

PROPOSED CONSTRUCTION OF RAISED ROOF | DESIGN, ACCESSIBILITY & PLANNING APPRAISAL

ADDRESS: TREHANAS, RESTRONGUET HILL, MYLOR BRIDGE, FALMOUTH TR11 5ST

CLIENT: MS S KNAGGS

DATE: JUNE 2021



planning | architecture | landscape

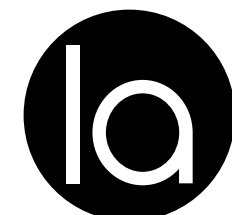
1.0 EXECUTIVE SUMMARY

Laurence Associates is retained by Ms S Knaggs ('the applicant') to progress a householder application for the proposed raised roof to the residential dwelling at Trehanas, Restranguet Hill, Mylor Bridge, Falmouth TR11 5ST ('the proposed development').

This statement, alongside a review of the site history and relevant policies at both a local and national level, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole and should be read in conjunction with the suite of submitted drawings.

It is concluded that the proposals are entirely consistent with relevant policies contained within the Cornwall Local Plan 2010 – 2030 (CLP 2016), as well as policies within the National Planning Policy Framework 2019 (NPPF 2019) and Supplementary Planning Guidance contained within the Cornwall Design Guide 2013.

Moreover, it is demonstrated within this statement that the development should be supported by the LPA and permission ought to be granted.



2.0 EXISTING SITE

The site contains the detached house known as ‘Trehanas’, which is centrally positioned on Restronguet Hill, within an established residential area of Restronguet Passage.

The property is constructed from masonry walls, smooth rendered and painted, with a dual pitched roof covered with natural slate tiles. There are two large bay fronts on the east elevation of the original house, reaching from the ground to the roof where there are dual pitched roofs over the bay fronted first floor windows. There is a small double storey, yet subservient, extension to the west elevation and there is an extension to the main house continuing the ridge line and building lines. The property’s existing windows and doors are all white UVPC.

