

Planning Statement

Proposed New Dwelling
Furze View
Shop
Morwenstow
For Mr & Mrs Souch

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1.0 Introduction

This statement accompanies the detailed planning application for a new bungalow for the applicants, Mr & Mrs Souch at Furze View, Shop, Morwenstow

2.0 Site and Context

2.1 Wider context

Shop is located within the parish of Morwenstow and is the largest hamlet within the parish. The hamlet is approximately 3 miles from the main A39 which connects Devon and Cornwall and approximately 5 miles to the north of Kilkhampton. Bude is 10 miles from Shop but the hamlet is served by a bus link to the main town of Bude.

Shop has many facilities usually found in larger villages which includes a primary school, a parish hall, a church and a football pitch. The settlement also benefits from a number of small businesses.

2.2 Site

The site lies within the settlement of Shop and located opposite the community centre and playing field.

The site of the proposed dwelling is currently laid to garden and attached to Furze View. The proposal will allow a two-bed bungalow to be built and have private amenity space. The host dwelling will retain a private garden area. A shared entrance will be provided with separate parking for each dwelling.

Having checked the council website we note that there is no planning history for the existing house or the proposed site.

3.0 Planning Policy

National and local policy should be taken into account when determining planning applications. On a national level, the NPPF (2019) should be addressed.

The NPPF has an overarching thread for achieving sustainable development. Paragraph 8.

These are:

a) 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;

b) *A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of the right 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; and*

c) *An environmental objective – 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 proposed development would meet the economic need in that local services would be employed during the construction period and occupiers of the dwellings would use the local businesses.

The proposed dwelling would meet the social objective in that the occupiers of the dwelling would support the local community services and contribute to the vibrant and healthy community.

In terms of environmental considerations, the site is located in a sustainable location, close to the A39 from Bude to Bideford. Regular bus services operate through Shop to Kilkhampton and Bude, which have other bus services to link further afield ensuring less reliance on the private car. Generally, within Cornwall as a county, people rely on the use of private motor cars for most activities and it would seem on balance this perceived 'negative' should not outweigh the positives.

Paragraph 11 of the NPPF states:

‘Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- *Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change*
- *Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless;*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type of distribution*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- *Approving development proposals that accord with an up-to-date development plan without delay;*
- *Where the development plan policies, or the policies which are most important for*

determining the application are out-of-date, granting permission unless:

- *The applications of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016)

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial

Policy 2a key targets Strategy

Policy 3 Role and function of places

Policy 7 Housing in the countryside

Policy 12 Design

Policy 13 Development standards

Policy 21 Best use of land and existing buildings

Policy 22 European protected sites

Policy 23 Natural environment

Policy 24 Historic environment

Policy 26 Flood risk management and coastal change

Policy 27 Transport and accessibility

Policy 28 Infrastructure

The proposal would accord with these policies. Primarily, policy 3 in that the dwelling would utilise an infill area with the existing dwelling to the north and as well as a property opposite. The proposal accords with policy 12 ensuring a design that fits with the area and use of sympathetic materials.

The new dwelling is proposed for the applicant with their son or daughter moving into the existing dwelling. The site is considered appropriate to the size of the dwelling required for the applicant. The existing amenity area will be divided allowing each property to retain a private space with no overlooking. The proposed bungalow will not be overbearing on the existing bungalow.

Policy 21 is addressed in the proposal, in that the reuse of this area adjacent to the host dwelling will be of benefit to the applicants providing a dwelling for in a sustainable location.

The site is within Shop and has good road links to nearby sustainable towns and well as good transport links. Taking into account the NPPF and the Cornwall Local Plan we feel the proposal would accord with the three dimensions of sustainable development in terms of social, economic and environmental.

4.0 Character of the Area

The site is within the Area of Outstanding Natural Beauty. The built up area of the settlement is a mixture of house types as well as commercial units and community facilities. The new dwelling has been positioned to fit into the site and will not impact on the character and appearance of the of the area. The Area of Outstanding Natural Beauty will not be impacted by the proposed dwelling.

5.0 Ecology

An ecology report has not been provided. The site area is not of a significant size to require a report.

6.0 Highways and Access

The existing entrance will be used to serve the existing dwelling and the proposed dwelling. There are two parking areas proposed, one for each unit.

7.0 Conclusion

The proposal will provide a new dwelling for the applicants, allowing other family members to occupy the existing dwelling. The bungalow will allow the applicants to downsize providing a modern planned dwelling. The site is located within a sustainable settlement where permissions have been granted for new dwellings. The proposal accords with both national and local policy and therefore should be supported by the local authority.