



PLANNING STATEMENT

**Proposed Construction of a Replacement
Dwelling-house with Variation of Condition 2
in respect of Decision Notice PA18/00123**



**White Oak Farm, Morwenstow,
Cornwall, EX23 9JL**

On behalf of Mr and Mrs Croft

Prepared March, 2021

Table of Contents

1. Introduction	3
2. Planning History and pre-application consultation.....	10
3. Proposed Development.....	11
4. Planning Policy and Guidance	17
5. Material Considerations	26
6. Similar Proposals.....	28
7. Opportunities.....	29
8. Conclusions.....	30



Replacement dwelling-house

White Oak Farm, Morwenstow



1. Introduction

Situ8 Planning Consultancy Ltd have been instructed by Heighway Field Associates to act on behalf of the applicants (Mr and Mrs Croft) in preparing a planning statement for a replacement dwelling-house. The existing building is to be removed and the applicant will use the site for a new replacement dwelling-house.

The land is now known as White Oak Farm, Morwenstow, Nr Bude, Cornwall, EX23 9JL hereinafter referred to as 'the site'.

The statement will evidence the site has a lawful use (See Section 1.2) for a single dwelling-house where planning permission was granted under PA18/00123 for a two-storey dwelling-house (that would replace a two storey house, currently on site).

The planning statement together with a Design and Access Statement that accompanies this submission reveals alterations to an already approved development of a replacement dwelling-house and confirms why the changes are acceptable in planning policy terms at local and national levels and meets relevant planning guidance. In essence if approved this will allow Cornwall Council's local planning authority to approve an amended set of plans. We therefore believe that the principle of the proposal accords with all levels of planning policy.

We also provide information regarding the site, the existing and extant permitted dwelling-house together with the proposed replacement dwelling-house. We will also provide examples of other similar cases that have been approved in similar locations within Cornwall.

The applicant retains the legal freehold ownership of the site.

The whole site edged red has been used for residential use for a period of time in excess of 20 years.

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Page 3 of 31



1.1 The Site

The site known as White Oak Farm is located to the north of the settlement of Bude and is part of the settlement of Morwenstow.

The land was part of RAF Cleave, a second world war airfield, and includes the Composite Signals Organisation Station complex, otherwise known as 'GCHQ'.

The application site is located within an elevated coastal landscape to the east of GCHQ. The site lies on rising ground above the Woodford & Coombe Valley County Wildlife Site (CWS) and above Duckpool to the south-west with the satellite dishes of GCHQ to the west. This area lies in an Area of Outstanding Natural Beauty (AONB), Heritage Coast and is within the Hartland Potentially Contaminated Land SSSI Impact Risk Zones.

At present the site consists of the existing dwelling and also part of the footings for the extant development PA18/00123.

The plot measures approx. 0.5 hectares and is in essence surrounded by fields and pasture land. To the north of the site, in ownership of the applicant lies an former agricultural barn building, defunct military building (previously Ministry of Defence owned), and a small brick outbuilding which is also vacant. Located to the west are the GCHQ associated satellite dishes. These are skyline features and prominent from local and wider vantage locations. Hollygrove Wood, located to the east of the site, is a steep wooded valley dropping down to Mill Leat to the east and rising up again towards Edslee Farm.

We can confirm that the nearest residential neighbouring property is known as Ovis Farm, which is situated approximately 250m to the south of the site.

