

**DESIGN, ACCESS &
FLOOD RISK
STATEMENT FOR:**

Aspire Homes

Construction of Detached
dwelling with Garage and
associated works and access
drive.

Plot 50, Gurnick Road

Newlyn, TR18 5DG

Ref: **420-DAS Rev H**

Version: 4.00

Date: July 2018 (amended
16.03.2021)



SECTION 1 – DESCRIPTION OF PROJECT

1.01 Type of application:

Reserved Matters Planning Application

1.02 Location of proposed development:

Plot 50, Gurnick Road, Higher Faugan, Newlyn TR18 5DG

1.03 Description of proposed development:

Construction of Single detached dwelling including garage, access and associated works.

1.04 Date of preparation:

July 2018 (amended 31.08.2018) (amended 16.03.2021)

1.05 Date of any amendments:

N/A

1.06 Applicant:

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1.07 Agent:

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SECTION 2 – DESIGN

2.01 Summary

This application seeks approval of reserved matters further to outline planning permission reference PA17/11908 and was originally submitted in July 2019.

2.02 Description of site / existing development:

The proposed plots lie at the Northern end of Gurnick Road which ends in a Cul-de-sac. The ground level slopes downwards away from the access road.

The land is currently vacant and was until recently overgrown with retained spoil from previous construction work. Some of the spoil has been removed and the ground has been cleared and levelled.

There is an open boundary to the access road and Western boundary. Stone & earth walls to the North & East. The site is secured with temporary Herras fencing.

It would appear that this land represents the residual 3 plots of 7 approved under application reference W1/02/P/0766. The other 4 properties are already completed.

2.03 Detailed proposals:

This proposal is to seek permission to construct a single detached dwelling with integral garage and associated groundwork, landscaping and access.

This proposal is the first of three applications for individually designed detached dwellings pursuant to the outline application ref PA17/11908 approved on the 19th March 2018.

The above approval is for the construction of 3 houses and this proposal has been developed in consultation with planning officers over a prolonged period.

This is the latest of a number of proposals for Plot 50 which have had restrictions imposed on them that have not been applied to any other dwelling in Gurnick Road or Newlyn as a whole.

Neighbourly objections have centred on the amount of made-up ground and spoil remaining from the previous use of the site as a builders yard. Test excavations have established that there is a degree of made-up ground however, the access from Gurnick Road and the land

adjoining No 46 Gurnick Road is natural ground level.

The latest proposal takes account of the natural horizon and is designed in accordance with those levels. **Please refer to the site sections.**

While there is a certain uniformity of design in the developed area surrounding Gurnick Road generally, the most recent approvals have been for more individually designed dwellings and this is particularly evident in No's 43 & 45 Gurnick Road which are the two large dwellings immediately South and on the approach to the subject site.

The proposed dwelling for plot 50 is low level with a traditional shallow pitched roof which ties-in the entrance storey with the low level storey. The proposed dwelling now follows the natural ground level and can be viewed as single storey from both East and West elevations.

In the current proposal the lower level is approximately 43% below natural ground level and demonstrates that every effort has been made to limit the profile of this proposal.

This proposal remains lower to ridge than Number 46 Gurnick Road and will be lower in profile than any other dwelling West of Tredavoe Lane.

A topographical site survey has enabled a detailed site section to be produced demonstrating the minimal impact on neighbouring properties.

2.04 Constraints;

Critical Drainage Area – See note 2.14.

2.05 Parking:

The access to plot 50 has been indicated on the proposed site plans. The access drive will be surfaced with permeable brick paving as indicated on the proposed site plan 420-12

2.06 Layout:

The plot layout is detailed on the proposed site plan 420-12

2.07 Scale:

The size and scale of the proposal is reduced further from previous applications. However, the height to ridge, ground levels and distance from number 46 Gurnick Road remain identical to the Approval of reserved matters PA18/06395.

2.08 Appearance:

The appearance of the proposed dwelling is demonstrated on the application plans but is commensurate with dwellings in the location.

2.09 Justification:

The principal of development for houses has been established with the approval of outline application PA17/11908.

A previous approval for a 3 storey dwelling was approved in 2006 under W1/05/P/1296 for plot 7 now know as plot 47 immediately adjacent to Number 45 Gurnick Road. A commencement of work was made on this site and an application for a Certificate of Lawfulness was subsequently been granted.

This proposal is the first of three applications for approval of reserved matters following the above decision.

The layout of proposed plots will remain as defined on the outline approval and detailed applications for the remaining plots will follow this proposal.

The proposed dwelling has been re-designed to take into account local comments regarding the contemporary design and the external finishes. The proposed dwelling is now essentially single storey over two levels with living accommodation distributed over two single storey elements.

It is a feature of the site that the East facing aspect has views over Mounts Bay and Newlyn Harbour and a dwelling would normally have been designed to take account of this. This is a consistent feature that applies to many properties constructed over the years on elevated ground to the West of Newlyn harbour however, in this instance the opportunity to take advantage of these views has been discouraged and that is reflected in this proposal.

It would have been anticipated at outline stage that houses on the approved plots (47,48 and 50) would have East/West aspects and that any windows would naturally face these directions to avoid overlooking of immediate adjoining properties.

The nearest properties to the East are in fact on the Eastern side of Tredavoe Lane and generally have Easterly facing aspects, gardens and amenity areas with few, if any, windows to habitable rooms facing North. Therefore overlooking is negligible and the proposed dwelling complies with the objectives of the Cornwall Design guide in this respect.

The site lies in a sustainable location in a well established residential area. This proposal conforms with policy 3 of the Cornwall Local Plan and meets the criteria to be considered infill as it is surrounded on all sides by residential development.

Infill development on this estate has been a steady feature over a number of years and recent approvals and completed dwellings include PA14/007795, PA15/07390, PA15/07391 and PA16/05146.

Despite the number of comments following the previous proposal the East side of Gurnick Road consists exclusively of houses.

A detailed topographical survey of the site has been carried out and is included with the submission documents. This survey accurately locates dwellings, roads, ground levels and boundaries nearest to this proposal and has been relied upon in the design of these detailed proposals.

This latest application has been designed to take account of those reasons listed on the reasons for refusal of Planning Application PA21/00101.

The proposed unit only has windows less than 21 m from Rosvean on the lower ground floor as approved on planning approval of Reserved Matters PA18/06395

No additional windows are proposed within 21 metres of Rosvean.

A boarded timber fence is proposed on the Eastern boundary to the site which gives additional protection to overlooking on occupation.

2.10 Key access issues including the nature & impact of any constraints:

Any dwellings will be designed in accordance with Part M of the Building Regulations and will provide level access to the primary entrance and ground floor level.

2.11 Vehicular & transport links:

The dwelling is located in a well established residential location with good transport links to Newlyn, Penzance and surrounding areas.

2.12 Consultation undertaken:

N/A

2.13	Recent planning history:	N/A
2.14	Flood Risk:	<p>The site is not within any of the designated flood risk zones identified by the Environment Agency. The site is however within the critical drainage area for Penzance. It is understood that dwellings in this locality discharge surface water to on site soakaways and it is intended to follow this precedent. This is in accordance with the drainage hierarchy of approved document H, all subject to satisfactory percolation test results.</p>
2.15	Contaminated Land	<p>This site is located within a long established residential location with no history of industrial or commercial use.</p> <p>The attached Environmental Search indicates that the land is unlikely to be designated 'Contaminated Land' within the meaning of Part 2A of the Environmental Protection Act 1990</p> <p>A WAC certificate has been issued stating that there is no contamination and that the spoil is suitable for disposal.</p>