

Project: Conversion & Extension of Existing Redundant
Agricultural Building to create Three Bedroom Residential Dwelling

DESIGN, ACCESSIBILITY & PLANNING



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Project: Conversion & Extension of Existing Redundant
Agricultural Building to create Three Bedroom Residential Dwelling

On behalf of: Mr L B Cattran

Address: Prospidnick Farm,
Crowntown,
Helston,
Cornwall,
TR13 0AA

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1. Introduction

Planning permission is sought for the following at Prospidnick Farm, Crowntown, Helston, Cornwall, TR13 0AA;

- Retention of existing natural stonework walls including repairs where necessary and re-pointing using lime mortar
- Existing sections of blockwork removed and replaced with natural stonework to match existing
- construction of a timber frame within the existing stonework walls to create two storey structure. First floor walls to be clad with timber effect cladding.

The site lies near the village of Crowntown which is approximately 4 miles to the North West of the Town of Helston. Access to the property is via an Unclassified Road which runs adjacent to the property.



A new sustainable, environmentally friendly dwelling is proposed, that meets the needs of 21st Century living, with an emphasis on minimising the life cycle cost/impact on the environment whilst 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

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The property is situated on the edge of the main farm yard at Prospidnick Farm, within the Parish of Sithney.

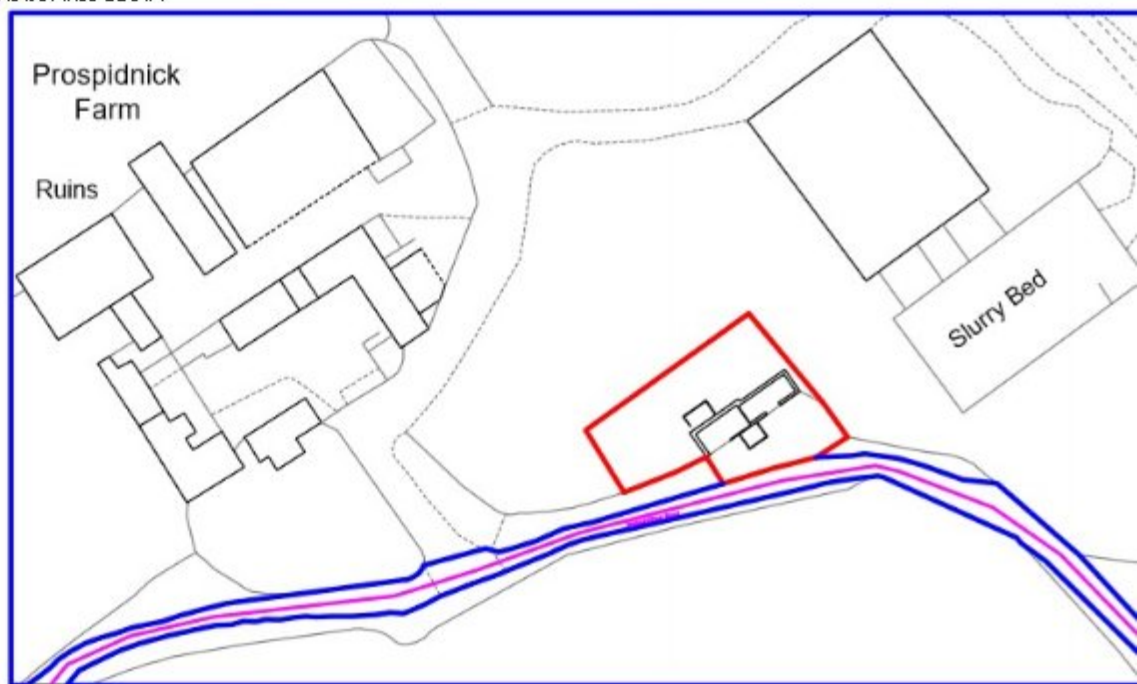
The applicant enjoys the freehold title of

Figure 1: Photo of the proposed development site taken from the Unclassified Road adjacent to the site

the land.

2. Site Location

The site lies approximately half a mile to the west of the village of Sithney and half a mile East of the village of Nancegollan within the Parish of Sithney. The property is part of Prospidnick Farm, which is owned by the Cattran family, who live in the Farmhouse. The site includes a large yard to the South of the Farmhouse and at the site is large size of redundant storage still houses so agricultural equipment.



southern boundary of the site

Figure 2: Location Plan for the site at Prospidnick Farm. The site lies adjacent to the highway with an Unclassified Road along the Southern boundary of the site.

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is the Unclassified Road which provides access to the site and Prospidnick Farm, as well as a number of other properties.

3. Site Investigation

- There are no further surveys/investigations that are considered necessary when determining this Application.

