

Officer Report

Case Officer- Miss Charlotte O'Neill
Recommendation Date- 12 June 2008

Application Number: 08/00719/FUL
Site: Pixie Nook Warleggan Mount Bodmin Cornwall
Proposal: Construction of extension to side elevation of dwelling
UPRN: 52800033
Parish: St. Cleer And St Neot Ward
Applicant: Mr Barry Newman
Agent: Sarah Whitehead

Application received on: 16th May 2008
Target Date for Decision is: 12th July 2008

Statutory Bodies Consulted:
Parish Council

Neighbouring Properties Consulted:
Chykest Warleggan Bodmin Cornwall
Primrose Cottage Warleggan Bodmin Cornwall
Forge Cottage Warleggan Bodmin Cornwall

Consultee Comments
Parish Council - Support

Constraints and Designations:
Area of Great Scientific Value
Area of Outstanding Natural Beauty

Relevant Development Plan Policies, Supplementary Planning Guidance and Central Government Guidance:

Caradon Location Plan First Alteration: ALT2, EV9, EV3, CL6
Caradon Design Guide 2000: Section I
Cornwall Structure Plan 2004: Policies 1 and 2
Planning Policy Statement 15: Historic Environment
Planning Policy Statement 1

Present Use of Site:

The present use of the site is a residential dwelling.

Site, History and Proposal:

Pixie Nook is a Grade II Listed Building comprising of stone, and is partly slate hung with natural slate roofing. It is an end terraced two storey property and is situated in the village of Warleggan which is located in an Area of Outstanding Natural Beauty and Area of Great Scientific Value. To the north of the site is the adjoining property known as Forge Cottage, to the east is the highway, to the south is the highway and beyond is open countryside and to the west is a substantial detached property known as Chykest.

The relevant planning history to the site includes:

01/01578/LBC - Listed Building Consent for the construction of boundary. Permitted.

01/01182/FUL - Retention of existing 2.3m wooden board fence and construction of boundary fence. Permitted.

This is a full planning application which seeks permission for the construction of a first floor extension to the side (south) elevation of the property. This would measure approximately 2.5m by 5m. It would be constructed from natural stone to match the parent dwelling, have painted timber windows and have a natural slate roof.

Public and Other Representations:

Parish Council - Support

Neighbouring Properties- One letter of support received - would benefit from an extension enhancing the properties appearance.

Conservation Officer - No objections

Key Issues:

Key issues to consider with this application include the affect of the proposed extension on the Streetscene and Area of Outstanding Natural Beauty, the impact on neighbouring properties and the design of the proposed extension on the parent building.

i) Affect of the proposed extension on the Streetscene and Area of Outstanding Natural Beauty

It is considered that the proposed extension would not have a negative impact on the streetscene and Area of Outstanding Natural Beauty. The proposed extension would be single storey and has been positioned so that it is stepped in from the main frontage of the property by approximately 3m therefore it is considered that the proposal conforms with Policy CL6 of the Caradon Local Plan First Alteration 2007. In addition, there is currently a boundary treatment of a hedge on the side elevation which would screen the extension further.

ii) Impact on neighbouring properties

The impact on neighbouring properties has been assessed and it is considered that due to the position of the proposed extension, on the side of the property and away from any neighbouring properties it is therefore considered that the extension would not arise in any overlooking and overshadowing issues conforming with Policy EV9 of the Caradon Local Plan First Alteration 2007.

iii) Design of the proposed extension

It is considered that the design of the proposed extension is acceptable within the parameters of Policies EV9 and ALT2 of the Caradon Local Plan First Alteration 2007 and Section I of the Caradon Design Guide 2000. This is because the extension would incorporate materials to match the parent dwelling and is subservient to the property. Therefore, it is considered that the proposed extension and alterations to the property would have little, if any, negative impact upon the visual amenity of the surrounding area.

Listed Building

PPG15 considers alterations and extensions to Listed Buildings stating that many Listed Buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. It is considered that the proposed extension can be sustained within the setting of the Listed Building. The Conservation Officer has been consulted on this proposal and has raised no objections.

Conclusion:

After consideration of the key issues involved with this application it is considered that the proposed extension are acceptable within the parameters of Policies ALT2, EV9, EV3 and CL6 of the Caradon Local Plan First Alteration 2007, Policies 1 and 2 of the Cornwall Structure Plan 2004, Section I of the Caradon Design Guide 2000, Planning Policy Statement 15 and Planning Policy Statement 1. Therefore this application is recommended for approval via the delegated route.

Recommendation of the Head of Development Control

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies 1 and 2 of the Cornwall Structure Plan 2004, Policies ALT2, EV9, EV3 and CL6 of the Caradon Local Plan First Alteration 2007, Planning Policy Guidance 15 and Planning Policy Statement 1. The proposal has been approved because it is considered that the development proposal accords with the said policies and there are no other overriding material considerations which justify refusing planning permission.

