Variation of Condition 2 Under Planning Approval Reference PA12/04163 - Conversion of redundant Church to residential use (Amended scheme) - Land at Rosudgeon Methodist Church Rosudgeon, Cornwall

Supporting Statement

On behalf of:

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Prepared by:

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1.0 Supporting Statement

1.1 This Statement has been prepared in support of an application under Section 73 to vary Condition 2 attached to Planning Approval Reference: PA12/04163 dated 16th October 2012 in respect of the change of use and conversion of the former methodist Chapel, Rosudgeon, Penzance, Cornwall.

1.2 The drawings referred to in Condition 2 of planning approval PA12/04163, which are to be replaced, are:

- **638/08 Ground Floor Plan Layout - Proposed**
- **638/09B First and Second Floors - Proposed**
- **638/10B South and East Elevations - Proposed**
- **638/11B North and West Elevations - Proposed**
- **638/12 Section A - A - Proposed**
- **638/13A Sections B - B and C - C - Proposed**
- **638/14A Block Plan - Proposed**

1.3 The drawings to replace the ones referred to in Condition 2 are:

- **002 Block Plan as Proposed**
- **003 Ground Floor Layout as Proposed**
- **004 First and Second Floor Layouts as Proposed**
- **005 North and West Elevations as Proposed**
- **006 South and East Elevations as Proposed**
- **007 Section A - A as Proposed**
- **008 Sections B - B and C - C as Proposed**

1.4 Full planning permission was granted in October 2012 in relation to the change of use and conversion of the former Methodist Chapel in Rosudgeon, Penzance to create a residential dwelling. Since gaining permission back in 2012, the applicant has been focusing on the technical aspects of the development and the internal layout of the new dwelling. As a result, the applicant would like to carry out modest changes to the external design and the internal arrangement of the approved scheme whilst retaining the overall spirit of the approved scheme.

External Changes

1.5 External changes are limited to the proposed re-arrangement of the velux rooflights on the main chapel roof. There will still be 3 rooflights on each roofslope but these will now be in line with each other rather than two near the eaves and one higher up near the ridge.

Internal Changes

1.6 The internal changes are fairly extensive but none of these has resulted in changes to the external design. Where the ground floor was originally open to half the length of the building, the new scheme proposes that the entirety of the ground floor will sub-divided to

create five bedrooms all accessed via the east porch entrance with stair access to the first floor. All internal rooms will utilise the existing windows which will be re-fitted to accommodate the first floor deck which intersects them.

1.7 On the new first floor level, the main access will be from the steps up to the south gable. In-keeping with the approved layout, this floor level will be predominently open to the roof so the character of the original chapel will be retained. Steps up from the south entrance leads to an open plan family area consisting of living, kitchen and dining areas with a separate room to be used as a home office and and a single bedroom which will be primarily used as a guest bedroom. As with the ground floor, the first floor will utilise the existing full height original chapel windows.

1.8 The second floor level is one roof bay longer and will be used as a master bedroom suite with access from the first floor deck. The stairwell will be compartmentalised to meet building regulation requirements and there will be a balcony providing a viewing platform onto the living areas and through the gable windows and the views to the south. The second floor will rely on the velux rooflights for natural light.

2.0 Conclusion

2.1 The proposed amendments have been carefully considered and in our opinion, will not compromise the overall 'spirit' of the approved new dwelling which is located in a village where new dwellings are supported. As such, we believe that the changes we are proposing will not have adverse impacts and are appropriate and acceptable and will not compromise the planning support received for the approved scheme.