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Design and Access Statement

for
Continued use of outbuilding as a self-contained holiday-let

at

*Thornhill,
North Corner,
Coverack
Cornwall
TR12 6TJ*

The Proposal and Site Context

This full planning application relates to formally establishing the use of an outbuilding to the north-west and within the established garden of the property Thornhill as a self-contained holiday-let.

The building has been used for such purposes since approximately 2002, as confirmed through submissions by third parties during the consideration of recent applications associated with Thornhill (as expanded upon later in this statement).

The proposal seeks no external changes to the building, the application simply seeks to regularise the use of the building. The building has an allocated parking space and associated garden area to the south-west.

The application site is located within the settlement of Coverack and is accessed from the public highway to the south-west.

The application site falls within the south-coast western section of the Cornwall Area of Outstanding Natural Beauty (AONB).



Photographs of the building with Thornhill set behind

Assessment of the Proposal

Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 2 and 47 of the National Planning Policy Framework 2019 (the NPPF) dictate that *'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.'*

The development plan covering the area is the adopted Cornwall Local Plan 2016 (the CLP). The application site falls within the parish of St. Keverne. From a review of the Parish Council's website, it is understood the Parish Council agreed to develop a Neighbourhood Development Plan for the area on 22nd May 2018. However, at the point of writing this statement, there is no indication that an NDP is at an advanced stage of consultation, nor are there any draft policies for consideration. The NPPF represents a material consideration.

The proposal is therefore assessed primarily against the CLP and the NPPF.

Principle

The application site is located within the established garden of Thornhill and is a longstanding structure associated with the property understood to originally have been a garage. The building was adapted at the turn of the century into a self-contained unit. During a recent appeal at the site for a new build dwelling (see ref: PA18/07625), an objector to the scheme confirmed the above through their statement *'I can confirm that the existing building had been used as a garage/utility room until 2002, when the owner of the property at that time employed me to renovate the building and make alterations to create extra accommodation for occasional use by family members.'*

The proposal seeks to formalise the use of the building for holiday-let purposes.

Policy 5 of the CLP states that *'The development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits.'*

In the text preceding Policy 5, paragraph 2.8 states:

'2.8 Tourism: The quality of Cornwall's landscapes, seascapes, towns and cultural heritage, enables tourism to play a major part in our economic, social and environmental wellbeing, it generates significant revenues, provides thousands of jobs and supports communities. Our key challenge is to realise this opportunity in better wages through improved quality and a longer season.'

Further to the above, the NPPF through paragraph 83 supports *'the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings'* and *'sustainable rural tourism and leisure developments which respect the character of the countryside.'*

The policy context above supports sustainably located proposals as a matter of principle, there can be no doubt, that the site is sustainably located being situated within the settlement of Coverack, as well as being within close proximity to a number of areas and locations of attraction to tourists.

Consequently, as a point of principle, it is submitted that the development accords with policy 5 of the CLP and paragraph 83 of the NPPF.

Effects upon the character and appearance of the area

Policy 12 of CLP refers to 'Design' and requires through all new development that the area's distinctive character is maintained and the existing context is considered; that new development be of an appropriate scale, layout, height and mass with a clear understanding and response to its setting; and that development should provide continuity with the existing built form and respect the natural environment.

This approach is consistent with Section 12 of the NPPF, with Paragraph 127 requiring development to be '*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*' and '*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*'

The site falls within the Cornwall AONB designation which is safeguarded nationally with regard to its landscape character and scenic beauty.

Policy 23 of the CLP requires that '*Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB*' and that '*Proposals should be informed by and assist the delivery of the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and / or work in them.*'

Paragraph 170 of the NPPF highlights that the planning system should contribute to '*protecting and enhancing valued landscapes.*' Further through Paragraph 172 the NPPF explains that '*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.*'

As the proposal in effect related to no physical changes to the application building, and the site is already in domestic use, it is submitted that there will be no character change or landscape impact resulting from the proposals.

The development will therefore accord with policies 12 and 23 of the CLP and paragraphs 127 and 170 of the NPPF.

Residential Amenity

The NPPF through Paragraph 127 f) requires development to provide '*a high standard of amenity for existing and future users.*'. Policies 12 and 13 of the CLP follow the same emphasis.

The property is sited adjacent to Thornhill, but is separated by boundary enclosures, and there is no direct window to window overlooking. Further. The building has its own garden space and parking area. The use of the accommodation for holiday purposes has taken place under the management and sub-ordinate to the occupation of Thornhill.

The application building is separated from other residential uses by intervening boundary coverage and thereby the proposal will not prejudice existing living conditions.

The development will therefore be acceptable from a residential amenity perspective and as a result will accord with Policies 12 and 13 of the CLP and Paragraph 127 of the NPPF.

Accessibility

Access to the site will be via the existing driveway that serves the application building and Thornhill. This has a good standard of emerging visibility onto the main highway

The application also fully complies with all current Regulations and Good Practice making the scheme accessible in line with policies and legislative requirements.

Other Material Planning Matters

There are no other planning matters that are considered material in this case.

Conclusions

The development is fully in accordance with policies contained within the CLP and the NPPF.

As there are no material planning reasons that outweigh the benefits, the proposals represent sustainable development and as a result be approved in accordance with Policy 1 of the CLP and Paragraph 11 of the NPPF.