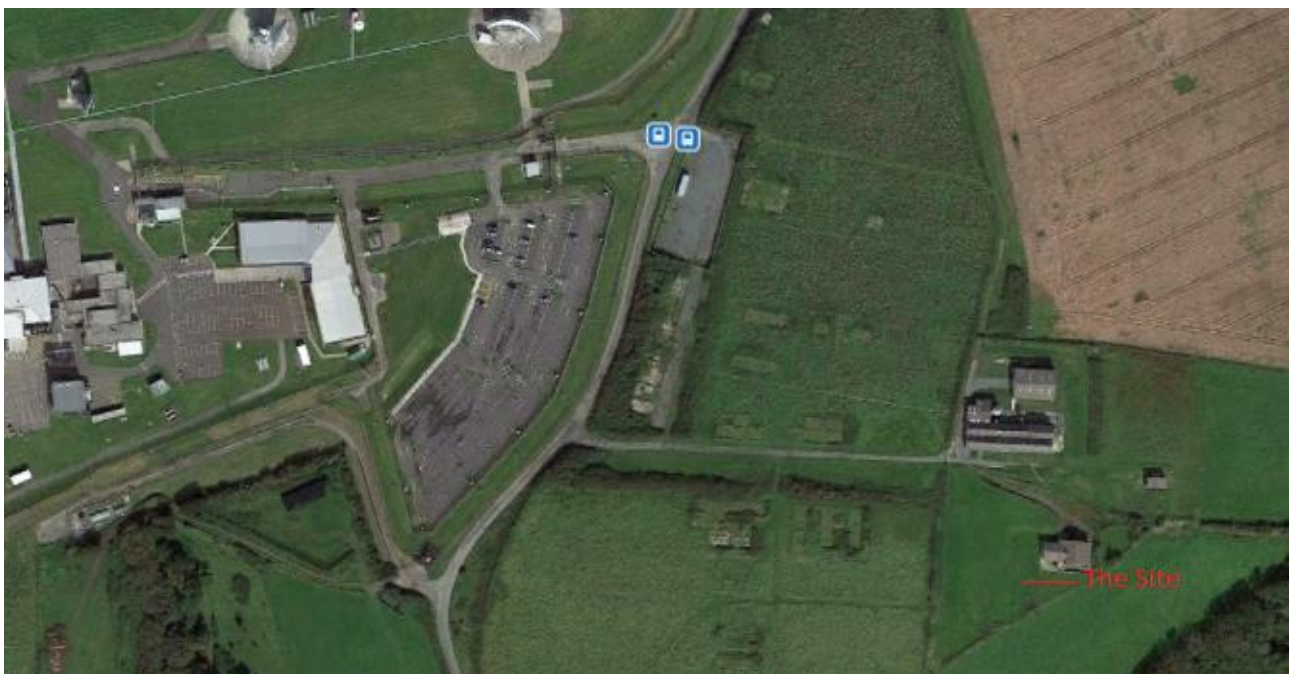
Replacement dwelling-house
White Oak Farm, Morwenstow



Vehicular and pedestrian access is via a 200m private track and runs from east-west from the road between Coombe to the south and Morwenstow to the north.

In this locale there is no clear pattern of development, the land is mainly agricultural, with sporadic residential properties, some rural businesses and the 'GCHQ' site which lies on the skyline.

Figure 1 provides a Google Aerial image which places the site in its context.



Google Earth 2017

The site lies does not lie within a flood zone or critical drainage area.

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1.2 Existing Development to support a CLEUD Application

We intend to focus on the extant permission referenced as PA18/00123.

It should be noted that works have been carried out in regard to this permitted scheme, an extent of new foundations to the west having already been implemented. These works were carried out in February, 2021 and are documented elsewhere within a CLEUD application (Planning Reference: **PA21/02536**) that has been submitted to the local planning authority (LPA).

For clarity, in regard to the specific foundation works carried out we can confirm that a 2235-2290mm variable length at 1645mm width has been implemented at the northern end of the site. A second area of 2300mm length at 1250mm width has also been implemented to the south. Stripping of the existing surface vegetation to the two selected areas and additional excavation works to a depth of 1150mm below existing ground level have occurred. Mass concrete has been duly poured into both excavated areas to a depth of 225mm.

Sheets of rigid insulation board were laid over the top surface of the newly poured concrete (for impact protection) before temporarily back-filling up to existing ground levels using loosely compacted previously excavated material in order to protect against frost damage. These works are covered by a Building Notice application (Ref. BC21/00320) made to Cornwall Council Building Control and subject to their associated inspection regime (as documented elsewhere in the CLEUD application). It should be noted that the 2018 extant permission allowed a contemporary form of development arranged over two floors, providing four bedroom family accommodation. Please see the key elevations below.



Replacement dwelling-house
White Oak Farm, Morwenstow



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

Architecturally the original dwelling-house (see below) to be replaced by the 2018 extant permitted scheme offered very little architectural merit. It was poorly laid out and contributed very little to the character of the area, designated as an AONB. Further the environmental performance of this building was very poor. There were no renewables at the site and the methodology for heating the property is somewhat antiquated.

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White Oak Farm, Morwenstow



Original dwelling-house

1.3 Site investigations

1.3.1 Contamination

The Council confirm that this is a site that doesn't lie in an area that is contaminated. We also consider that the land uses have been sensitive and therefore consider that the level of risk for developing this site with a single modest dwelling-house will be negligible.

1.4 Ecology

The applicant has implemented the PA18/00123 scheme and as a result will adhere to the ecological response. It should be noted that there were no bats or owls present within the subject application site itself (*the only obligation pertaining to the permission requiring demolition of the existing dwelling to be undertaken only during the annual period from the beginning of October through to the end of March*) - we refer you to the report that accompanied that application.

