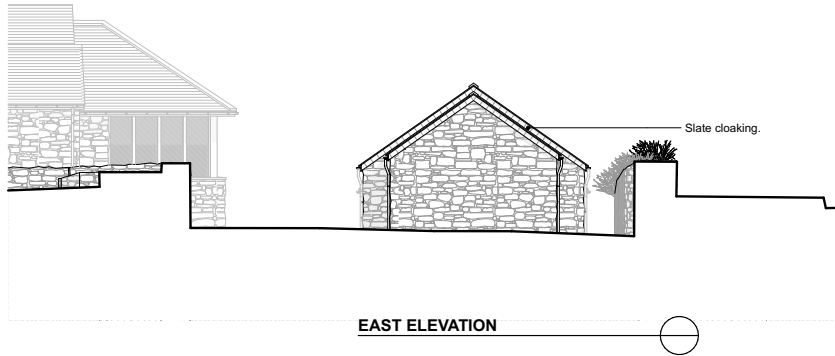
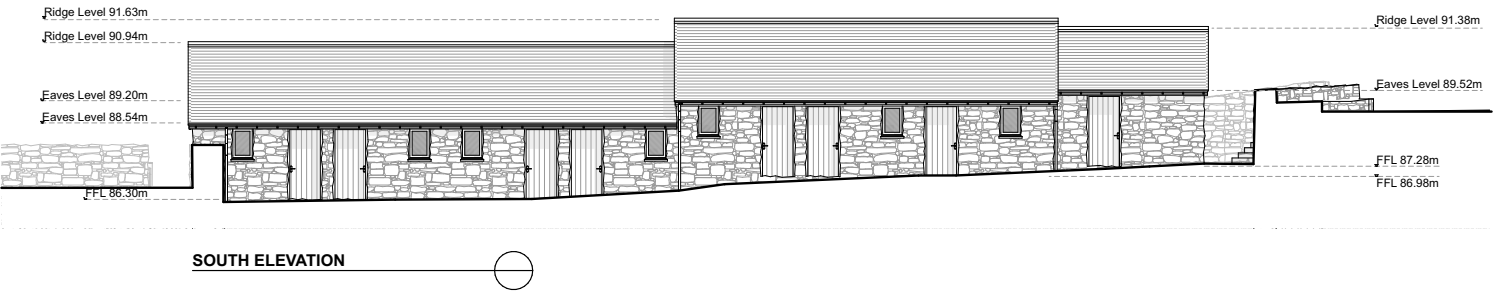
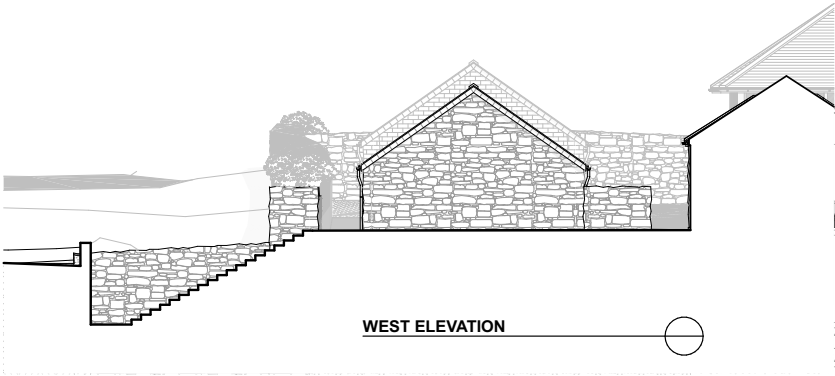
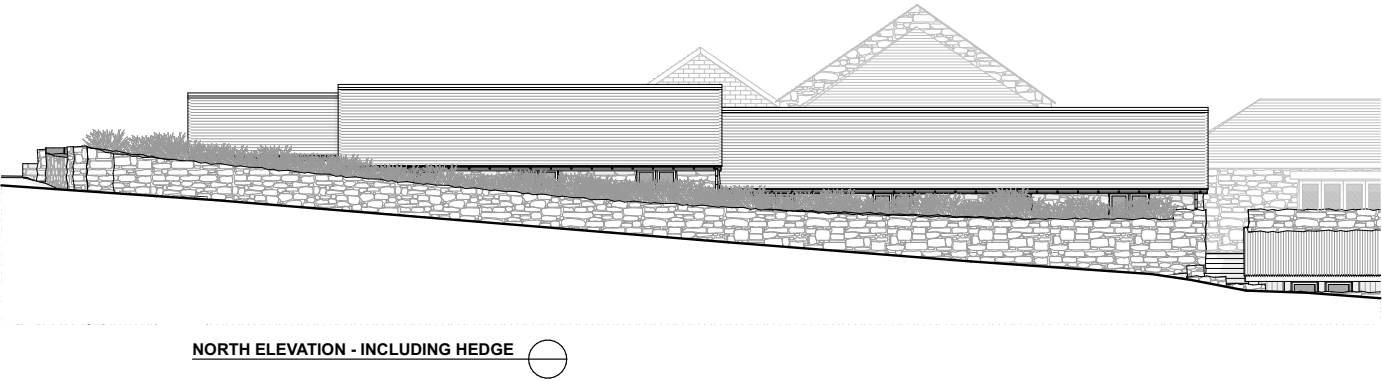


