Cornwall Council

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk

Application number: PA21/03947

Agent:
Edoras Design
Edoras Design
Edoras
Penbeagle Way
St Ives
Cornwall
TR26 2EY

Applicant:
Mr. T. Terry and Miss. J. Camm
16 Ros Lyn
Carbis Bay
TR26 2QE

Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England) Order 2015

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION,** subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 13 April 2021 and accompanying plan(s):

Description of Development: Replacement rear extension, Internal alterations, New side window to en-suite, Alterations to external finishes.

Location of Development: 16 Ros Lyn Carbis Bay TR26 2QE

Parish: St. Ives

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 28 May 2021

Louise Wood - **Service Director Planning and Sustainable Development**

ACFULZ

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA21/03947

CONDITIONS:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

DATED: 28 May 2021

Louise Wood - **Service Director Planning and Sustainable Development**

ACFULZ

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA21/03947

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan site plan received 13/04/21
Existing existing plans and elevations received 13/04/21
Existing existing bloc/roof plans received 13/04/21
Proposed proposed plans and elevations received 13/04/21

ANY ADDITIONAL INFORMATION:

- Footpath 113/31/3 must remain open and accessible at all times.

- Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is not creating a dwelling, is not creating new floorspace over 100sqm, or is not a building into which people normally go. Confirmation of no CIL liability will be sent to the applicant, and any other person who has an interest in the land, under separate cover.

- The developer(s) is encouraged to use sustainable building methods in the construction of the dwellings so that they are as energy-efficient as possible, in light of the Council's plan to tackle the climate emergency and help Cornwall cut its carbon footprint.

- There is a public 150mm sewer in the vicinity. South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain. We will discuss with you whether your proposals will be affected by the presence of our apparatus and the best way of dealing with any issues as you will need permission from South West Water to proceed. Further information regarding South West Waters build over of sewers process can be found on our website via the following link:
  www.southwestwater.co.uk/buildover

  Should you require any further information, please contact our Asset Protection Team via email:
  DeveloperServicesAssetProtection@southwestwater.co.uk.

In dealing with this application, the local planning authority have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising during the processing of this planning application in accordance with the National Planning Policy Framework. Actions taken may include but are not limited to:

DATED: 28 May 2021

Louise Wood - **Service Director Planning and Sustainable Development**

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Provision of pre-application advice through extensive guidance available on the Council's website
Discussions/negotiations ongoing with LPA throughout determination of planning application as necessary
Discussion regarding drafting of planning conditions as necessary
Dedicated phone number of the case officer for the applicant/agent
Close liaison with the Town and Parish Councils in accordance with the protocol

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 28 May 2021

Louise Wood - **Service Director Planning and Sustainable Development**

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NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at http://www.planningportal.co.uk . A copy of the completed appeal form must also be submitted to the Council.
Please Note:-If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.
(https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.

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CORNWALL COUNCIL

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Your ref: 16 Ros Lyn, Carbis Bay
My ref: PA21/03947
Date: 28 May 2021

Dear Sir/Madam

Replacement rear extension, Internal alterations, New side window to en-suite, Alterations to external finishes.
16 Ros Lyn Carbis Bay TR26 2QE

With reference to this planning application, I enclose the Decision Notice granting permission.

If conditions have been included that must be complied with before the commencement of the development, e.g. "No development shall commence before ….", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required I look forward to receiving them. Application forms can be found on http://planningportal.co.uk/ . Your attention is drawn to the fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

£116 (*per request)* for applications not falling within fee categories 6 or 7 (non-householder applications)
£34 (*per request*) where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

Lee Viner

Development Officer
Planning and Sustainable Development Service
Tel: 01209 615603