

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number	<input type="text" value="2"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Pine Hollow"/>
Address line 1	<input type="text" value="Fistral Crescent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Newquay"/>
Postcode	<input type="text" value="TR7 1PQ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="179262"/>
Northing (y)	<input type="text" value="61357"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr &amp; Mrs"/>
First name	<input type="text" value="M"/>
Surname	<input type="text" value="Kelly"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Basement Flat, Pine Hollow"/>
Address line 2	<input type="text" value="2 Fistral Crescent"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Newquay"/>
Country	<input type="text" value="United Kingdom"/>

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Proposal for an Annexe to Pine Hollow for Family Members to Create a Sustainable Multi-Generational 'Lifetime Home'. The proposal includes the demolition of the unsightly and awkwardly oriented garage and outbuilding and the re-cladding of the existing dwelling to prevent current water ingress, enhance insulation standards and greatly improve the external aesthetic of the dated building. Having all family members living together, but independently, will greatly improve all our living standards and reduce costs of long-term care and support for us and our youngest son, as well as childcare for our grandchildren.

Has the work or change of use already started?  Yes  No

## 6. Existing Use

Please describe the current use of the site

The existing plot has a 2 bedroom + study dwelling (Pine Hollow) on the top two floors and a 2 bedroom flat on the lower ground level (Basement Flat) with a detached garage and outbuilding within the same curtilage and a separate garage and parking areas on a nearby plot at the entrance to the private access road. The site slopes from north down to the south with extensive views to the south over The Gannel. The dwelling is accessed from a private road to the north that leads to Fistral Crescent. There is a private parking area for up to 5 cars to the north of the dwelling and additional private parking spaces for 2 cars to the front and rear of the second garage on Fistral Crescent. The main plot also has a pedestrian access gate at the bottom of the garden to Riverside Avenue. We live in the upper levels of the dwelling and our eldest son and family live in the lower level though, following the birth of their second child, they now have insufficient space.

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Materials

Does the proposed development require any materials to be used externally?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

Walls	
Description of existing materials and finishes (optional):	Pebbledash
Description of proposed materials and finishes:	Light grey natural slate to the lower ground level and white render to the upper levels
Roof	
Description of existing materials and finishes (optional):	Flat roof with felt finish
Description of proposed materials and finishes:	The extension to the Basement Flat and the roof of the new Annexe will have 'extensive' green roofs (wildflower or sedum) and the Annexe roof will be a 'biosolar' roof that integrates photovoltaics and a green roof
Windows	
Description of existing materials and finishes (optional):	White PVC double-glazed windows
Description of proposed materials and finishes:	The new annexe will have high performance triple-glazed timber alu-clad windows with dark grey finish
Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	High performance insulated timber alu-clad doors with dark grey finish
Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	As existing

## 7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Grey gravel

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Cast aluminium with white/grey finish to match wall finish

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

04-A\_Proposed Elevations (E&W) and 04-B\_Proposed Elevations (N&S) and Design and Access Statement\_Rev B

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	7	2

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

## 11. Assessment of Flood Risk

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Drawing 05\_Lower Ground Plans and South West Water drawing SW7961SW

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

#### 14. Waste Storage and Collection

Waste from the main house, Basement Flat and proposed Annexe is stored in the garage beside Fistral Crescent

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Recyclable waste from the main house, Basement Flat and proposed Annexe is stored in the garage beside Fistral Crescent

#### 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

#### 16. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaroud this issue.**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

#### 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

#### 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

#### 19. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

#### 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

#### 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  Yes  No

#### 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

### 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	PA19/02346/PREAPP

Date (Must be pre-application submission)

24/10/2019

Details of the pre-application advice received

Principle of Development:

Though the location is considered acceptable in principle with regard to access and sustainability, a new dwelling within the plot would appear cramped and contrived and incompatible with surrounding development. It is therefore recommended that permission for an annexe is sought.

In planning terms annexes should normally:

- a. Have a functional link with and be ancillary to the principal dwelling.
- b. Be in the same ownership as the principal dwelling and remain as such.
- c. Be within the curtilage of the principal dwelling and share its vehicular access.
- d. Be well related to the principal dwelling and could be an extension to the principal dwelling, a detached new building or the conversion of an existing building.
- e. Have no boundary demarcation or sub division of garden areas between a curtilage annexe and principal dwelling.
- f. Be of a scale subservient to the principal dwelling and comply with the Council's normal design standards.

It is considered that all of these criteria can be met. The annexe will be contained within the curtilage of the host property and will be in the same ownership. Parking to the front of the property should be shared and no boundary demarcation should be installed between the two buildings.

Conclusion:

It is not considered that an application for a new self-contained dwelling would be supported owing to the restraints of the site and character of surrounding development. However, an annexe/extension which acts as a continuation of the existing dwelling would likely be supported provided that it is of a sympathetic design and takes account of the advice outlined in this report.

### 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant
- The agent

Title Mrs

## 25. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="Marion"/>
Surname	<input type="text" value="Kelly"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="18/05/2021"/>

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)	<input type="text" value="18/05/2021"/>
----------------------------------	---