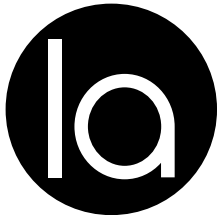
NOT TO SCALE



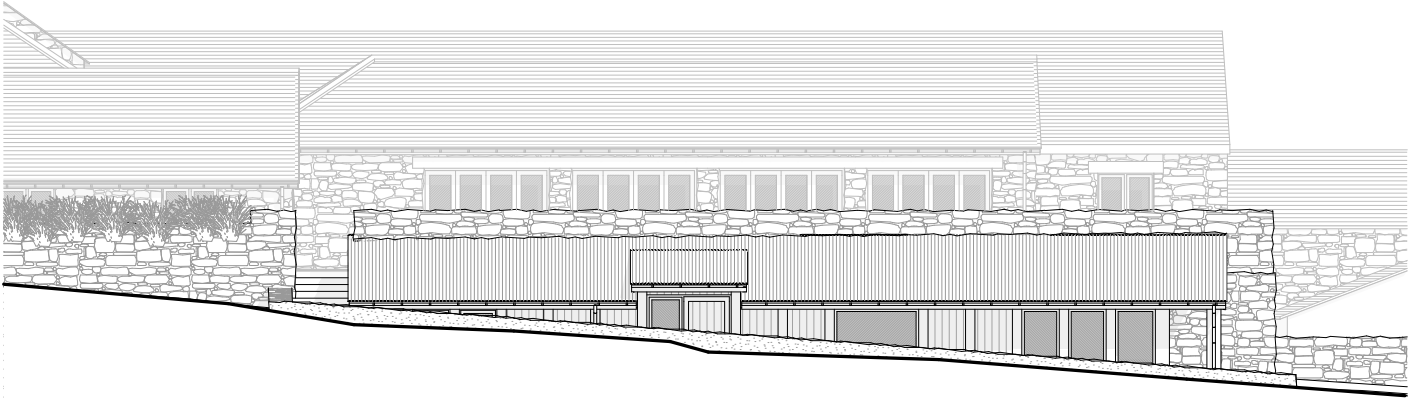
7.5 PROPOSED ELEVATIONS - ACCOMMODATION BLOCK