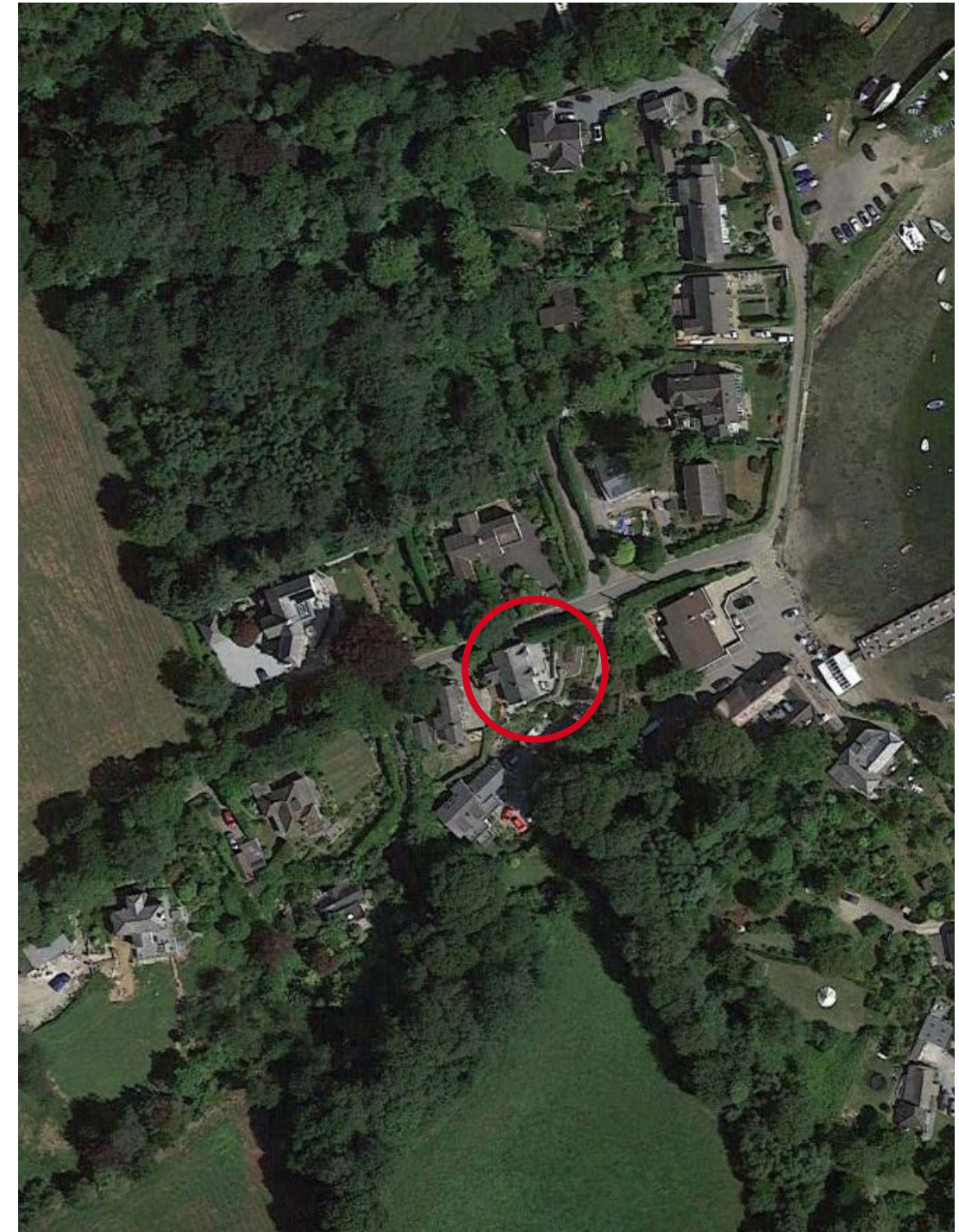
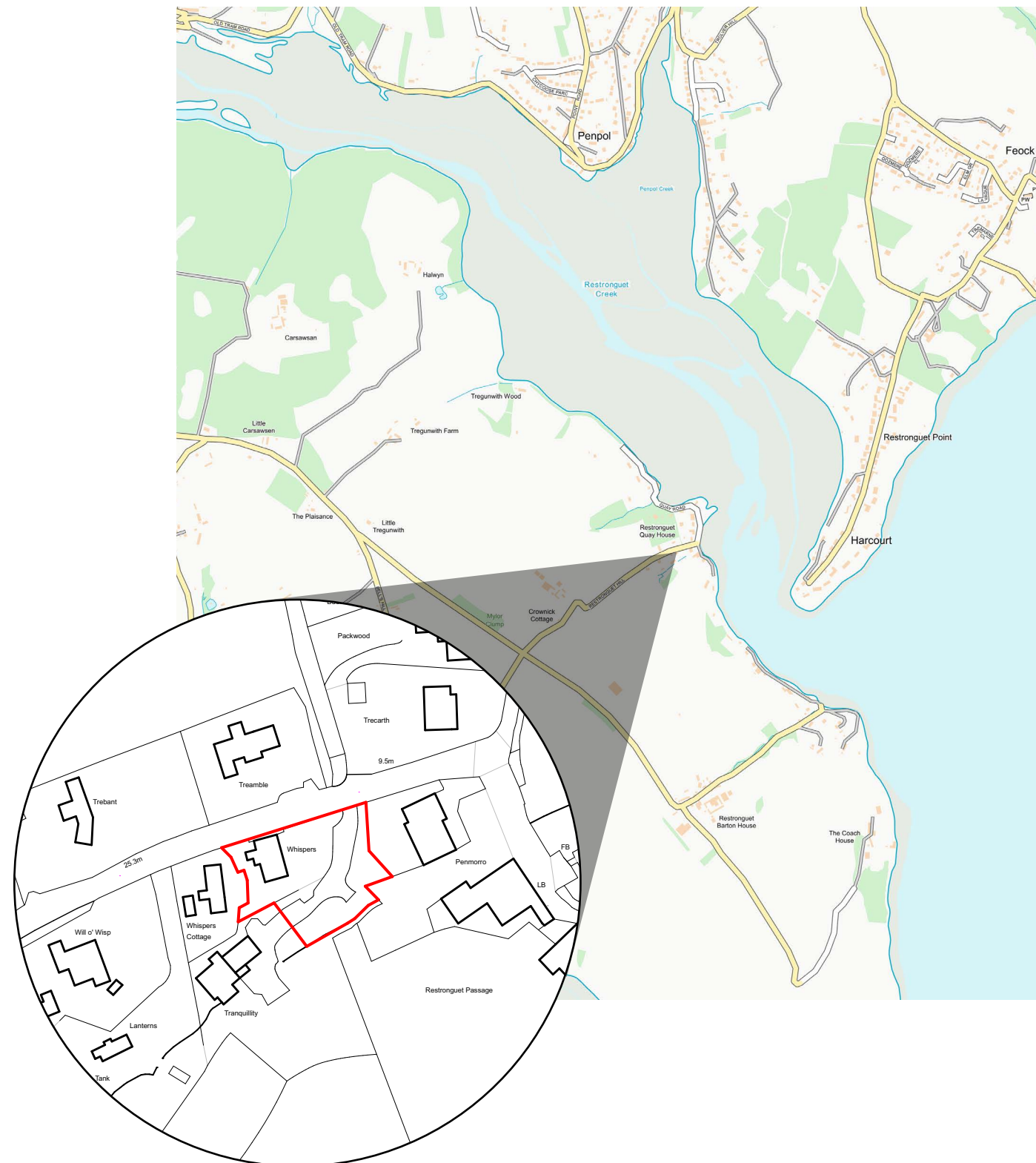
Access is provided from the U6067 Restronguet Hill by an existing driveway to the front of the property, providing parking for two to three cars and enclosed garden areas to the front and to the rear, including a mix of paving and lawn.