1.5 Landscape and Visual Impact Assessment (LVIA)

The applicant commissioned Foxford Design Ltd to implement a proportionate LVIA to demonstrate whether the proposed replacement dwelling-house would have a harmful effect upon the character of the area, designated as an AONB. This report accompanies the submission.

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Page 8 of 31



Replacement dwelling-house

White Oak Farm, Morwenstow



The LVIA report confirms and concludes that overall, impact of the proposal will be felt at a local level and have a minor effect within the AONB. A moderate visual impact will be from the south, but limited to a few locations. The development's quality and use of materials, and mitigating landscape elements will have an effect of enhancing the area, and grounding the proposals into the landscape setting.

It is concluded that the proposed development would not have any undue consequences for the baseline situation and/or achievement of planning policy and strategies.

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2. Relevant Planning History

It was considered necessary and important to carry out a planning history search via the council's register to see if there was a planning history that could materially inform the current proposal. The search has revealed the following planning history submitted and approved by Cornwall Council's LPA.

PA20/02097/PREAPP- The officer's opinion resolved that the proposal for a replacement dwelling-house (as set out in this current proposal) indicated that the submitted floorplans, sections and suggested materials would ensure a high-quality proposal for the site.

The council were not in receipt of definitive elevational treatments but on the basis of preliminary elevational studies provided suggested that the revised design of the development should appropriately respond to local traditional vernacular (*this presumably being considered not necessarily explicitly evident, on the basis that characteristic pitched roof forms have not been adopted as a literal reference*), particularly as the site lies in a highly sensitive and important landscape setting.

PA18/00123 - Proposed replacement dwelling and associated landscaping - Approved with conditions (extant scheme)

OTHER CONSULTATION - As a courtesy, the local Ward County Councillor (Cllr. Paula Dolphin) has been notified in advance of this application submission and informally briefed regarding the design philosophy underlying the alternative scheme proposed.

3. Proposed Development

3.1 Introduction

This is a s73 application which seeks changes to an already approved development for a replacement dwelling-house. The Government Department for Communities and Local Government released guidance (Greater Flexibility for Planning Permissions) in 2009 to assist Local Planning Authorities (LPA) in the determination of applications. The Guidance resulted in, amongst other measures, a mechanism being available by way of using s73 of the Town and Country Act, which allows for planning conditions to be varied or deleted. The s73 process permits applicants to apply to make appropriate changes from permitted schemes, with the aim of helping to make for a more streamlined planning process.

This guidance has been superseded by Flexible options for planning permissions, within Planning Practice Guidance, March 2014, however the thrust remains the same.

Condition 2 refers to the approved plans listed within the grant of permission from planning application PA18/00123. The condition required that the scheme be carried out in accordance with those plans listed within the grant of planning permission.

Due to the nature of the amendments proposed and their scale in relation to the original proposal, the amendments proposed should be considered against the same policies as application PA18/00123. The relevant policy documents are as follows:

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Replacement dwelling-house

White Oak Farm, Morwenstow



- National Planning Policy Framework (NPPF) 2019
- The Cornwall Local Plan: Strategic Policies 2010-2030

These policies will be discussed in Section 4 of this statement.

The changes involve the following: -

The development is the replacement of an existing residential dwelling-house in the same location and where it remains part of a group of farm buildings that is already a feature within the landscape of the AONB.

The proposed replacement dwelling-house is of similar extent, scale and nature to that permitted under PA18/00123 (now extant). The revised design is considered to be more responsive to and better integrated with the specific site and its surrounds. It is important to note that by way of comparison, and as illustrated within the submitted drawings that the gross habitable internal floor area of this scheme (excluding carport and covered external storage areas) is **432m²**; the already permitted scheme amounts to **454m²** (although we calculate it to be **475m²**), representing a reduction of 5 – 9%. Similarly, the site footprint of the proposed revised scheme (including carport and covered external storage areas) comprises **344m²**; that of the permitted scheme amounts to a total of **386m²**. This represents a reduction of 11%.

The development will not result in the loss of any landscape features, such as trees, hedges or pasture.

The revised design when compared to the PA18/00123 is still contemporary in its design. Further the footprint has been marginally altered to ensure maximum light to the south through to the west south-west elevations.

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Replacement dwelling-house

White Oak Farm, Morwenstow



The proposed footprint is marginally larger than the existing development currently on site and it will extend further to the west (although to a lesser extent than in the case of the extant consented scheme) and to the south east (over the existing patio).

The single storey carport extends marginally to the north east and will have a native wild flower planted roof and be set down into the site.

