

Design Justification & Access Statement:

Conversion of Existing Dwelling into Two Flats, 1 Tolcarne Street, Camborne TR14 8JH

LTC Builders (Lee Miles),

9a Old Mill Lane, Camborne TR14 0DX

Job No: **2356**

1). How the proposal may affect other properties & people?;

The proposed sub-division will create two modest flats within the existing property with a small first floor extension to the rear. The arrangement of existing windows and new bathroom window means that there will be no overlooking/privacy issues nor will the privacy or amenities of the nearby other dwellings in this area be affected.

2). Does the development take account of the character of the existing building and surrounding buildings?;

There will be no external changes to the roadside elevations of the existing building, its traditional appearance and retention of stone walling and slate roof will sit well within this Conservation Area & WHS location while the changes to the rear with the bathroom addition are of a very minor nature and typical of the area.

3). Why does the development face the way it does?;

The siting and orientation of the proposed flats have been determined by the location of the existing dwelling, desired internal layout, location of existing site features and applicant's needs and access arrangements. The location proposed it is believed makes provides the best solution to the applicant's requirements taking into account the site limitations and provides two modest flats.

4). Will the proposal create overlooking or privacy issues for neighbouring properties?;

The nearest neighbouring properties it is believed will have no additional privacy or amenities issues as a result of the development.

5). Why is the scale of the proposal as proposed and is it in proportion with the rest of the house?;

There will be no external changes to the main elevation of the existing building other than the addition of the first floor bathroom addition overlooking the enclosed rear yard area and therefore the proportions and external appearance of the main building remain unaffected.

6). Is it necessary to retain or enhance any landscaping features?;

The existing boundary features will be retained, there will not be a need for any additional planting the present yard area will be retained.

7). Ensure that all potential users will be able to gain access to the proposal, including the young, elderly, and disabled;

The proposal being a conversion of an existing building and not a new build dwelling is not under the Building Regulations required to show compliance under Part M (Disabled Access) however the changes to the internal layout will aid access to all.

8). General, why proposal is required?;

Reference has been made to previous Council decisions on similar proposals and both Council & National planning policy in particular the National Planning Policy Framework which the Council have confirmed is now a material consideration in the determination of Planning Applications.

In particular as mentioned above **Cornwall Local Plan, Strategic Policies 2010-2030 Policy 7 (2)** i.e. ***“the subdivision of existing dwellings”***; para. 2.35 ***“Subdivision of the residential elements of dwellings, i.e. excluding ancillary buildings such as annexes and garages, to form additional units, can also help to meet the need for dwellings, but applications will be expected to demonstrate an appropriate level of space and amenity for the new and existing occupants”***.

The present property consists of 2 bedrooms, 1 bath room, has an overall floor area of approx. 58 sq.m. (624 sq.ft.) with a small shared yard area to the rear.

The applicant's wish is to convert the property into two flats that will be more attractive to potential tenants in this location than the present larger 2 bedroom house.

The lack of off street parking and the relatively modest sized shared rear yard area will not be so much of an issue with two modest flats as opposed to a 2 bedroom family house.

In conclusion it would appear that the proposal falls within the requirements of Cornwall Local Plan, Strategic Policies 2010-2030 Policy 7 (2) and an appropriate level of space and amenity for the occupants can be provided and therefore the Council should look favourably upon the submitted scheme.

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