4. Planning History

After checking the planning records we can advise that there is no planning history that is considered relevant to this application.

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5. Planning Policy & Guidance

For the purposes of determining this planning application the following policies from the National Planning Policy Framework 2012 (NPPF 2012), the Cornwall Local Plan 2010-2030 and the Cornwall Design Guide are considered as relevant.

The National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and updated in February 2019. It sets out the Government planning policies for England and how these are expected to be applied. The NPPF replaces all of the previous national planning policy statements (with the exception of PPS10).

The NPPF also has an impact on the weight given to policies within existing Local Plans. Planning policy from earlier Development Plans will be given weight according to their degree of consistency with the NPPF.

Paragraphs 1-6 provide the introduction to the NPPF, setting out that the NPPF is the Government's planning policy that sets out the requirements of the planning system providing a framework within which local people and their accountable councils can produce their own local and neighbourhood plans, which reflect the needs and priorities of their communities. It sets out that applications are required to be determined in accordance with the development plan unless

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material considerations indicate otherwise, with the NPPF being a material consideration in the decision making process, and acting as the principal policy consideration where the development plan is out of date.

Paragraphs 7-14 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 considers that there are three dimensions to sustainable development: economic, social and environmental all of which gives rise to the need for the planning system to perform a number of mutually dependent roles.

Paragraphs 10-14 set out that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

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; or, specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- 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; or specific policies in the Framework indicate development should be restricted.

Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Paragraphs 15 -58 set out the following core planning principles that should underpin both plan-making and decision-taking. The key principles in regard to development are listed below and are considered relevant to this case. They are as follows:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and cooperation to address larger than local

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issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- be prepared positively, in a way that is aspirational but deliverable
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 78 is relevant in this case and it asserts 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.'

Paragraph 117 states that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land'

Paragraph 124 is particularly relevant as it suggests that 'the creation of high quality buildings and places is fundamental to what the planning and development process

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should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. Paragraph 127 adds to this by insisting that developments 'function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development'.

The Cornwall Local Plan

The relevant policies of the Cornwall Local Plan 2010-2030 are policies 2, 12, 13 and 21.

Policy 2 supports and promotes 'delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption'

Policy 12 deals with design issues, while policy 13 relates to development standards. Both seek good practice in terms of fundamental design and the relationship of the development to its surroundings.

Policy 21 relates to the best use of land, and is clearly supportive of the reuse of previously developed land, provided it is not of high environmental or historic value.

The Cornwall Design Guide

The Cornwall Design Guide has been produced subject to a sustainability appraisal, consultations, and a scrutiny and review process. It was adopted by the Council's Cabinet on the 13th March 2013; the guide should be regarded as a significant material consideration.

Subsection 2.9 of section 2 relates to design and details and seeks to ensure that developments are informed by the character of the area in which they are proposed. In addition, subsection 7.3 of section 7 relates to building design and provides advice on build form and character.

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6. Proposed Development

The proposed development includes removal of the existing dilapidated roof structure and cladding, plus the demolition of the sections of the building which are currently blockwork. All existing stone walls will be retained and repaired where necessary, with all joints re-pointed in a lime mortar. The areas of blockwork that are removed will be replaced with stonework to match the existing stone walls. The applicant has stockpiles of stone on the farm which will match the existing stone walls. Once the stone walls have been repaired and consolidated, they will form the external cladding on the ground floor walls of the final dwelling.



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The proposed development also involves the construction of a new timber two storey structure inside the existing stone work walls to create a two-storey dwelling with three bedrooms. The upper storey of the building will be clad with timber effect cladding and the roof will be dual pitch to reflect the existing roof.

The building will be constructed with an emphasis on creating an Eco-friendly dwelling that minimises the life cycle cost and impact on the environment. Sustainable developments aim to reduce/minimise the impact on the environment, while 'ensuring a better quality of life for everyone, now and for generations to come'.

The following items are included within the proposed development and follow the principles of 'Passivhaus':