The proposed replacement dwelling-house has been mainly arranged over 2 floors, but will use the topography of the site and incorporate split-levels to harmonise with all the levels on the site. A flat roof and roof top gazebo have been introduced to the eastern end. The flat roof element will have solar panels, sections of green roof and an access to an area of roof terrace. To finish the form, high quality materials are included with a combination of stone, timber, glass, zinc and some native wild flower planting to the roof. The colour and tone of the materials will be muted and natural. The applicant has chosen these materials to ensure that the development sits well with the landscape setting.

The proposed development at its highest rises to 129.95m OD to the west, 130.5 in the centre and 131.15 at the roof top gazebo in the east. It should be noted that these heights are lower than the ridge height of the existing defunct military building at 132.77 and only the eastern end is marginally higher than the top of the existing outbuilding.

The approved and extant scheme PA18/00123 introduced a two-storey property with pitched roof, with a “contemporary take on the vernacular style”. The materials proposed included render, slate roof forms with some stone, timber, zinc and glass balustrading. This approved scheme also included an indicative cross section showing the ridge height to be 132.775, which is a similar level to the existing military building but rising 1.6m higher than the revised scheme.

The proposed scheme adopts the existing lowest site level for the ground floor bedrooms with a stepped planted bank to the site’s frontage.

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Replacement dwelling-house

White Oak Farm, Morwenstow



This effectively ensures that the ground level is built into the ground and duly ties the development into the landscape, lessening the overall visual height of the building when seen from the southerly elevations.

The proposed finishes to the walls are stone and timber with glazing and some flat green roofs accommodating solar panels and small roof terrace. The natural palette proposed will ensure the building recedes into the landscape. The roof top gazebo to the east will relate to the woodland rather than pasture, so grounding the building into the landscape.

The applicant intends to introduce new planting to the site which will further integrate the eastern side of the site into the landscape. We draw your attention to the architects plans that accompany the statement.

The cranked shape of the proposed replacement dwelling focuses views/light to the south and south- west. This is the main elevation for glazing and due to this shape, the exposure of glazing has therefore been minimised. Moreover, timber shuttering and vertical fins in front of the glazing are also proposed. The glazing will visually recede amongst the other natural materials that are proposed and we are confident that the development will not result in harm to the character of the area.

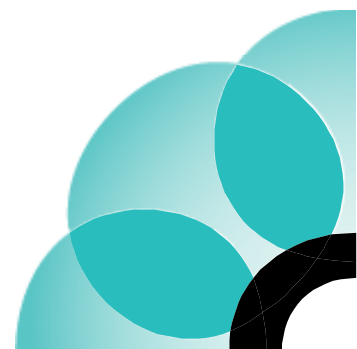
The proposed replacement dwelling-house will remain in the cluster of existing buildings, with those at the higher level remaining visually dominant, along with the 'GCHQ' satellite dishes beyond. The landscape effect of the development on the baseline condition of the immediate site is judged as minimal. The landscape effect of the development on the baseline condition of the perception of the AONB is also judged as minor.

We are of the view that the proposed design of the proposed replacement single dwelling-house includes features that help lessen the landscape and visual effect of the building than the current built form.

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Replacement dwelling-house

White Oak Farm, Morwenstow



We contend that it represents a 21st century designed family home with a flat roof incorporating a natural pallet of materials. As a result, the proposed form will retain an appropriate and tranquil character to this area and will recede the building in this locale.

We are of the view that the development is in accord with the advice and guidance as set out in policy H1.01 of the Cornwall AONB Management Plan 2016-2021 that requires all development to maintain the sparsely populated settlement patterns and tranquil character of this section of the AONB and respect local vernacular and use of materials that make the area distinctive.

Consistent with the extant approved scheme, the proposed soft landscaping scheme primarily comprises the reinforcement and enhancement of existing bounding features using native species: the planted bank to the north and hedge to the west.

The one innovation which is intended to contribute further to the engagement of the building with the setting takes the form of a stepped bank feature to negotiate between the lower ground floor level and existing adjacent ground levels, creating a level horizon from the bedroom windows. This will be planted with typical coastal varieties, many of which would be of a flowering variety. Beyond the modest areas of variously natural slate/granite sett paving and local intensification of small scale 'detail' planting in close proximity to the building, the intention is otherwise to leave the natural pasture beyond untamed to avoid domestication which it is considered would be detrimental to the wider setting.

The reduced extent to which the replacement dwelling-house would extend to the west also allows for the retention of the existing tree which would be removed under the extant permission.

