

DESIGN, ACCESS AND HERITAGE STATEMENT

Introduction

This Design, Access and Heritage Statement has been submitted in support of a Planning and Conservation Area Consent application for the demolition of the existing dwelling and erection of a new dwelling together with the creation of a vehicular access at Pennanton, Portuan Road, West Looe.



Site & Surroundings

The site is situated in Portuan Road in the Hannaford extension of the Looe Conservation Area. It essentially comprises a dwelling known as Pennanton which was constructed in 1931.

The site slopes from the north to The Crescent in the south with the existing house being set approximately 4 metres higher than The Crescent. There is a garage at the top of the site fronting onto Portuan Road. Due to the topography of the site, there is a workshop under the garage.

Immediately adjacent to the site are residential properties together with the Tennis Club and Bowls Club.



Site History

The property as stated was constructed in 1931. There is no planning history but the property has had a variety of single storey extensions over the years.

Proposal

The proposal is to demolish the existing dwelling (retaining the existing garage) and construct a new detached dwelling and access from The Crescent. The main alterations are as follows: -

- Site – the same part of the plot as the existing dwelling
- Does not extend any further than the footprint of the existing dwelling
- Is similar height
- Is designed in a mass and form consistent to other properties in Portuan Road which has a wide variety of styles and designs
- Is designed to minimise the impact on the neighbouring properties by ensuring that no windows overlook adjacent properties
- Use of high quality materials
- Dwelling to be energy efficient

Planning Policy

The Cornwall Local Plan Strategic Policies 2010-2030 was adopted in November 2016. Relevant policies include: -

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial strategy

Policy 2a Key targets

Policy 3 Roles and function of places

Policy 12 Design

Policy 13 Development standards

Policy 23 Natural environment

Policy 24 Historic environment

Other Policy Considerations

Cornwall Design Guide

Looe Neighbourhood Plan Submission Draft January 2021

Conservation Area

As stated, the site lies within the Looe Conservation Area – Hannafore extension. The Conservation Area appraisals states with regards the Hannafore estate that:-

“This planned expansion of Looe is of historic interest for a number of reasons:-

- The layout was planned to take advantage of a fine coastal location in a pair of parallel roads.**
- There was planned provision for recreation at the heart of the community; the spaces and buildings associated with this are important.**
- A rhythmic layout of plots for development generates a distinct character.**

The development was inevitably compromised by the World Wars and as a consequence of changing times, economic uncertainty and availability of materials it is not

as grand as was envisaged at the outset. These facts are in themselves part of the historic interest as we see Hannaford today.”

The appraisal goes on to state that: -

“There is limited merit in the architecture of the place, with only a handful of buildings catching the eye.”

The appraisal goes on to state that: -

“The area is under threat from excessive enlargement of properties, development of front gardens and the potential for infill development or amalgamation of plots to facilitate flats. Conservation area designation would assist in managing this process but it would be wrong to seek to preserve such a place exactly as it is. There are many anonymous properties which could be positively remodelled or even replaced if the outcome offers a positive design statement. The most important aspects are the scale of the building, how it sits in its plot and how it relates to neighbouring buildings.”

Considerations

The application seeks permission for a replacement dwelling. The current property is a rather tired and dated 2 storey dwelling. The replacement dwelling within the town would be acceptable in principle and in accordance with Policy 3 of the Local Plan and the emerging Neighbourhood Plan.

- **Design**

The existing dwelling is an extremely dated 2 storey property. The replacement dwelling is also a two storey detached property under a pitched natural slate roof. The elevations would comprise a mix of render and weatherboarding. The internal accommodation provides 4 bedrooms in total together with kitchen and living accommodation on the ground floor. A home cinema and gym would be provided within a basement area to take advantage of the topography of the site.

The dwelling sits centrally within the existing plot and would be no more prominent than the existing dwelling. It does not extend beyond the existing dwelling's footprint. In any event, the property is situated in the centre of the plot and there is more than sufficient space to serve the property.

The immediate surrounding area comprises a range and mix of house types, ranging in style, scale, design, character and materials. The dwellings vary from plot to plot. In view of the scale, siting and design of the dwelling, it is considered to be acceptable and in accordance with Section 72 of the Planning Listed Building & Conservation area Act 1990 and the development would preserve the character and appearance of the conservation Area.



- **Impact on Neighbours**

Given the existing street layout, design and character of the buildings within the area, it is not judged that this proposal would give rise to unacceptable overlooking or loss of privacy concerns. Whilst the dwelling is larger than the existing property it is not considered that it would lead to unacceptable overlooking/overbearing impacts.

- **Transport**

Sufficient parking is provided for the proposed dwelling. A new access is proposed from The Crescent which is an adopted highway. The access complies with requisite highway criteria.

- **Car Parking**

It is proposed to retain the existing garage with access from Portuan Road. However, the property has no other on site parking. It is proposed to create a vehicular access from The Crescent and provide additional parking on site in front of the property (see proposed plans).

- **Trees & Hedgerows**

The proposal does not include the felling of any large trees. Existing boundary hedges will be cut back and trimmed back. Boundary screening to the adjoining properties will be maintained.

- **Drainage**

Existing foul drainage already exists for the property.

Summary & Conclusions

The principle of residential development is acceptable on the site. There are a range and mix of house types in the immediate vicinity of the application site. The proposed new dwelling would not be out of character. The proposals comply with all relevant development plan policies.