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**PLANNING APPLICATION – FOR THE CONSTRUCTION OF A SINGLE DWELLINGHOUSE
FORMATION OF PARKING AND AMENITY AREAS**

LAND NORTH OF HAZELDENE, GWEEK, HELSTON, CORNWALL. MR CROSSLEY.

On behalf of my Client please find the attached plans to support a planning application for the erection of a new dwellinghouse on land north of a property known as 'Hazeldene', Gweek.

The application scheme:

The submitted drawings seek to construct a dwelling on a parcel of land within the centre of the village of Gweek. The proposal seeks to construct a predominantly two storey dwelling, as it faces the road, but the roofspace in the gable is also utilised to provide an additional bedroom. The proposed materials include render and natural stone at ground floor level, with natural timber at first floor and roof level. Parking provision for three vehicles will be provided including and access will be retained to a sewage pumping plant.

The site is within a row of residential dwellings on the lower road within Gweek leading to the Missionary Church, it is well related to the village shop and the public house. To the rear of the site is a residential scheme currently under construction within Kiln Meadows (PA18/10455).



Proposed street scene.

Planning Policy Assessment:

The Cornwall Local Plan – Strategic Policies 2010-2030 adopted November 2016 is the development plan against which this planning application needs to be assessed against. Gweek does not currently have an adopted Neighbourhood Plan. In terms of the Cornwall Local Plan – Strategic Policies 2010-2030 the following policies are of relevance.

Policy 1: Presumption in favour of sustainable development.

This seeks to promote and approve ‘sustainable development’ in accordance with the development plan without delay. It is considered that this proposal meets the intent of the overriding requirements of Policy 1. There would be no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits.

Policy 2: Spatial Strategy.

This seeks to encourage the dispersed settlement pattern of Cornwall, promote good design and respect the landscape character of the area.

Policy 3; ‘Role and Function of Places’.

The site is within the settlement of Gweek which is well related to the main settlement of Helston. There is no dispute that the application site is located within the village and constitutes an infill proposal.

Policy 12 ‘Design’.

This seeks to deliver development of high-quality design. In this instance the final design takes reference to details of the more traditional materials in the village (including stone and render), whilst the scale replicates the recent builds at ‘The Snug’ and ‘Mellanoweth House’.

Policy 13: Development Standards.

This policy sets out certain standards that all new development is required to achieve. The proposal includes ample parking and amenity areas including a desirable patio area.

Policy 21: Best Use of Land and Existing Buildings.

This policy promotes making the best use of land in sustainable locations. The site is well related to the village and all the facilities Gweek has to offer. The site has good access to the facilities in the main town of Helston. The proposed dwelling will not cause any overriding harm to either the character or appearance of the area; or the amenity of occupiers of