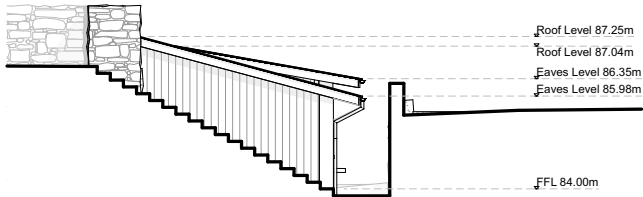
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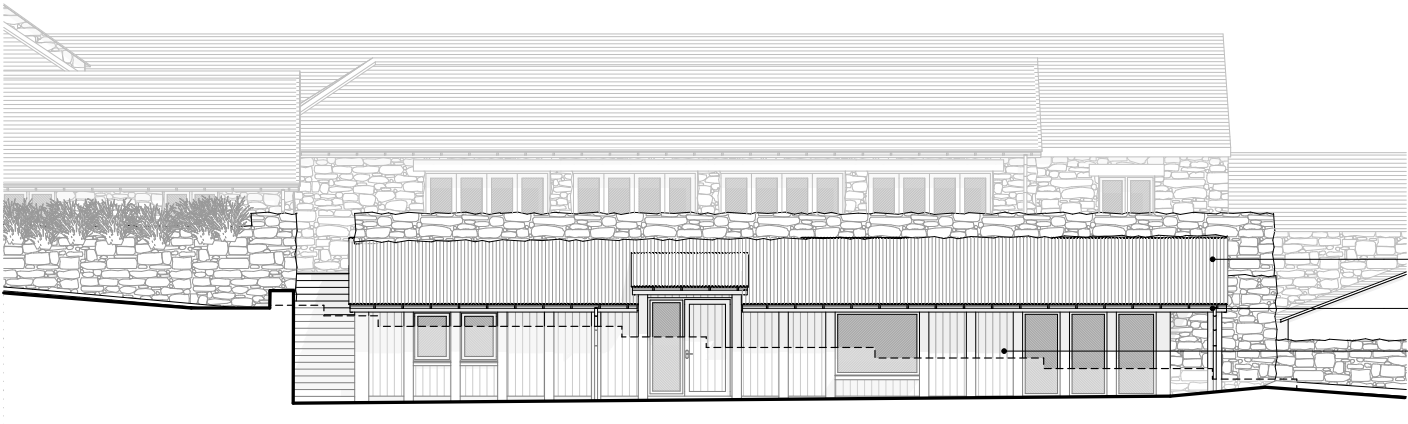
7.6 PROPOSED ELEVATIONS - MANAGER’S ACCOMMODATION



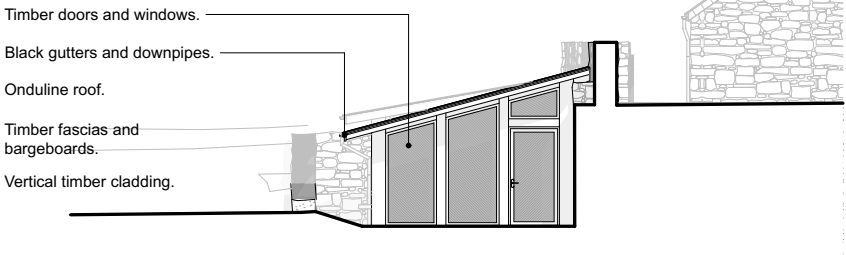
NORTH ELEVATION FROM ADJACENT GOLF COURSE