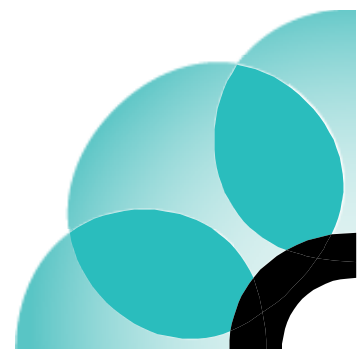
The new set of plans are referenced as follows:-

1905.120B / 121B / 125B / 126B / 130A / 150B / 151B / 152B

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White Oak Farm, Morwenstow



As will be seen from the set of plans listed above, we can assert that the principle, quantum and massing is not significantly changing to the already approved scheme. We consider that the ethos of the original design and layout will still be retained (providing for family accommodation) and the changes will not have a negative impact on short- or long-range views within and beyond the site.

3.2 Access

There is already an established this will not change for pedestrians or vehicles.

3.3 Layout

The internal layout will allow for 21st century family accommodation including good sized bedrooms with kitchen, lounge, bathroom facilities.

3.4 Appearance and scale

The scale and a contemporary appearance has already been considered as appropriate by Cornwall Council when assessing the extant permission referenced as PA18/00123. The final finishes will not change that will result in harm to the character of the area or neighbouring properties.

The built form will assimilate well into the landscape given that natural materials will be used to ensure the form blends with the established domestic setting.

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3.5 Landscape impact

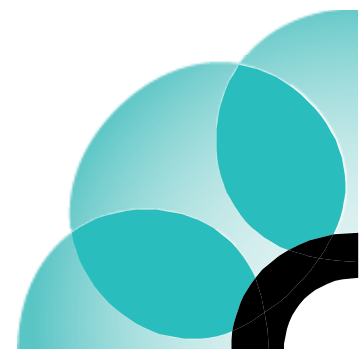
In acknowledging policies from the AONB Management Plan it is considered that the form, scale and appearance is very similar to the extant development PA18/00123. As a result we are of the view that the impact of the changes to the landscape setting is negligible and this view is supported by evidence from the LVIA.

4.Planning Policy and Guidance

4.1 Introduction to relevant policies

We have carried out a thorough level of research in regard to planning policy and guidance to ensure that the proposal remains in accordance with local and national planning policies. The policies include the National Planning Policy Framework (NPPF) 2019, The Cornwall Local Plan (CLP) 2010-2030, and subsequent Planning Practice Guidance. At the time of writing this statement we can confirm that there is no adopted Neighbourhood Development Plan for Morwenstow.

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. The NPPF was introduced in 2012 and stressed the importance of having a planning system that is genuinely planned. The NPPF was most recently revised in February 2019 however maintained the emphasis that planning applications should be determined in accordance with the development plan, with the purpose of the planning system being to contribute to the achievement of sustainable development. At the heart of the Framework, so that sustainable development is pursued in a positive way, is a presumption in favour of sustainable development.



Replacement dwelling-house

White Oak Farm, Morwenstow



In Cornwall the development plan comprises the Cornwall Local Plan 2010-2030, including 'saved' policies from the adopted Local Plans which include Minerals Local Plans.

4.1.1 National Planning Policy Framework 2019 (NPPF)

The NPPF 2019 confirms that sustainable development is 'about positive growth – making economic, environmental and social progress for this and future generations'. Our view accords with the spirit and thrust of this advice where the development meets the criteria of Sustainable Development's three dimensions, those being economic, social and environmental objectives. These objectives are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives.

We begin with:-

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. In this case we are of the view that the site lies in the right location within a settlement. Indeed, Morwentsow has been defined as being a settlement, where it has its own parish.

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. This development proposes the removal of a dwelling-house that is no longer fit for 21st century living purposes and replaces a development with a similar form (family accommodation) to the extant permission (PA18/00123).

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Page 18 of 31



Replacement dwelling-house

White Oak Farm, Morwenstow



An environmental role – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The applicant and architect in developing the amended plans were keen to provide for a two-storey building with green credentials using high quality natural materials. We are of the view that the form and finish does not harm the landscape setting but ensures that it nestles within the site confines. This is as a result of the good use of the levels on site and the high quality, natural materials proposed.

Ultimately the proposal is considered to accord with the above-mentioned objectives.

Paragraph 11 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking (paragraph 11) this means; approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits

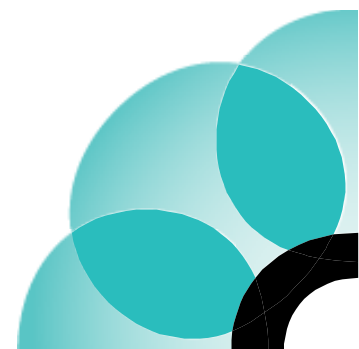
It is contended that this guidance should be applied to the determination of this application.

