

Roger
Kayes

From: Roger Kayes
Sent: Tue, 12 Jan 2021 13:28:34 +0000
To: Cornwall Planning
Subject: PA21/00283 Application for discharge of conditions - PA15/06405
Attachments: Decision Notice PA15-06405 - November 9 2015.pdf, Proposed site plan, Rev A.pdf, Planning conditions discharge app_Image 1.pdf, Image 3, area with covenant for reversing, turning.pdf

I would like to submit an application for discharge of two outstanding conditions specified on the planning permission PA15/06405 granted on 9 November 2015. (Please notify me if this is not an acceptable way to make this application. I have read the guidance online - 'guidance_note-application....pdf' which, being national guidance, is not clear what means of submission are acceptable in this area. Using email facilitates submitting images in support of this application.)

The site is in Perranporth, TR6 0DQ.

No fee (for £116, I understand) can be included with this email, but if you would email me with an appropriate reference number and associated details of how to pay, I will do so immediately.

For convenience, I attach the relevant decision notice and the submitted *revised* site plan, 'Rev A' dated September 1st 2015, the plan referred to in the decision notice (but not posted under this application on CC planning portal as far as I can see. I did submit an email querying this but my request to have the entry updated was not acted on).

There are only two relevant conditions, number 2 & 3.

Number 2: parking and turning area (surfacing materials and drainage, plus future maintenance of use)
The parking and turning area is being laid out as per the planning application drawings. Particular attention has been paid to the dimensions and levels of the turning area - to combine improved access and visibility splay for access onto the pre-existing drive of Trewartha, on the one hand, with the slope and levels of a functional turning area for vehicles which drive up the access to the new dwelling, on the other.
The surface of these areas adjacent to the road Chapel Hill is proposed to be Marshall block paving, similar to that laid on the adjacent property Black Adder. This will extend about halfway along/up the 30m access away from the road, with the remainder surfaced with self-compacting gravel, as indicated on the planning application drawings. Beyond this, a low-carbon-emission gravel stabiliser grid will be laid to create a porous paving system when combined with gravel (and along the central strip, soil with grass): this will extend as far as the area between the area required for emergency access, as per the DAS. We are in the process of selling Trewartha (with the selfbuilder going on to occupy the new build once it is finished later this year) and our solicitor is currently drafting the

provisions regarding maintenance of the right for future owners to access the area shown in pink in Image 3 for turning/reversing in line with the condition. If appropriate, I could submit the details of this when forthcoming in the next 4 weeks or so.

Number 3: hard and soft landscaping

The primary issues here concern the impact of the path leading down to the permitted dwelling on privacy/outlook from the two adjacent dwellings, Trewartha and Black Adder. These issues were addressed by the submitted design in the D&A Statement and the Proposed Site Plan. The main proposals therein and the current state of their implementation are illustrated in the attached Image 1.

A qualification on the image: the established hedging visible on the left of the image (*Euonymus albo*) extends to beyond (further south than) the garden of the adjacent house on that side, Black Adder. This fully screens the adjacent garden on that side.

The existing, supplemented screening to the south of the main lawn of Trewartha substantially hides the single-storey new build, as proposed in the planning application (Image 2).

I submit that these works and designs satisfy this condition, and hope this is all in order.

Best regards,

Roger Kayes