- Rainwater Harvesting System – the intention is to collect rainwater within a below ground holding tank and treat the water so that it can be reused within the dwelling for toilets and the washing machine.
- Ground Source Heating System – This will provide a sustainable form of heating for the property. The proposals also include Underfloor Heating which works well with Ground Source Heating Systems. Together, these systems are designed to operate permanently during the heating system at lower temperatures. This is the most efficient way for these systems to operate as they use less energy than turning the system on and off regularly.
- Whole House Ventilation System – this will improve air circulation around the property and will include a Heat Recovery Unit. The Heat Recovery Unit will ensure that heat generated within the building will be retained and recirculated around the building, thus reducing energy usage. The ventilation system will also improve the living environment, which is a key objective for Sustainable Housing.
- Waste Storage – a segregated waste enclosure is included to the North of the main building to house both recyclable and non-recyclable waste.
- Triple Glazing – the external windows and doors will be installed with triple glazing to improve the performance of the building. Triple glazing will also reduce noise transfer, which again improves the living environment within the building.
- Super Insulation – the intention is to increase the thermal performance of the building and the target is to exceed the current Building Regulations by 50%.
- Air Tightness – a target of 3 m³/hr/m² of air loss will be set to improve heat retention, thus reducing energy usage which has environmental and economic benefits.
- Low Energy LED Lighting – this again will reduce energy usage within the building which has environmental and economic benefits.
- Durability – by using durable products within the development it will aid reliability and in turn reduce maintenance requirements. By doing so it reduces the impact on the environment by minimising the use of resources for maintenance, which in turn has serious economic benefits. Constructing

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durable buildings with a long-life span has huge environmental, economic and social benefits.

- Building Materials – where possible all materials to be sourced locally to minimise transportation. Timber to be sourced from FSC sources as a matter of course. Recycled products to be used where possible. Waste to be segregated during construction and recycled where possible. A 'Just In Time' method of construction will be adopted to ensure that materials are not stored on site for longer than necessary to reduce the likelihood of damage.

The above meets the three key roles of Sustainable Development – Social, Environmental & Economic.

The site is accessed directly via the Highway, with adequate parking/turning for two vehicles outside the main access to the dwelling on the South East Elevation. This Highway is an Unclassified Road that provides access to a couple of properties, but is rarely used and generally a very quiet section of road.



Figure 4: Photo showing the North West elevation of the existing building. The proposed dwelling sits on the same footprint as the existing building, with the existing stonework structure retained.

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The proposed development sits in a rural area and as such great weight is given to the landscape character. In these situations, developments are encouraged to be of a 'Rural Style' which are buildings typically of simple form and finish utilising a limited suite of materials. 'Residential Style' features are kept to a minimum in these type of buildings. The drawings included within this planning application demonstrate the sort of 'Rural Style' which is preferred for this type of development. The shape and form of the building is simple with a dual pitch roof with gables at each end of the building. The existing doorways/openings are proposed to be retained, with the openings in the new upper storey reflecting these existing openings.

A limited pallet of materials has been utilised to clad the building, with an emphasis on retaining a rural feel to the building. The existing stonework will be retained to clad the ground-floor walls with a timber effect vertical cladding at first floor level. The overall height of each section of cladding has been kept consistent including the roof height which gives the appearance of three very similar height layers of cladding. The roof will be clad with Natural Slate a style that is very common on this



Figure 5: Photo of the inside of the existing building, showing the existing stonework walls which are generally in good condition and will be retained within the development.

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type of 'Rural Building' and is very close in appearance to a number of traditional type agricultural buildings. As such this building will sit well within its surroundings.

The proposed glazing will be constructed in Hardwood with triple glazed panels.

Rainwater goods will be Black or Dark Grey UPVC which will compliment the other material choices for the exterior of the building.

The proposed new dwelling sits on the footprint of the existing building with the stonework structure retained.

As such, a second storey is proposed which will create adequate floor space to meet the proposed users needs. By retaining the existing footprint of the building and by reflecting the existing openings and the general style of the building it will minimise the impact on the surrounding area.

There is a large area of ground to the North of the site which will be landscaped to form a garden. A new septic tank and drainage field will be situated within the garden area.

Parking and turning area for two cars will be situated on site to the South of the proposed dwelling with a gravel/hardcore finish.

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7. Opportunities

We contend that this development will lead to a number of opportunities meeting local and national planning policies. The following are considered to be opportunities in developing this site:

- Sustainable development meeting the three key roles – social, economic and environmental
- Making good use of resources
- Adequate amenity for the proposed development
- Providing accommodation for 21st century living needs
- Designed with the landscape setting in mind

8. Conclusions and Recommendations

We trust that the information given within this report and the attached plans demonstrate that the applicant is very keen and committed to providing a form of development that is not harmful to the surrounding area. The development proposal will optimise the potential of the site and respond to the needs of the current and future inhabitants.

National planning policy guidance and development plan policies, in so far as they apply, seek good quality environments with attractive well designed developments that cater for the whole of the community. In this case we consider that the development is respectful to the character of the area and the design has been carefully considered to ensure that the landscape is respected, whilst optimising the efficiency of the building for its future inhabitants.

The development is in accord with local and national planning policies in regard to design which the applicant considers as important.

We trust that you will support this proposal and we look forward to implementing the scheme in the near future.