There are existing residential dwellings to the north, south, east and west of the site, including ‘Treamble’, ‘Tranquility’, ‘Penm orro’ and ‘Whispers Cottage’ respectively, which are of a similar scale and appearance to Trehanas. The majority of properties within the site’s immediate vicinity are large, double storey houses finished with painted render, with some dwellings containing areas of slate and stonework. The relationship between the application site and these dwellings will be discussed further within the Planning Assessment section of this report. The property sits on a sloping gradient, with levels gradually decreasing from west to east, meaning that the ground floor of the property sits at a much lower level than the driveway to ‘Whispers Cottage’ behind. Due to the property’s elevated position on Trewartha Road, the property is able to enjoy open views of the river to the east.

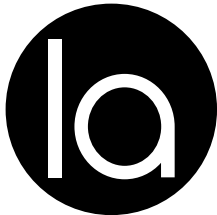
The property is not statutorily listed, nor does it lie within either a conservation area or world heritage site. There is no specific Tree Preservation Order (TPO) within the site; however, the site is covered by a group TPO (C1/160). The property lies within flood risk 1, as identified by the Environment Agency’s flood risk map and there are no known ecological designations within or immediately adjacent to it. The site does fall within the South Coast – Central (9) Area of Outstanding Natural Beauty, the implications of which are discussed within the remainder of this report.



2.1 SITE LOCATION

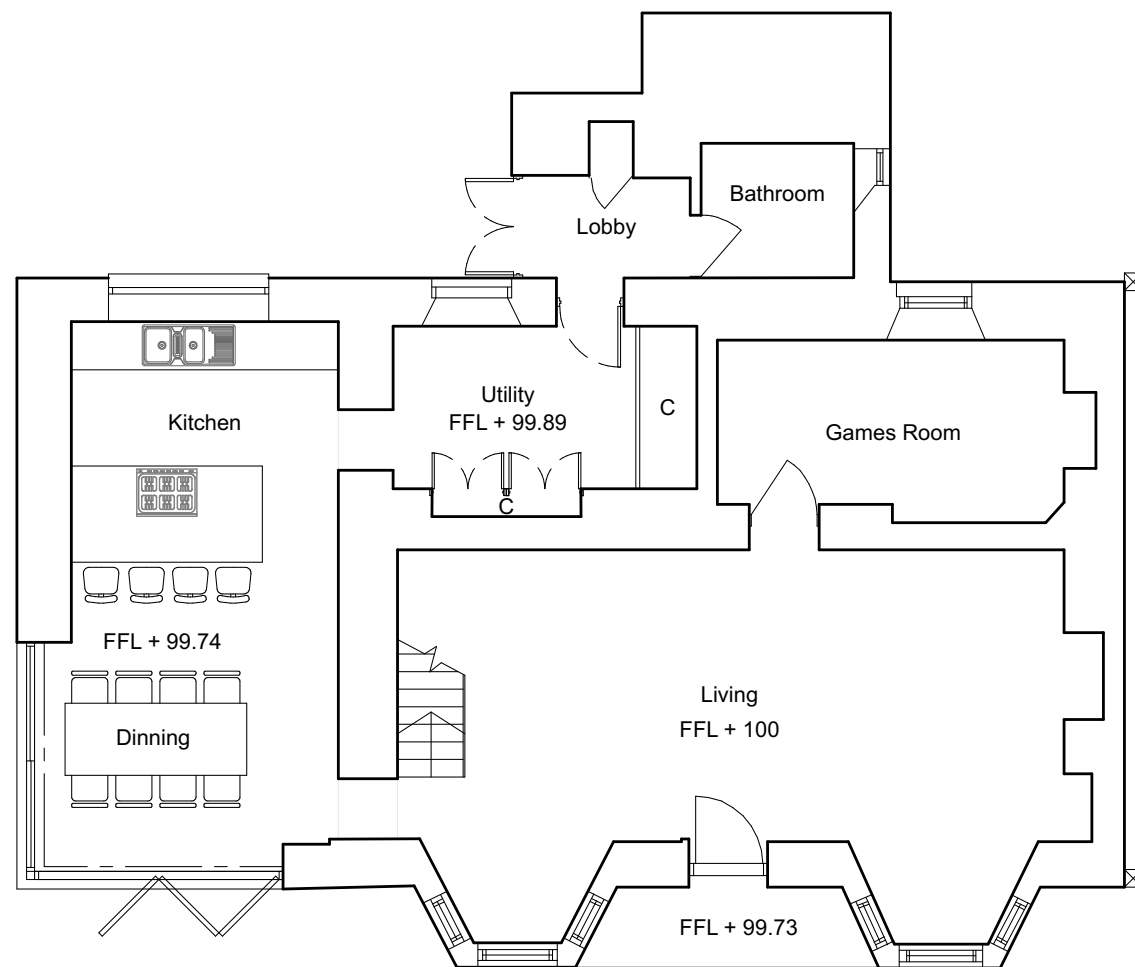
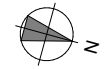


