

Design and Access Statement

For

Submission of the reserved matters of access, appearance, landscaping, layout and scale for a proposed new dwelling following the grant of outline approval under ref: PA19/04667

At

*Land Adjacent to Ivans Retreat,
Little Trevarrack.*

Laity Lane,

Carbis Bay,

Cornwall

TR26 3HQ

The Proposal and Site Context

This is a reserved matters planning application for the construction of a two storey dwellinghouse following the grant of outline planning permission at this site in 2019 under decision notice PA19/04667.

The reserved matters subject to consideration relate to the access, appearance, landscaping, layout and scale of the proposed development.

The design approach is reflective of the two storey front facing gabled appearance of Ivans Retreat adjacent to the east.

Figure 1 The reserved matter proposal



The material finishes are similarly reflective of the neighbouring context, consisting of a natural slate roof, cedar and Siberian larch cladding with render to the elevations and black pvcu fenestration and rainwater goods.

Assessment of the Proposal

Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 2 and 47 of the National Planning Policy Framework 2019 (the NPPF) dictate that '*applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.*'

The development plan covering the area is the adopted Cornwall Local Plan 2016 (the CLP) and the '*made*' St Ives Parish Neighbourhood Development Plan (the NDP). The NPPF represents a material consideration.

the proposal is assessed principally against the CLP, the NDP and the NPPF.

Principle

The principle of the development has been established through the outline decision and thus is not for debate through this proposal. The matters for consideration relate to the access, appearance, landscaping, layout and scale of the proposed development.

Effects Upon the Character and Appearance of the Area

Policy 12 of the CLP requires through all new development that the area's distinctive character is maintained and the existing context is considered; that new development be of an appropriate scale, layout, height and mass with a clear understanding and response to its setting; and that development should provide continuity with the existing built form and respect the natural environment.

Criterion a) of policy GD1 '*General development principles*' of the SINDP establishes that the '*size, scale and use of the proposed development should be sensitive to its surroundings*'

This approach is consistent with Section 12 of the NPPF. Paragraph 127 requiring development to be '*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*' and '*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*'

The appearance, landscaping, layout and scale of the development reflects the characteristics found along the street scene. As already highlighted, the proposal has taken its primary design cues from the dwelling directly to the east, with a

similar appearance, form and use of materials. The development will consequently be coherent with the built form context.

As a result, the development will be acceptable in character and appearance terms, aligning with policy 12 of the CLP, policy 6 of the NDP and paragraph 127 of the NPPF.

Residential amenity

The NPPF through Paragraph 127 f) requires development to provide '*a high standard of amenity for existing and future users.*'

The design reflects that of the neighbouring dwelling whereby openings and outlook and either to the front elevation, towards the driveway or over the proposed rear garden. Thereby the proposal would not unduly result in loss of light, overbearing, overlooking or loss of views to the neighbouring residential uses. The site is also set within ample grounds with a good standard of outdoor amenity space for future occupiers as per the approved dwelling next door.

As a consequence, the proposal will align with Paragraph 127 f) of the NPPF and the design and development standard policies 12 and 13 contained within the CLP.

Accessibility

Policy 27 of the CLP requires that all new development should '*Provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.*'

Paragraph 109 of the NPPF outlines that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*'

Access to the site will be directly from the highway as per the case with numerous other dwellings along the street. More than adequate turning is

provided within the site and into the proposed garage to enable vehicles to enter and leave the site in a forward direction. There will be no undue harm to the safety of users of the highway as a result.

The application will also fully comply with all current Regulations and Good Practice making the scheme accessible in line with policies and legislative requirements.

Other material planning matters

There are no other planning matters that are considered material in this case.

Conclusions

The development constitutes the sustainable development for which the CLP, the NDP and the NPPF place a presumption in favour of.

Therefore, the development should be approved.