



ADW Design Group
Unit 2
Winstone Beacon
Trematon
Saltash
Cornwall
PL12 4RU

Your ref:
My ref: PA20/02119/PREAPP
Date: 19 October 2020

Dear Mr Wilks,

**Pre-application
enquiry reference
Proposal**

PA20/02119/PREAPP

Pre application advice for the conversion of a barn to a dwelling.

**Location
Applicant**

Trekennick House Altarnun Launceston Cornwall
Mr S Walker And Ms C Templeton-Walker

I refer to your recently submitted pre-application advice form and attached details received on the 21st of September 2020 regarding the proposed conversion of outbuilding and detached garage. Following the information submitted, my prior knowledge of this site and our phone meeting I can offer the following advice.

Site and context

The site is to the north west of the village of Alternun and is on land within the vicinity of Trekinnick House on land designated as AONB.

Constraints

Outside settlement
AONB

Proposal Summary

The proposal seeks views on the possible conversion of a domestic storage building into a small dwelling with the addition of a detached double garage cart house.

Relevant Planning History

Planning and Sustainable Development Service
Cornwall Council

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ

planning@cornwall.gov.uk

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PA19/01781/PREAPP - demolition of outbuilding and construction of annexe/dwelling
- Negative feedback given

Relevant Planning Policies

Your pre-application submission has been considered against local and national policies, which in this instance includes the following relevant documents. This list includes reference to residential and employment development and is not exhaustive but provides a focus for the key issues against which the scheme should be considered.

National Planning Practice Guidance 2014

National Planning Policy Framework 2019

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 9: Promoting sustainable transport

Paragraph 108 - safe and suitable access

Paragraph 109 - refusal of unacceptable impacts on highway safety

Section 12: Achieving well-designed places

Paragraph 124 - high quality design

Paragraph 127 - residential amenity, general design

Section 15 - conserving and enhancing the natural environment

Cornwall Local Plan Strategic Policies 2010 - 2030 - Adopted 22nd November 2016

Policy 1 Presumption in favour of sustainable development

Policy 3 Role and function of places

Policy 7 Housing in the countryside

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 24 Historic environment

Policy 26 Flood risk management and coastal change

Considerations

The main consideration in this case is as follows:-

Principle

Policy 7 supports the conversion suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater.

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Paragraph 2.33 of the supporting text to Policy 7 advises:-

The appropriateness of buildings for conversion will depend on their scale and method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or substantial rebuilding operations.

Policy 23. 2(a) advises:-

Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity.

The storage building in question is a simple, block and timber clad structure with lightweight roof that appears to have been used historically for overspill storage purposes. It is approximately 45 sqm in area and is located some 30m from the main dwelling outside the immediate curtilage of the main dwelling.

There is no structural report or conversion method statement to comment on, and it is noted that the same applicant sought advice on the demolition and re-building of a larger unit of accommodation here in 2019, which does seem to indicate an initial preference to start again. It is not known for example whether the existing building is structurally strong enough to take the loading required to make it habitable, or whether a slate roof could be introduced.

Its form and appearance is of no historic or architectural merit and there would be no loss to the character and appearance of the immediate area if it were to be removed all together. It is also only 45sqm in area, which is below Nationally Prescribed Space Standards for a double bed single storey property (50sqm).

If considering an application, it would be expected that a structural survey with conversion method statement is included to demonstrate structural soundness.

In summary it is questioned whether this particular building is actually appropriate to retain.

Policy 7 and 23 require proposals in the AONB to lead to an enhancement of the immediate setting. The introduction of a new residential use, with gardens, garaging, daily usage, domestic paraphernalia into a setting that is currently a quiet and largely undisturbed lane side spot in the countryside, is potentially one that would not lead to an enhancement of this setting where great weight is given to its protection. It is accepted that the positioning of this building is tucked up against the lane and within relative close proximity to built form, though the intensification of use is a material factor in accessing compliance with policies 7 and 23.

The cart house

The proposed cart house would introduce further residential built form in the countryside. Given the concerns highlighted with the principle of converting the

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building to a residential use, a large detached double garage would compound the matter. If considering an application, a low level and low impact garage of traditional materials should be considered.

Ecology

It would be expected that an ecology survey accompanies any conversion application (usually undertaken between May and later August)

Building Regulations

Cornwall Council's Building Control Service is pleased to offer a free initial pre-application advice service for all your development enquiries. Building Control can advise whether a Building Regulations application is likely to be required for your proposal, can give valuable time-saving guidance on how to meet the requirements of The Building Regulations and can suggest possible ways of resolving any notable issues prior to you submitting any formal Planning Permission applications that may be required. Building Control's Extended Services team can offer SAP, SBEM and Air-Permeability Testing Services, as well as access to warranties and other related services.

The local authority building control office can be contacted at Circuit House, Pydar Street, Truro, TR1 1DT. You can contact one of our qualified surveyors on 01872 224792 or by emailing us at: buildingcontrol@cornwall.gov.uk

Community engagement

If you are minded to submit an application, it may be beneficial to discuss your proposal with the Local Council for the area; and the current Divisional Member for the area; Cllr adrian.parsons@cornwallcouncillors.org.uk

In addition, I would like to draw your attention to a scheme that has recently been introduced by Cornwall Council, namely Pre-application Community Engagement (PACE). This will enable input from the local community to be made into the pre-application process should you so wish.

Further information on this matter can be accessed by following this link to our website:-

<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-agents-area/pre-application-community-engagement/>

Important Notice - Community Infrastructure Levy (CIL)

Please be aware that from 1 January 2019 potentially all approved planning permissions and lawful development certificates will be subject to a Community Infrastructure Levy (CIL).

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CIL will be charged in pounds per square metre on net additional increase in internal floor space for qualifying development and the proposed rates for development in Cornwall are set out in the Council's CIL Charging Schedule. The Charging Schedule also sets out what types of development would be exempt from paying CIL, and which developments are eligible to apply for rate relief. The draft CIL rates for Cornwall can be seen in the Draft Charging Schedule, which is available at www.cornwall.gov.uk/cil. Once the Charging Schedule has been adopted by the Council, it will be available on the Council's website. Section 106 agreements will continue to address affordable housing and site specific issues that are required to make a development acceptable in planning terms.

For more information on CIL and how it may affect your development, please visit the Council's website at www.cornwall.gov.uk/cil. Please send any queries to cil@cornwall.gov.uk or contact the case officer

Conclusion

In conclusion, based upon an initial consideration of your proposals, the building is not necessarily suitable for conversion under policy 7 and further residential use of land in this location would not necessarily lead to an enhancement of the immediate setting.

I hope the above information is of assistance.

Yours faithfully

James Hills

**Senior Development Officer
Planning and Sustainable Development Service
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