2.2 LOCAL CHARACTER

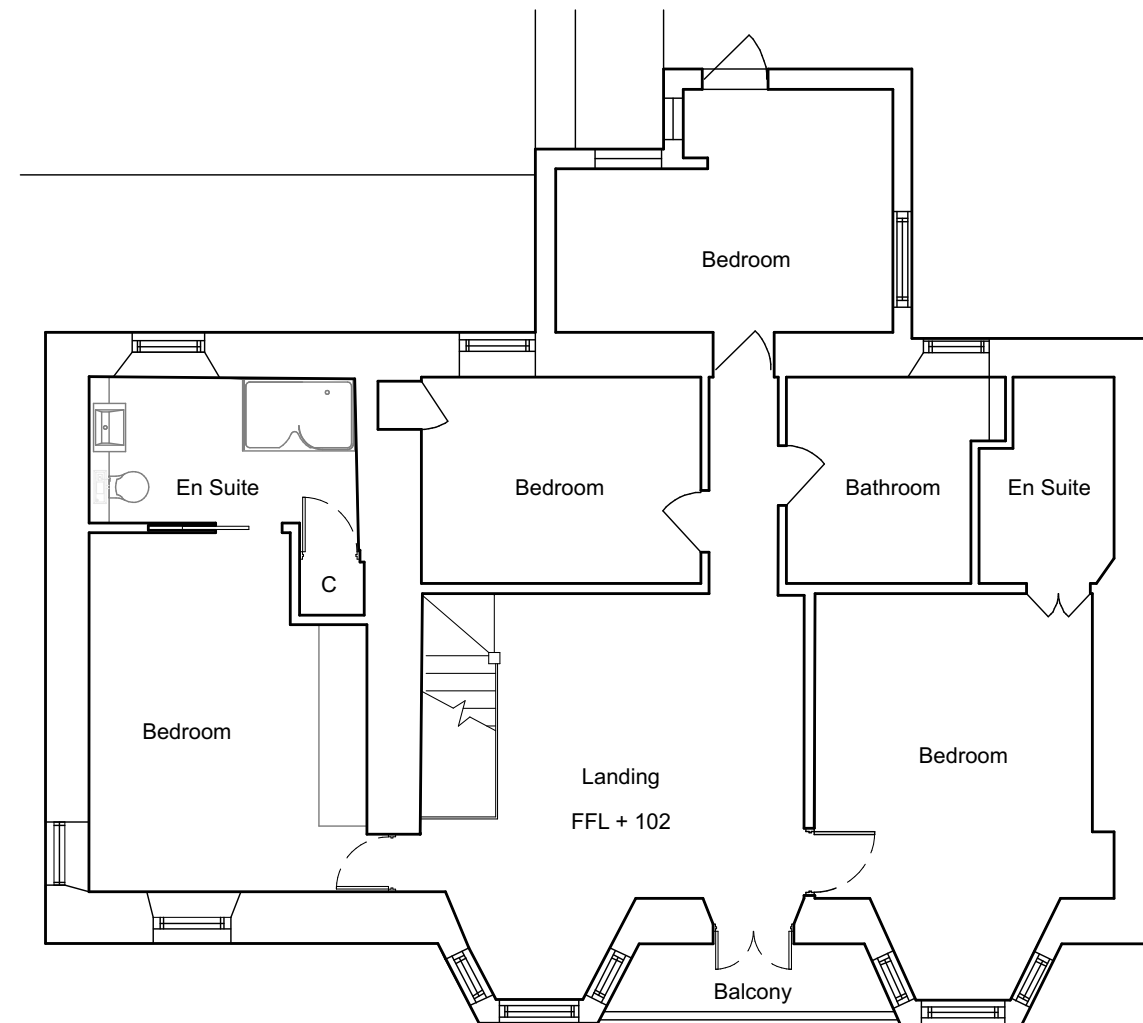
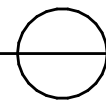