The NPPF 2019 advocates sustainable development in rural areas and furthermore promotes housing to be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

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White Oak Farm, Morwenstow



Section 12 discusses achieving well designed places and paragraph 124 confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development it creates better places in which to live and work and helps makes development acceptable to communities.

Paragraph 127 goes further and confirms that planning policies and decisions should ensure that developments: -

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are 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);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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Page 20 of 31



Replacement dwelling-house

White Oak Farm, Morwenstow



- g) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Paragraph 128 asserts that design quality should be considered throughout the evolution and assessment of individual proposals. In this case we believe that we have through the amended plans demonstrated that the replacement dwelling-house will be an extremely well-designed family property. The proposal has been significantly influenced by the need and applicants desire to design a building that sits comfortably with its context and represents an improvement to the existing design and character of the extant permission.

Paragraph 172 focusses sensitive landscapes where great weight will be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. These areas have the highest status of protection in relation to these issues. We are of the view that the development is in accord with national and local advice and guidance in respect of sensitive landscapes.

4.1.2 Cornwall Local Plan (CLP) Strategic Policies 2010-2030

The CLP provides the most up to date and relevant planning policy for Cornwall. The CLP was adopted in November 2016 and is now the development plan. It is our intention to focus on key policies as set out in the CLP 2010-2030. The policies are as follows:-

Policy 1 - Presumption in favour of sustainable development

When considering development proposals this policy states that the Council will take a positive approach that reflects the presumption in favour of sustainable development.

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Replacement dwelling-house

White Oak Farm, Morwenstow



Proposals should be approved wherever possible, to secure development that improves the economic, social and environmental conditions in the area. In our view, the proposal conforms to this policy in respect of an efficient use of land within a sustainable, built-up location, with residential development and road networks that ensure that further development will not erode the open countryside.

It is confirmed that the CLP contains no specific policies which state the proposed development, in this location should be restricted.

Policy 2 - Spatial Strategy

This policy states that new development should provide a sustainable approach to accommodating growth, providing a well-balanced mix of economic, social and environmental benefits, which should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. A number of objectives are set out, specifically respecting and enhancing quality of place; providing solutions to current and future issues, and; generating and sustaining economic activity.

Of particular relevance to the proposal, the proposed development would respect and enhance quality of place. The development has taken cues and references from the extant permission and also development in the surrounding area to ensure that it relates well to its setting.

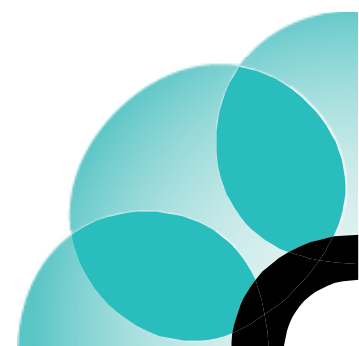
Policy 6- Housing Mix

As can be seen from the accompanying plans the development has been specifically designed to meet the needs of the applicant and to provide sustainable development. It will also contribute to diversity and interest in the locale area.

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White Oak Farm, Morwenstow



Policy 7- Development in the Countryside

We are of the view that the proposal rests with this policy given that the council have already accepted the principle for a replacement dwelling-house at this stage and the key issues of this policy have been considered carefully by the applicant and the architect.

This proposal is not proposing new development but the replacement of a dwelling-house within an already well-established residential site with extensive domestic residential curtilage.

The criteria of the policy asserts that new dwellings will be restricted to replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale

and character to their location. We are of the view that the development is broadly similar in scale and character to the already approved scheme.

The Council has also produced guidance on replacement dwellings which, whilst not adopted policy, provides interpretation of Policy 7 and has been acknowledged by Planning Inspectors in their decision-making process. This is set out in the chief planning's advisory notes 2017. The guidance confirms that (amongst other things) the term 'broadly comparable' should not be narrowly interpreted and account should be taken of the size of the site and character of the area; a dogmatic approach should not be adopted. Size is only one part of the consideration.

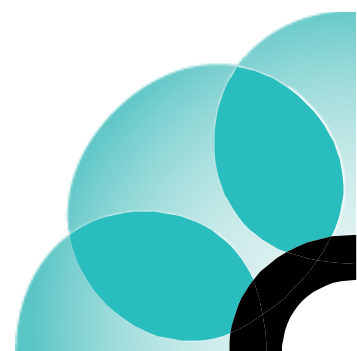
A dwelling that is well designed and appropriate to the scale and character of its location is likely to be considered 'broadly comparable'. An alternative siting for a replacement dwelling-house may also be acceptable, for example where it is appropriate to the scale and character of the location or where there are other material planning considerations.

Ultimately, policy 7 actively supports replacement dwellings.