Approve subject to the following conditions and informatives

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The proposed windows ^{in the extension hereby approved} ~~and doors in the farmhouse~~ shall be of timber construction and shall be set at least 75mm in from the face of the wall in accordance with details (which shall be shown on drawings at a scale of 1:20, including their design, method of opening, depth of recess, profile and finish) to be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure a satisfactory development which preserves the fabric and appearance of this Listed Building in accordance with Development Plan Policy EV3, ALT2 and EV9 of the Caradon Local Plan First Alteration 2007 and Policies 1 and 2 of the Cornwall Structure Plan 2004.

3. The roof covering of the works hereby permitted shall consist of natural slate a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure that the works are satisfactory in appearance in accordance with Development Plan Policy EV3 of the Caradon Local Plan First Alteration 2007.

4. No works shall take place until samples or exact details of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the works are satisfactory in appearance in accordance with Development Plan Policy EV9 of the Caradon Local Plan First Alteration 2007.

Informatives

1. For the avoidance of doubt the drawings to which this application refers to include: Drawing No TW/PN01 ss 1 (Existing Floor Plans and Elevations) dated April 2008, Drawing No TW/PN01 SK 2 (Site Plan) dated April 2008, Drawing No TW/PN01 SK 3 (Location Plan) dated April 2008, Drawing No TW/PN01 SK 4 (Proposed Floor Plans and Elevations) dated April 2008.

Managers Authorization



Date... 17/06/08.....

Site Visit Notes

Case Officer: Miss Charlotte O'Neill

(The information contained within this checklist is for the sole purpose of assisting the case officer to record sufficient information that may be required in order to subsequently review the proposal, compile a report and make a recommendation regarding the determination of the proposal).

Application No:	08/00719/FUL	SITE DESCRIPTION (include topography, levels, street scene character, materials etc): 2 story property Constructed of Stone. End terrace of 3 houses.
Description:	Construction of extension to side elevation of dwelling	
Location:	Pixie Nook Warleggan Mount Bodmin Cornwall PL30 4HB	
Grid Ref:	215694 69003	
Applicant:	Mr Barry Newman	
Agent:	Sarah Whitehead	
Constraints:	Area of Outstanding Natural Beauty Area of Great Scientific Value	
ADJOINING DEVELOPMENT (include type of development, character, materials, levels etc)		
North - <u>adjacent cottage</u>		
East - <u>highway</u>		
South - <u>highway / Cornish</u>		
West - <u>large detached property</u>		
Health and Safety Assessment: I have made a preliminary site assessment with regard to Health and Safety considerations and confirm that I have sufficient protective clothing and training to carry out a site visit.		
Case Officer's Additional Comments (If Any)		
Residential Property <input checked="" type="radio"/> YES <input type="radio"/> NO		
Non Residential Property (State Use).....		
Building Works Underway?/building site: YES <input checked="" type="radio"/> NO <input type="radio"/>		
Signature of Case Officer		Date of Site Visit..... <u>21/05/08</u>

BOUNDARY TREATMENTS

North - ●
East -
South -
West -

NEIGHBOUR IMPACTS (include overlooking, loss of daylight etc)

North -
East -
South - *vegetation*
West - *vegetation*

HIGHWAYS

Access.....
Visibility.....
Parking Provision.....
Turning/Manceuvring.....

LANDSCAPING/ECOLOGY

Trees.....
Hedgerows.....
Wildlife.....

DRAINAGE

.....

