

March 2021



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Construction of Four Dwellings, Landscaping & Associated Works

Land West of Trevere, Rosudgeon, Penzance, TR20 9PA.

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 M Osborne. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

Construction of Four Dwellings, Landscaping & 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:

PA20/03492 | Outline planning permission for erection of a dwelling | Land At Rose Glen Red Lane Rosudgeon Penzance Cornwall TR20 9PU

PA20/00504 | Construction of new dormer bungalow within existing garden of White Gables with non compliance of condition 2 in relation to decision notice PA18/06456 | White Gables Johns Corner Rosudgeon TR20 9PJ

PA19/09668 | Application for reserved matters following outline approval PA18/05455 for the construction of 5 detached two storey dwellings: Details of the proposed access from the A394, details of appearance, scale and layout of the proposed development and landscape and boundary features. | Land Between Richmond And Redlands A394 Rosudgeon TR20 9PA

PA19/09390 | Demolition of existing mundic block dwelling and garage and construction of 2 new dwellings with integral garages with variation of condition 1 in relation to decision notice PA16/06051 | Robins Croft Dola Lane Rosudgeon TR20 9PW

PA19/06612 | Erection of a dwelling | The Caravan Agan-Trygva Prussia Cove Road Rosudgeon Penzance Cornwall TR20 9AX

PA18/06456 | Construction of new dormer bungalow within existing garden of white gables | White Gables Johns Corner Rosudgeon TR20 9PJ

PA18/08872 | Outline application for the construction of two dwellinghouses with all matters reserved. | Gwynearh Packet Lane Rosudgeon Cornwall TR20 9QD

PA18/09118 | Outline application with all matters reserved for demolition of existing dwelling and construction of 2 dwellings | Takapuna Prussia Cove Road Rosudgeon TR20 9QF

PA18/00158 | Outline planning permission with all matters reserved for the construction of a detached bungalow and garage | Land South Of Colenso Grove Perran Downs Lane Rosudgeon Cornwall TR20 9AN

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;

Policy 1	Presumption in favour of sustainable development
Policy 2	Spatial strategy
Policy 2a	Key targets
Policy 3	Role and function of places
Policy 12	Design
Policy 13	Development standards
Policy 16	Health and wellbeing
Policy 21	Best use of land and existing buildings
Policy 23	Natural environment
Policy 28	Infrastructure

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. Parking and turning layout – A minimum of two car parking spaces can be provided, with additional amenity area that could provide visitor parking in the future. The proposed vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.
2. Clearly annotated sight lines measured from a drivers set back position of 2.4m which provides appropriate, unobstructed visibility for approaching vehicular speeds. There will be no standing obstruction higher than 0.9m within the visibility splays.
3. Minimum width of driveway should be 3.7m.
4. The access will be formed at a 90 degree angle to the highway.
5. The first 5m of the driveway will be constructed as a bound surface to avoid the discharge of loose material onto the highway.
6. Surface water should be managed within the site to avoid any runoff onto the highway. This will be achieved by surface water soakaway's and 'Aco Drains'. All works to be in accordance with Approved Document H of the Building Regulations.

4.0 Effects on Heritage Assets

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.