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Replacement dwelling-house

White Oak Farm, Morwenstow



Policies 12 and 13 - Design and Development Standards

This policy emphasises that development must ensure Cornwall's distinctiveness and maintain and enhance its natural and historic character. Design will be judged against fundamental design principles relating to character; layout; movement; adaptability, inclusiveness, resilience and diversity, and engagement process. In addition, proposals should protect individuals from overlooking and unreasonable loss of privacy, overshadowing and overbearing impact, unreasonable noise and disturbance.

The proximity of the adjoining properties and the need to preclude any detrimental impact upon the amenities of the occupiers of this development will be negligible given the distances that prevail between this site and the nearest properties.

Given the proximity of the nearest dwelling-house being over 250m we are of the view that the design and form will not result in harm to the living conditions of adjacent residential neighbours.

In design terms we are of the view that the development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. It will also be visually attractive as a result of good architecture, high quality materials, layout and appropriate and effective landscaping. The development does not intend to replicate what exists at the site or from the surrounding developments but provide for an exciting, well considered family home that is future proofed for the applicants but also makes efficient use of the land.

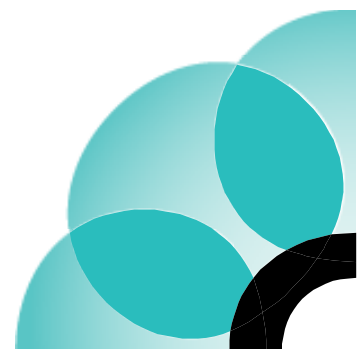
We contend that this proposal will effectively use land, meet the need for homes and will due to its location, siting and form safeguard the environment.

In regard to the suitability of the scheme in terms of design, form, bulk, massing and appearance, the scheme is considered to comply with Policies 12 and 13 of the CLP 2010-2030 and would result in a development that respects the character of the area, together with the scale and proportions of the neighbouring residential properties, whilst making efficient use of land.

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This development has been formulated to maximise natural light and passive solar gain.

There is an expectation of development being able to achieve the provision of a number of criteria, including; sufficient internal space, off-street parking and cycle parking; storage space for waste, recycling and compostables; avoidance of adverse impacts, utilising opportunities for natural lighting, ventilation, and heating. The replacement dwelling as proposed meets the criteria of this policy.

Policy 23 – Natural Environment

This policy requires development proposals to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets. The site lies within the AONB but we contend that the proposal is not too dissimilar in scale and mass to the already permitted scheme for a family dwelling-house. As a result, the proposal is not discordant with the advice and guidance from this policy.

4.1.3 North Cornwall Local Plan 1999

Saved Policy ENV1- Impact on the Character and Appearance of the Area

Notwithstanding that the site is within the Hartland section of the Cornwall AONB the area is remote and sparsely populated with dwellings consisting of a variety of designs and materials, including stone, slate and render.

The MOD satellite dishes of GCHQ are located on the skyline and are intrusive in the landscape setting. The principle for a residential use has already been established at this site and given this development sits below the skyline setting and recedes into the site it will not result in harm to the character of the area.

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4.1.4 Other Relevant Guidance

Planning Practice Guidance 2014

This PPG advice provides further details and explanations on many planning components, in addition to the NPPF. It should be noted that the application site already relates to an existing residential dwelling-house and an existing residential use of land. As a result, the land can be described as being previously developed land and is considered to represent sustainable development.

5 Material Planning Considerations

5.1 Principle of development

The principle of development has already been established at this site, together with the introduction of contemporary architecture. We refer you to the extant permission PA18/00123.

Planning policy seeks to encourage the reuse of developed land prior to the development of greenfield sites. In addition, the LPA recently approved PA18/00123 and in doing so have confirmed that the scheme accords with planning policy. Given that there have not been any significant material changes to planning policy the proposed scheme remains compliant and acceptable.

5.2 Impact on the character and appearance of the area

The changes proposed have not been introduced to downgrade the extant scheme. The changes have been totally personal for the applicant's needs. We are of the view that this replacement form strengthens and improves upon the design that has already been approved.

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White Oak Farm, Morwenstow



Two core principles of the NPPF 2019 are to recognise the intrinsic character and beauty of the countryside and to conserve and enhance the natural environment.

The harm to the AONB as a result of the changes is negligible. The changes introduced to the previously approved development do not go far enough in extent to have any material impact on the landscape setting, over and above that which was previously considered under PA18/00123.

5.3 Access, Parking and Highway Issues

As detailed above the existing access and subsequent driveway will continue to be used to serve the site. There are no changes proposed to the accessway into the site.

The proposal will attract similar vehicle movements which would have an acceptable impact on the local highway network and not result in any highway safety issues (pedestrian or vehicular).