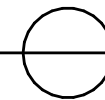
2.4 EXISTING PLANS



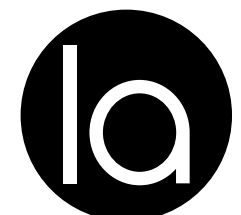
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



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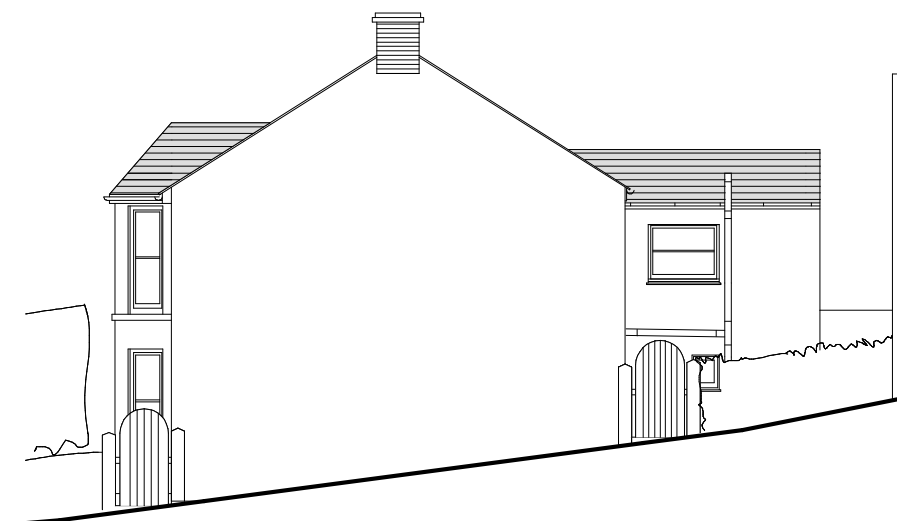
EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



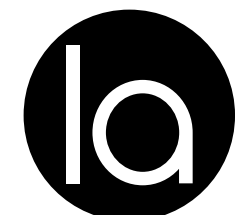
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



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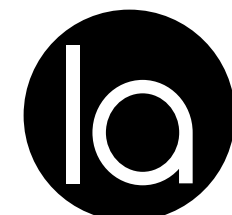


3.0 RELEVANT PLANNING HISTORY

A search of Cornwall Council's online planning register has been undertaken in order to understand the site's planning history.

The most relevant application to the site is Planning application **PA11/09135** for the removal and rebuilding of a rear extension and new vehicle entrance, removal of part of the roof structure and replacement with an enlarged structure with dormers to accommodate additional living space at second floor level which was refused on 27/04/2012 due to:

1. The proposed rear extension would, by reason of its equal ridge height with the proposed mansard roof, fail to be a subordinate addition to the host dwelling and would be at a variance with the aims and intentions of the National Planning Policy Framework which reflect Saved Policies 2 of the Cornwall Structure Plan 2004 and Saved Policy 40 of the Carrick District Wide Local Plan 1998 and the advice given in the section 3.4.8 of the Carrick District Design Guide 2005.
- 2 The associated elements of the proposed mansard roof development would, by reason of its design incorporating a large flat roof element dominating the roofscape and its degree of prominence within the wider context of the locality, a designated Area of Outstanding Natural Beauty, appear as an incongruous addition which would poorly relate and fail to enhance the traditional character of the host dwelling or the locality. If permitted, the development would fail to accord with the aims and intentions of the National Planning Policy Framework which are reflected in Saved Policies 1 and 2 of the Cornwall Structure Plan 2004 and Saved Policy 40 of the Carrick District Wide Local Plan and the advice given in sections 3.4, 3.4.4 and 3.4.5 of the Carrick District Design Guide 2005.