EAST ELEVATION



NORTH ELEVATION

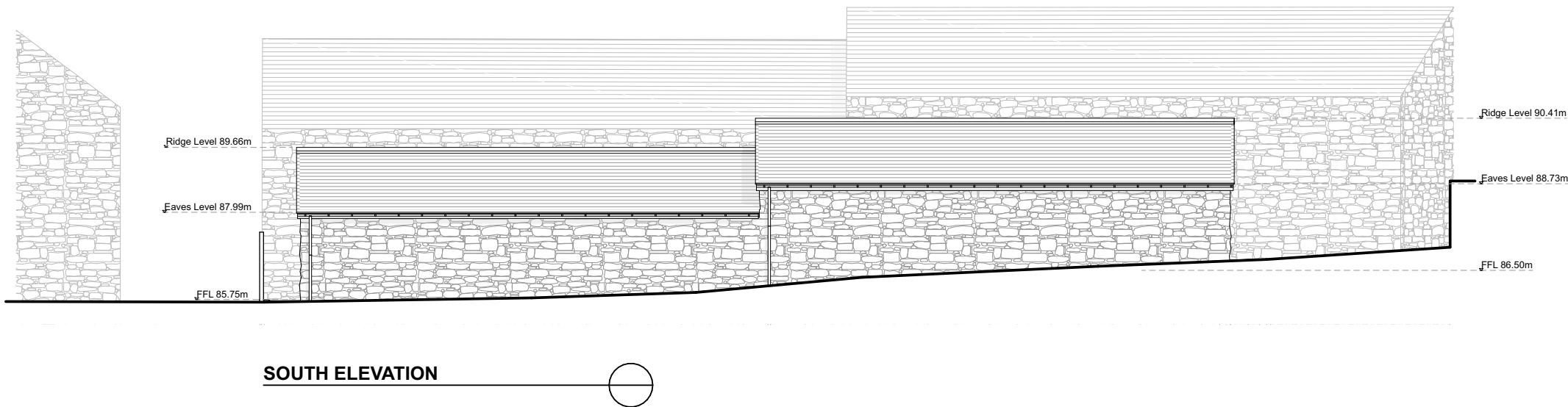
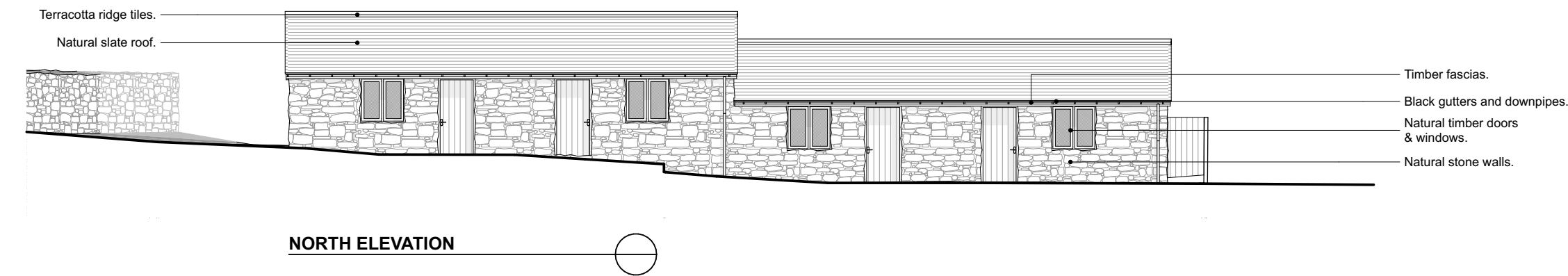


