

Keith Parker Architectural and Building Services

Mallard Creek
Gannel Road
Newquay
TR7 2AG



Design Statement for; Conversion of detached garage to holiday letting one bed accommodation.

Client.

Mr. Kevin and Mrs. Maria Goymer

Site.

The Old Chapel

Rejerrah

Newquay

TR85QD

Site:

Former old chapel with detached double garage.

Proposal.

Conversion double detached garage to self-contained one bed holiday letting unit.

Use, the Purpose of the Development.

The existing pitched roof garage has been used mostly as a storage area. The proposal is to provide more flexibility to the owner's income following the examples from the previous months and the effect on their current business. Being in a popular tourist area, it makes sense to use the properties location independent parking and larger garden area to promote income for the family. The unit will be in a much sought-after area. Close to the North Coast beaches of Newquay Crantock, Holywell and Perranporth. Centrally located for main road rail and air travel. Bus route and nearest stop is 150 m on the main road with direct access to main routes.

Shopping and entertainment facilities are a short distance away but also the situation is along a quiet country lane with back roads suitable for cycling and walks to other amenities.

The choice of one bedroom to allow more space within the unit and to provide a quiet escape to the county. The parking and garaged area will be separate from the owner's accommodation and will have no impact on any neighbours.

Amount of Development.

The total area of site is approximately 2100 m².

Existing dwelling footprint 300.00 m²

Proposed Garage to be converted to Letting Unit 45 m²

Layout & Scale

The surrounding area of Rejerrah has been a tourism area for decades with camp sites and independent holiday accommodation in many forms. Our proposal will allow excellent accommodation for a couple to enjoy a relaxed country holiday.

The position of the proposed would result in no overlooking, to the any neighboring property or to the adjacent Chapel.

North is the lane leading off A3075 backroads to Perranporth Cubert etc. fields slope to valley floor opposite.

South, the sites own garden with farm buildings the end of the site some 40 m away
East lies another field which belongs to the family and leads to the A3075.

The West is the adjacent dwelling former Sunday school with lane leading to the west
and further houses.

The amenity area remains the same as existing, however we will drop the garden to allow
drainage and to gain access to the higher-level garden with new steps from the proposed
patio door at the rear.

The property will share the main dwelling septic tank foul system.

Surface water to soakaways.

The scale will not dwarf or harm the street scene.

Appearance

The existing property chapel is traditional construction mixture of stone with concrete
block rendered extension slate roof to existing cottage, flat felt roof to existing extension.

The proposed to remain blockwork render and existing slate roof. New windows will
match those of the chapel and be similar in colour.

The design has taken into consideration response to the Cornwall Design Guide, Local
Policy, Sustainability Issues of development and Planning Policy Guidance, relating to
use of existing land, travel, and transport.

It is felt that the proposal will provide a harmonious street scene and not interfere with
the enjoyment of the properties by the neighbours.