5.4 Impacts upon nearby residential occupiers

The size, and massing of built form that prevails is of a similar and proportionate scale to the development already permitted and is a key factor in policy terms. As a result, there are no near neighbours that would be affected by this development proposal.

We can assert that the proposed replacement dwelling has been carefully conceived by the applicant and the architect to ensure that the development has no negative impacts.

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6 Similar Proposals

We draw your attention to some other similar proposals (despite there being many) where Cornwall Council have demonstrated consistency in their decision making, and have enabled development and economic growth within settlements, through replacement dwelling proposals.

PA16/07059 - Demolition of existing dwellinghouse and associated outbuildings and erection of a new dwellinghouse and detached garage -Tregwidden Road From Boobys Bay To Trevoze Head Trevoze Padstow PL28 8S [Located within AONB]

PA18/00252 – Erection of a replacement dwelling and garage (amendments to previously approved scheme PA16/07059 -Tregwidden Road From Boobys Bay To Trevoze Head Trevoze Padstow PL28 8SL [Located within AONB]

PA18/10499- Proposed Removal of existing bungalow and replacement with 2 new dwellings
Location of Development: 12 Holywell Road Playing Place Truro Cornwall TR3 6EP

PA18/10661 - Demolition of two dwellings and their replacement with two larger dwellings complete with detached garages: Tregarth Whitehall Scorrier

PA19/02038 Redevelopment of site with replacement dwelling Green Hedges Trenance Mawgan Porth Newquay TR8 4DA

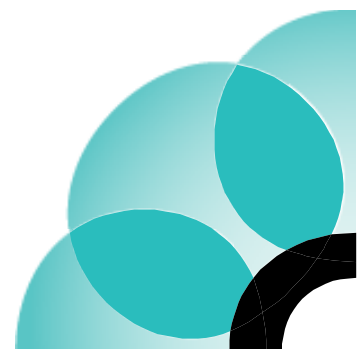
PA19/05214 - Demolition of Sub-Standard Dwelling and Out-Buildings and construction of two Replacement Dwellings - 49 Treverbyn Road St Austell PL25 4EP

We would ask that these applications be reviewed against this proposal.



7. Opportunities

- Complimentary and exemplar design
- Good use of land (previously developed land)
- Meets the tests of the three objectives of sustainability
- Good access
- Provides a good standard of amenity
- Supports the local economy
- Provides for a much-needed future proofed family home



8. Conclusions

The amendments proposed are sought for reasons of design, visual aesthetic, weathering and practicality in relation to the appearance and layout of the property within and beyond the site.

While there are alterations to the built form, we consider that the proposed changes represent an improvement to the current approved design of replacement dwelling-house, in terms of integration with the topography, developed massing, and choice of materials. In essence we do not consider the amended development will result in any detrimental impacts either visually or in terms of amenity.

In respect of third parties who were either consulted or otherwise participated in the consultation process previously, their interests would not be disadvantaged by the proposed alterations.

We therefore trust that the information given within this planning statement demonstrates the suitability of the replacement detached dwelling-house with the current dwelling-house being removed. The existing on site dwelling-house has little in the way of architectural merit set within the designated Area of Outstanding Natural Beauty and the proposal is not significantly different from the contemporary PA18/00123 permitted scheme.

We are of the view that the LVIA accompanying the proposal justifies it as a significantly improved and well-conceived design of dwelling-house. A robust strategy has been employed by the applicant and the architect to ensure that the form mitigates the impact of the replacement dwelling through its assimilation into the landscape.

Replacement dwelling-house

White Oak Farm, Morwenstow



We draw your attention to the fact that the proposed replacement dwelling-house is smaller both in terms of footprint and form when compared to the extant PA18/00123 scheme and we contend that it is policy compliant. The following policies support this development and include 1, 2, 7, 12/13 and 23 of the CLP 2020-2030.

Ultimately it is the applicants' intention to achieve a replacement family dwelling-house that will be more integral to its location and considered as an exemplary form of development. The design form and final finish of the replacement dwelling-house ensures an exciting and refreshing form of replacement dwelling-house that reflects the topography and established domesticised appearance of the site and will have a sensitive and acceptable relationship with the landscape setting.

In summary therefore, the changes are not significant in terms of scale in relation to the already approved application, and there would be no detrimental impact on any third parties. The changes to the approved plans should therefore be considered to be acceptable.

We are of the view that an approval of this application will not have any adverse impacts to neighbours or the landscape setting, and so clearly it should be approved in accordance with planning policies and guidance as set out in the statement. We hope that the LPA will support this revised design so that the applicant can implement the development in the very near future.

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