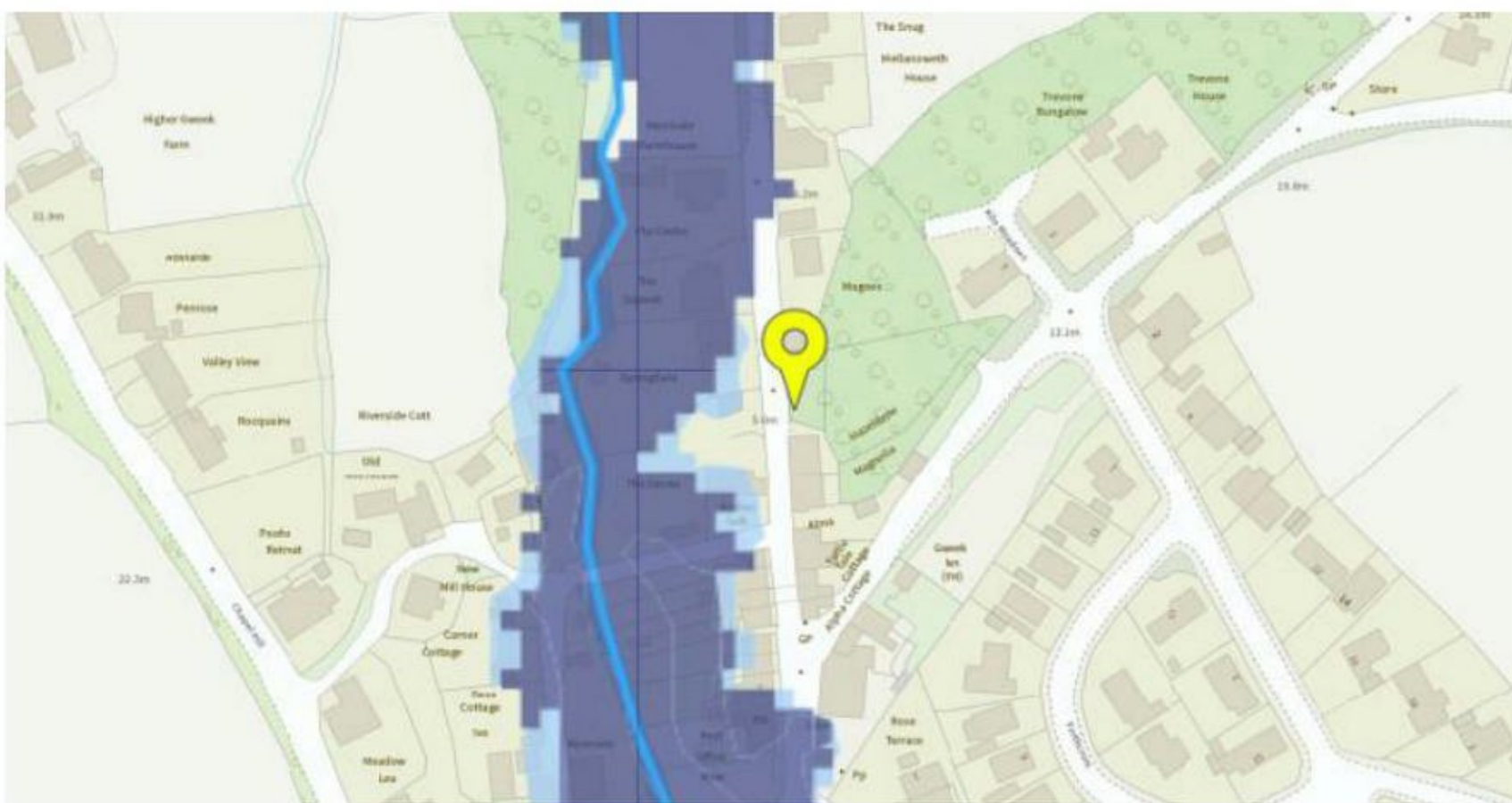
neighbouring properties. The scheme will appear to sit well alongside existing residential properties as is shown on the street scene elevation.

Policy 23: Natural Environment

The application site is within an Area of Great Landscape Value (AGLV) a county level designation, the site falls outside of the nationally designated Cornwall Area of Outstanding Natural Beauty. Given the site sits between existing residential properties on all sides it is not considered to have any adverse impact upon the AGLV.

Policy 26: Flood Risk management and coastal change.

The application site is located within Flood Zone 1 at the lowest risk of flooding, the EA Flood map extract is below with the full document including with the supporting documentation.

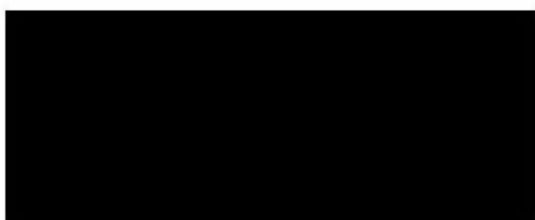


Policy 27: Transport and Accessibility

The proposed dwelling would utilise the existing road, new off-road parking spaces would be formed in a manner that delivers a safe means of access as required by CLP Policy 27.

If you have any queries or require further information to assist the determination, then do not hesitate to contact me.

Yours sincerely,



Dan Mitchell, MRTPI
Planning Director