OTHER

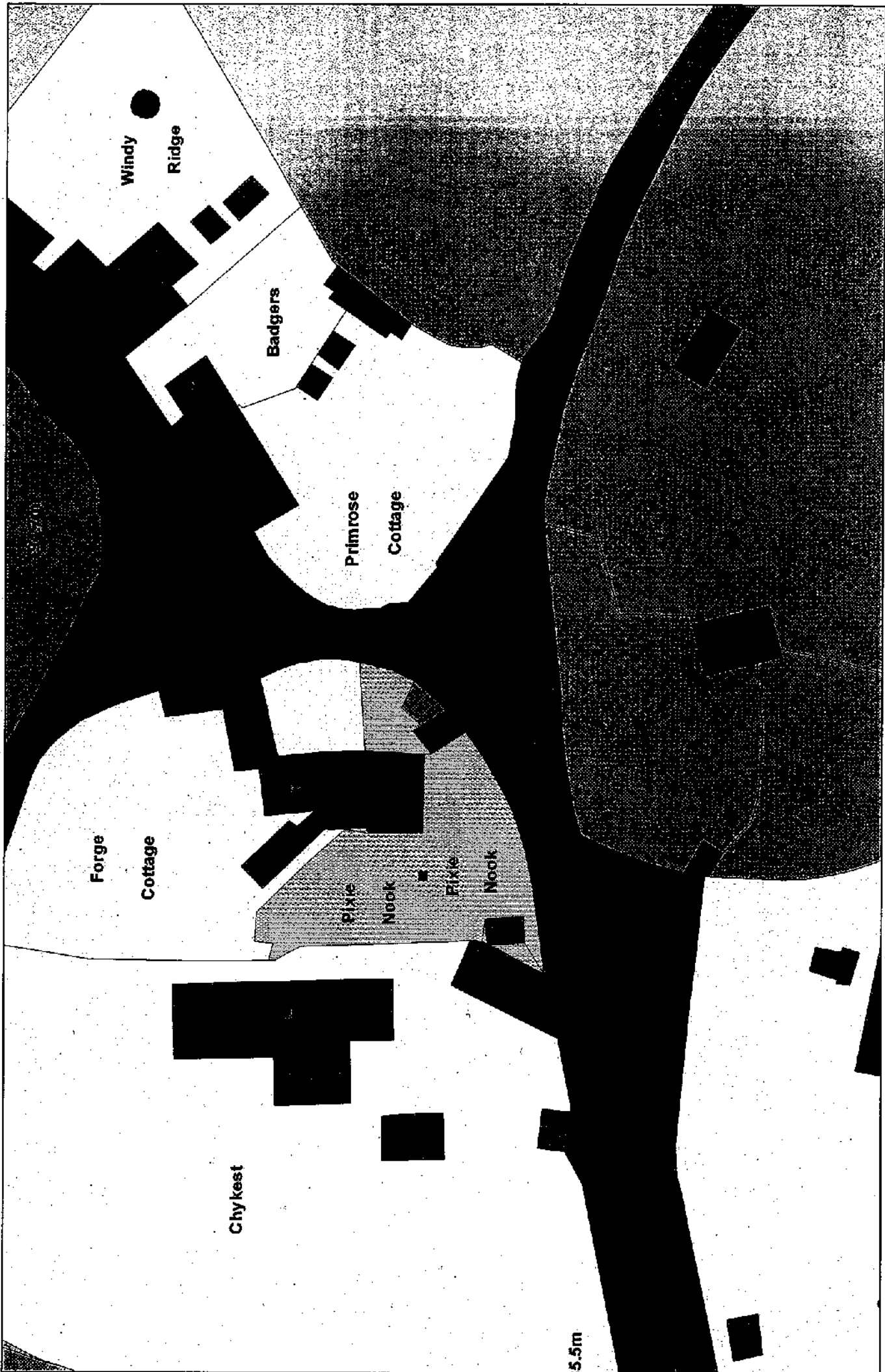
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Return to Office Sheet

Site Notice Posted? YES/NO	Date:	Is the description of the development accurate? YES/NO Details.....
Pres Advert? YES/NO	Date:	
Statutory Consultees List any Extras Here:	Parish Council	Is any further information required? (Including Design and Access Statements/Surveys/Ecological Reports/Accurate Plans) YES/NO Details
Neighbours List any Extras Here:	Chykest Primrose Cottage Forge Cottage	

UNIFORM UPDATE: YES/NO
 (Details to be entered onto Uniform including Date of Site Visit and Date Site Notice Posted)
PHOTOGRAPHS UPLOADED: YES/NO

<p><u>EARLY REVIEW MEETING</u></p> 	<p>Manager/Senior Officer- Date-</p>
<p><u>TO DO?</u></p> 	
<p><u>Telephone Conversations/Meetings</u></p> 	



Date: 20 May 2008
SLA: Not Set
Scale: 1:500

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FILE WORKSHEET

Planning Application No: 08/00719/FUL **UPRN No:** 52800033

Name of Applicant: Mr Barry Newman

Description of Development: Construction of extension to side elevation of dwelling **Location of Land:** Pixie Nook Warleggan Mount Bodmin Cornwall **Grid Ref:** 215694 69003

Date Registered: 17th May 2008 **Expiry Date:** 12th July 2008

Listed Building: 2

CONSTRAINTS:

Area of Outstanding Natural Beauty Area of Great Scientific Value

Previous History: PP-00449760

POLICY FRAMEWORK

Local Plan Policy

Structure Plan Policy

PPGN

CDC Policy Notes

Other

<u>CONSULTATIONS</u>	Issued	Expired	Object	Not Object	Comments
PARISH COUNCIL					
COUNTY HIGHWAYS					
ENVIRON AGENCY					
SWW					
PUBLIC CONS					
NEIGHBOURS					
OTHERS					

NEGOTIATION/REVISED PLANS

COMMENTS