WEST ELEVATION

NOT TO SCALE

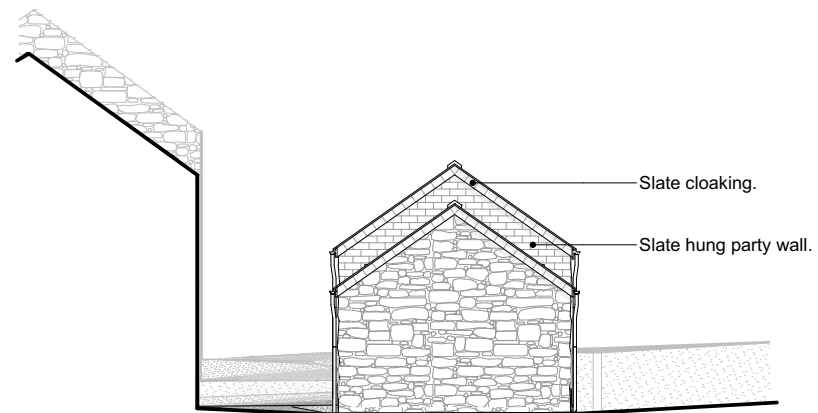


7.7 PROPOSED ELEVATIONS - LETTING ACCOMMODATION

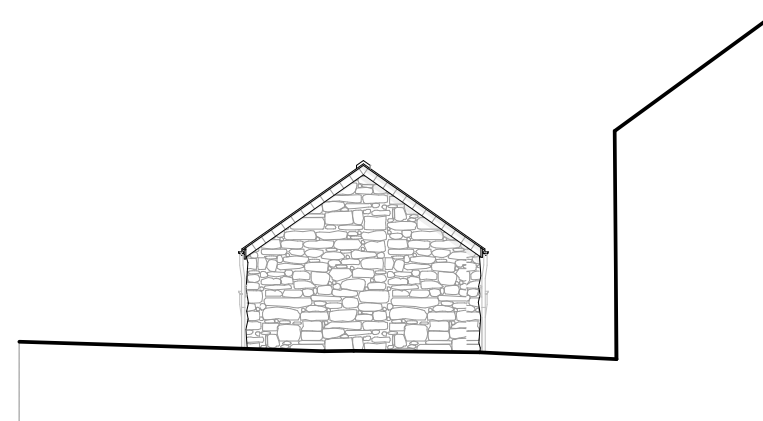


NOT TO SCALE





WEST ELEVATION



EAST ELEVATION



NOT TO SCALE



8.0 HERITAGE IMPACT ASSESSMENT

A full HIA is provided separately and in full. A summary conclusion is provided here.

The separate Heritage Impact Assessment concludes that:

The construction of additional buildings in relatively close proximity to the Clubhouse is not considered to be an issue in terms of the building's limited heritage value. The proposed new buildings are in keeping with the Clubhouse's modern use and are not architecturally dominant or incongruous in terms of the existing building.

No harm has been identified in respect of the setting or significance of the Listed Cape Cornwall Chimney.

Holistically, there is little change likely in the interpretation of the wider landscape and no effect on, or harm to, the significance of the Listed Porthledden House is assessed.

It is assessed that no harm to the OUV of the WHS will result from what are relatively minor changes within the already developed Cape Cornwall Golf Club.



9.0 PLANNING ASSESSMENT

Principle

The proposed works are considered fundamentally acceptable in principle and entirely consistent with those relevant planning policies cited above.

The application accords fully with Policy 5 of the Local Plan and Section 6 of the NPPF, which both provide support for new developments that will serve as a boost to the local economy. Policy 5 provides specific support for proposals which upgrade existing tourism facilities, and this application does just this: it seeks to create additional tourist accommodation within the well-established Cape Cornwall Golf and Country Club, which will in turn enhance both the quantity and quality of accommodation available at the site.

In line with the requirements of Part 3 of Policy 5 and the NPPF more generally, the proposals stand to offer economic, environmental and social benefits. In terms of the former, as noted above the proposals will enable a local business operator to grow and thrive, whilst improving and enhancing the quality of tourist accommodation available within the area. If approved, the club will be able to accommodate additional guests which will result in an increase in spending power at local facilities and attractions. Further to this they will result in a boost, to the local economy during the construction phase of the works. From a social perspective the continued viability of the club allows the support of an existing local business and its' employees and the community to partake in sport, whilst the facilities provide opportunity for significant social events. From an environmental perspective the scheme both blends in seamlessly with the appearance of the existing property, whilst at the same time respecting residential amenity and its historical, heritage and AONB setting.

Design, Heritage and Landscape

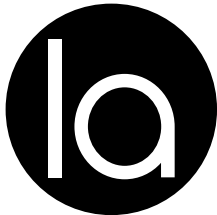
As has already been noted, great care and sensitivity has been given to the design of the proposed development and it is considered that the proposals achieve all of the relevant criteria as contained within Policies 12, 13 and 24 of the Local Plan as well as Sections 12 and 16 of the NPPF and the Cornwall Design Guide.

