

February 2021



Householder Planning Permission

## DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Roof Repairs, Replacement Windows Doors & Associated Works

11 Keigwin Place, Moushole, TR19 6RR.

Prepared By Cornwall Planning Group



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## 1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr & Mrs Bradley. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

Roof Repairs, Replacement Windows Doors & Associated Works

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA15/04060 | Retrospective planning for installation of 5 wooden sash windows and an ensuite bathroom (revised to propose single glazing) | Phoenix Cottage 14 Keigwin Place Mousehole Cornwall TR19 6RR

PA11/03445 | Listed building consent for the installation of french doors to replace windows, removal of door to block opening and incorporate rooflight over bathroom | 8 Keigwin Place Mousehole Penzance Cornwall TR19 6RR

## 2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

<b>Policy 1</b>	<b>Presumption in favour of sustainable development</b>
<b>Policy 2</b>	<b>Spatial strategy</b>
<b>Policy 2a</b>	<b>Key targets</b>
<b>Policy 3</b>	<b>Role and function of places</b>
<b>Policy 13</b>	<b>Development standards</b>
<b>Policy 16</b>	<b>Health and wellbeing</b>
<b>Policy 23</b>	<b>Natural environment</b>
<b>Policy 24</b>	<b>Historic environment</b>

### **3.0 Parking and Highways**

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed plan(s) outline the following:-

1. There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

### **4.0 Effects on Heritage Assets**

#### Conservation Statement

The application site falls within the Conservation Area of Penzance. Paragraph 16 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

We believe our proposal conforms to paragraphs 184 to 202 for the following reason as outlined below.

#### Area of Outstanding Natural Beauty

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. Point 2(a) relates to the AONB and states that great weight will be given to conserving landscape and scenic beauty within or affecting the setting of the AONB.

### **5.0 Conclusion**

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.