale, size, form and appearance of the existing structure, that is nestled into the contours of the site.

Access

No alterations are proposed to the existing access arrangements.

10.0 Assessment

10.1 Principle

The main thrust of the NPPF is the principle of supporting sustainable development and this is echoed in the Cornwall Local Plan. The subject site, although well related to the built settlement of Amelabra, is visually separated by the road and, with the lack of built development on at least two sides, is considered to be located within the open countryside. The proposed extensions and alterations are considered to be tantamount to a new dwelling and as such, careful consideration needs to be given in respect to the consistency of the proposal with regard to Policy 7 of the CLP, and paragraph 79 of the NPPF, in respect to replacement dwellings in the countryside.

Policy 7 allows for the replacement of dwellings in the countryside, provided it is 'broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate character to their location'. With this regard, the proposed replacement dwelling closely aligns to the scale, size and built form of the existing building, as the majority of the roof form is of one and a half storeys in height. Further, the mixture of one and a half and two storeys adds to the visual and architectural interest of the building. The footprint aligns to that of the existing building and approved scheme, whilst the increase in ridge height has been kept to a minimum, by setting the building into the contours of the site. This allows for a vast improvement in the efficiency of the building as well as improvements to how the building will sit within the site and integrate with outdoor spaces.

The proposed single storey extension to the southwest elevation is modest in scale and again, reflects the scale of the existing uPVC conservatory in this location.

The replacement of the roof form and rebuilding of walls will result in a more uniform structure, with the added design value of the two storey element at the rear. Contemporary fenestration and traditional materials will also greatly improve the design value of the building. It is considered that the proposal would be consistent with the provisions of Policy 7 of the CLP and paragraph 79 of the NPPF, in the provision of a building that is broadly comparable to the existing dwelling to be replaced and, importantly, would raise the design value of the building and improve the setting of the site.

Further, the proposal would be consistent with the provisions of Policy 2 and 21 of the CLP and paragraph 118 of the NPPF, in securing the most efficient use of the building and site, and in respect to paragraph 131 of the NPPF, that seeks innovative design and promotes high levels of sustainability. The proposal is also considered to be consistent with the guidelines contained within the Ludgvan Parish Design Guide, as well as the relevant policies contained within the NDP, namely Policy LUD1, LUD8 and LUD9 that seek high-quality development that protects local character.

10.2 Landscape Assessment

The subject site is located in the West Penwith AONB, an area characterised by Medieval farmland with small hamlets and farming communities, interspersed with pockets of woodland. As detailed, built form in the area constitutes detached dwellings of varying ages and styles – from traditional farmhouses and cottages and vernacular farm buildings, to more recent contemporary dwellings.

The site of the existing building is not particularly prominent with the surrounding area, being screened from the road by mature trees that follow the stream line to the north and east and set within the valley, against the backdrop of trees. Whilst the building would be visible from the bridleway, it would not be particularly prominent within the surrounding landscape.



Image 6 – View from paddock to south



Image 7 – View from paddock to west

Policy 23 of the CLP seeks for development proposals to sustain local distinctiveness and character and protect, and where possible enhance, Cornwall's natural and environmental assets, according to their local, national and international significance. Further, paragraph 172 of the NPPF requires that 'great weight' should be given to conserving the landscape and scenic beauty within the AONB.

The proposal, by reason of the improvements to the existing built form in the removal of the cluttered uPVC additions and introduction of natural, traditional materials, will greatly improve the design value of the building and the setting of the site. Whilst the two storey element will be visible from the bridleway that runs along the southern boundary, given the secluded position that is nestled into the slope of the site, it will not be harmful to surrounding landscape character. At present, there are a number of large uPVC conservatories that have the capability to result in light spill within the area. Again, given the position of the building within the landscape, it is not considered that the proposed replacement dwelling will result in an increased level of harm with respect to light pollution.

It is considered that the proposal pays due regard to the AONB's sensitivity and character and will result in an improved dwelling that will ultimately enhance landscape character, in the addition of a contemporary dwelling that respects the traditional and vernacular built form. The proposal will therefore be consistent with policy MD9 of the AONB Management Plan, that seeks high quality development that is appropriately located and compatible with the distinctive landscape character.

10.3 Amenity

The layout and size of the dwelling is such that it provides an open plan living arrangement with good integration to the proposed first floor balcony and existing outdoor amenity space.

There are no immediate neighbours and therefore the proposal will not impact on surrounding residential amenity.

10.4 Flooding and Drainage

The position of the existing dwelling is located within flood zone 1 although sections of the north-eastern boundary of the site are within flood zone 2 and 3. However, it is considered that as the application does not seek a new residential use, it is acceptable in flood risk terms. Further, given the nature of the application that seeks consent for a replacement dwelling and as the site is less than 1 hectare in size, the preparation of a detailed Flood Risk Assessment is not required. The proposal will not result in any increased risk of flooding to the site or within the surrounding area and is therefore considered to be consistent with the provisions of Policy 26 of the CLP and paragraph 155 of the NPPF.

10.5 Sustainability

The proposal offers significant advantages in terms of sustainability, through the use of improved insulation and thermal properties as well as improvements to solar gain. The result is a building that costs less to heat; reduces reliance on unsustainable heating methods; and will have considerable environmental benefits both now, and over the lifetime of the building.

11. Conclusion

The main thrust of the NPPF is the principle of supporting sustainable development and this is echoed in the Cornwall Local Plan. The proposal seeks the replacement of the existing dwelling, which is of little architectural merit and visually cluttered, with a building that provides vastly improved living spaces, light and views over the site. Further, it will raise the design standard of both the site and surrounding area, with the use of interesting architectural features, sympathetic materials and traditional form and detailing. It does so whilst ensuring that the scale and size of the new dwelling is 'broadly comparable' to that of the existing building.

Paragraph 127 requires new development to be of good design, function well and be sympathetic to surrounding character, as well as optimise the potential of the site and encourage innovation and change. It is considered that the proposal achieves this. Not only that, it will provide a sustainable and energy efficient dwelling that maximises views out over the countryside and integrates well with its outdoor living spaces.

In light of the above policy considerations, including the likely impacts on the AONB, the proposal can rightly be viewed as being in accordance with the development plan policies of the development plan, and when assessed against the advice contained within the National Framework, when taken as a whole. The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004.