It is considered the proposed extensions and new buildings would not cause harm to the West Penwith AONB, World Heritage Site, historical setting or local character more generally.

Great amounts of time and effort have been taken to negotiate with the local stakeholders to present a scheme that works to mitigate stakeholder concerns. Alterations and extensions have been designed to utilise recessive material to blend seamlessly into the existing development, whilst new development uses the same recessive materials to camouflage and blend into the existing landscape. This cumulates in an overall property that is not disproportionate to the scale, mass and nature of existing properties in the vicinity, but on the contrary would be in keeping with the overall street and landscape scene.

The property will retain its existing position within the plot and the overall footprint of the amended property will remain very similar, which further limits the potential for harm. Whilst it is proposed to create a new dwelling on the northern boundary, this is mitigated by cutting the property into the earth to provide screening and using materials, that when partial glimpses are observed, give the impression of ancillary use to the golf course, as was historically present.

Through the incorporation of natural materials, namely granite rubble stone to the external walls, natural slate tiles to the roof, timber cladding to some walls, timber framed windows and doors, granite effect lintels and through an architecturally innovative design, it is considered the submitted scheme will enhance rather than detract from the AONB, WHS and Heritage Coast designations. All roof heights have been kept below the existing ridge line and the farmstead cluster pattern has been respected and replicated to keep massing to a minimum. It is considered that the scheme complements the coastal street scene with a homogenous and visually improved property.



It is considered the extensions, alterations and new buildings are commensurate to the size of the dwelling and results in a property which is proportionate to the size of other properties in the immediate vicinity. The new building to the south elevation has purposefully been designed without windows or doors to the south elevation to protect residential amenity. The works will not result in the loss of privacy for existing and future residents. or create overbearing issues. Finally, views of the coastline from the site's neighbouring properties will be fully preserved.

The above is further evidenced by the submitted Heritage Impact Assessment which concludes that no harm would be caused to the property's heritage significance, nor that of listed property in the vicinity, and as a result no public benefit argument needs to be made.

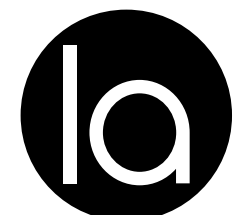
Based on the above, the application is entirely consistent with CLP Policies 1,2 5,12, 13, 23 and 24; policies MD6 and MD9 of the Cornwall AONB Management Plan 2016-2021; policies P3, C2, C8 and PN6 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018; and consistent with the NPPF.

On the basis the submitted scheme uses local, natural materials and is of a scale and mass which is similar to existing, nearby properties, which both help respect local character and the site's status within the AONB, World Heritage Site and heritage Coast, the proposals should benefit from the presumption in favour of sustainable development in line with Policy 1 of the Local Plan and Paragraph 11 of the NPPF.

Economic Benefits

In addition to securing the future of the business itself, the proposals are predicted to increase staffing levels at the Club. At present (in non-pandemic times), the Club support 12 full-time equivalent (FTE) posts year-round, with a further 8 FTE posts on a seasonal basis. It is projected that these will rise to 20 FTE and 10 FTE respectively with the development of the submitted scheme.

Accordingly, the proposal has a significant economic benefits that should be supported in line with Policy 5 of the CLP and paragraphs 83 and 84 of the NPPF.



10.0 CONCLUSION

It has been demonstrated that the proposed extensions, alterations and new buildings are consistent with adopted, local planning policies and would be clearly consistent with the thrust of NPPF policy.

The design of the development is considered to complement and enhance the appearance of the existing property and contribute positively to the local historical setting and sense of place. The proposal is considered to enhance and conserve the scenic natural beauty of the West Penwith Area of Outstanding Natural Beauty, Penwith Heritage Coast and the World Heritage Site.

The proposals would not give rise to any technical impacts nor would cause harm on residential amenity.

The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant policies of NPPF 2019, policies within the CLP 2016 and guidance within the Cornwall Design Guide 2013.

