

Householder application for the construction of extensions and a detached garage at Owl Cottage, Cox Hill, Cocks, Perranporth, Cornwall TR6 0AU.

1. The Proposal and Site Context

- 1.1 This is a householder planning application for the construction of extensions and a detached garage to an existing two bedroom dwelling, to provide enlarged living space for the applicant's family.
- 1.2 The existing property is a granite cottage with a block built single storey extension located to its southern side and projecting forward of the principal build line to the dwelling. The cottage is linked to the north to a separate dwelling which is already extended to the rear. Land slopes upwards from north to south, and ridge lines step up accordingly. Land also slopes upwards from the properties both to the east and west.
- 1.3 The proposal seeks to provide first floor space to the rear of the dwelling, cutting into the rising land to the east. The proposal also extends upwards on the existing modern ground floor extension to the south, and incorporates a re-profiled forward facing gable form to this component of this proposal, the roofline leads downwards to the front of the property to accommodate a porched entrance. Walls will be faced with black vertical timber cladding and the roof will be of a natural slate.
- 1.4 Further a detached garage is proposed to the western boundary of the site. This follows a previous approval for a detached garaged at the site as approved under PA21/0556/07/R which was not constructed.
- 1.5 There is a Tree Preservation Order area (ref: C1/CK12) located to the south and west, this is outside of the application site and the trees within it are unaffected by the proposals.

Figure 1 looking from the south looking towards the gable of the modern extension and the rear of the property



Figure 2 looking down towards the site from the south-west



2. Planning Assessment of the Proposal

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 dictate that *'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.'*
- 2.2 The development plan document covering the area, consist of the adopted Cornwall Local Plan (the CLP).
- 2.3 The revised National Planning Policy Framework 2019 (NPPF) acts as a material planning consideration. It is understood the Perranzabuloe Neighbourhood Development Plan (the NDP) is currently in preparation, however as the NDP has not as yet advance to Examination, the policies being development could still be subject to challenge and change. As a consequence, the NDP is not afforded any significant weight at this stage.
- 2.4 Over the following pages we explain how the proposals are in accordance with the development plan and relevant material considerations including the NPPF. As the development relates to a householder application, the key issues of relevance relate to the effects of the proposals on the character and appearance of the area and living conditions of existing occupiers.

Effect Upon the Character and Appearance of the Area

- 2.5 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.
- 2.6 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).'*
- 2.7 The Cornwall Design Guide (CDG) was adopted in March 2013 as a material planning consideration by the Council, it also referenced in policy 12 of the CLP and therefore carries significant weight. Paragraphs 2.6, 2.9 and 4.9 encourage new development to have regard to the height, layout, building line and form of existing development, drawing inspiration from building shapes, colours and materials in the area, responding to local characteristics in terms of scale, massing, landscape, materials, colours and detailing.
- 2.8 Policy 23 of the CLP refers to the natural environment and explains through 23.1 that *'Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.'*

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- 2.10 The NPPF through Paragraph 170 highlights that the planning system should contribute to *'protecting and enhancing valued landscapes.'*
- 2.11 The proposal seeks to provide extended accommodation and focuses the adaptations to hidden rear elevation and the adaptations to the existing modern extension to the south. Due to the sloping nature of the site, it is not possible to extend on the southern side without extending upwards. As a result, the keep the scale down and consistent with the existing ridge line, the proposal incorporates three gables to the rear, and a forward facing gable to the southern side. Whilst the orientation of the form differs from that on the host dwelling, the appearance is not one of physical dominance over the host dwelling, as a consequence of the simple glazing to the gable and the use of recessive materials to compliment the context of the traditional cottage and the wooded landscape that surrounds the site. The proposal, as a result, follows a subservient appearance to the host dwelling.
- 2.12 The development will as a result accord with the design policy direction contained within the CLP and the NPPF.

Residential Amenity

- 2.13 Policy 12.2 of the CLP sets out that development should protect individuals and property from *'overlooking and unreasonable loss of privacy'*; *'overshadowing and overbearing impacts'*; and *'unreasonable noise and disturbance.'*
- 2.14 Similarly, paragraph 127 f) of the NPPF require development to provide for a high standard of amenity for existing and future users.
- 2.15 In terms of the impact on existing properties, the proposals are sited away from the immediate neighbour and thus this prevents any significant harm in terms of loss of light or privacy. Further the proposals will result in a significant enhancement to the living conditions of the existing property.
- 2.16 The development is acceptable from a residential amenity perspective.

3. Conclusion

- 3.1 The development accords with the design and living environment policies in the LP and the NPPF. As a result, it constitutes the sustainable development for which both the CLP and the NPPF place a presumption in favour of.
- 3.2 Therefore, the development should be approved.