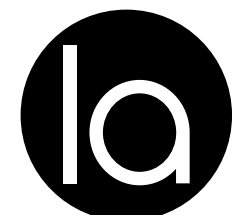
4.0 PROPOSED DEVELOPMENT

The applicant intends to renovate and raise the roof of the existing dwelling so that its appearance is refreshed and modernised and the accommodation better fits the needs of their family.

Whilst the proposed works are evident when comparing the existing and proposed floorplans and elevations, a brief summary of the changes is provided below.

- It is proposed to raise the height of the dual pitched roof of the existing main dwelling by 770mm to create a second-floor playroom for the family.
- It is proposed to raise the roof of the rear extension on the west elevation to accommodate the stairwell to access the proposed playroom on the second floor. In doing so the roof is proposed to be hipped to avoid an unnecessary masonry gable end and will introduce an interesting design feature, whilst remaining subservient to the main dwelling by keeping its ridge height lower.
- Dormer windows are proposed for the main east elevation. Importantly the project has been designed to respect the symmetry of the existing building and in particular to be symmetrical with the existing bay fronts and the first-floor later extension window. The dormers are proposed to have dual pitched roofs, below the main ridge line to demonstrate their subservience and will relate well to the traditional features of the existing building.
- The three chimneys are proposed to be extended with the roof height and lined up to maintain and improve the symmetry of the building.

Great care has been given to design a scheme which works with the existing topography and built features in order to minimise the overall impact of the development and to conserve the character of the area. This is further demonstrated in the 'Design and Access' section of this statement.

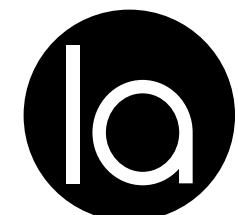


5.0 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; meaning amongst other things any other supplementary / supporting planning documents and the government's guidance as set out in the NPPF 2019.

The statutory development plan for the site consists of the CLP 2016, whilst material considerations in this instance comprise national policies set out within the NPPF 2019 and the Cornwall Design Guide 2013.

The Parish of Mylor, within which the site is located, is designated as a Neighbourhood Plan area. However, as the draft plan is at pre-submission consultation and would therefore have no weight in the decision-making process, this has not been considered any further within this report.



5.1 THE DEVELOPMENT PLAN

The Cornwall Local Plan

The following policies as contained within the Cornwall Local Plan are considered to be of most relevance to the proposals:

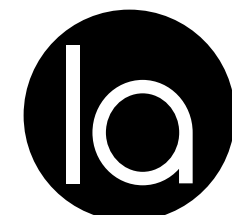
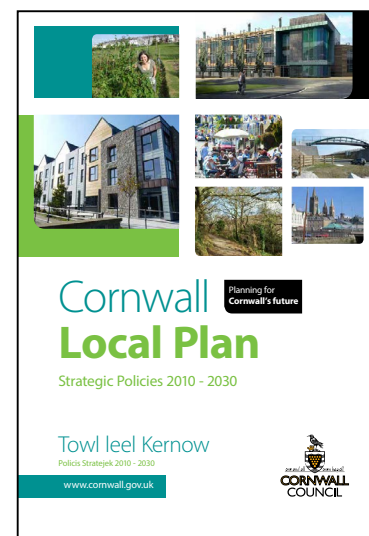
- **Policy 1 ‘Presumption in favour of sustainable development’**
- **Policy 2 ‘Spatial strategy’**
- **Policy 12 ‘Design’**
- **Policy 13 ‘Development Standards’**
- **Policy 23 ‘Natural Environment’**

Policy 1 sets out a presumption in favour of sustainable development. It states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as enshrined within the NPPF.

Policy 2 sets out how proposals should respect and enhance the quality of place, provide solutions to current and future issues, and generate and sustain economic activity.

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 23 sets out how new development proposals are to enhance Cornwall’s natural environment and assets according to their international, national and local significance. Of relevance to this application is the requirement for developments within Areas of Outstanding Natural Beauty to preserve and enhance their scenic natural beauty.



5.2 MATERIAL CONSIDERATION

National Planning Policy Framework 2019 (NPPF 2019)

The NPPF is a material consideration in the determination of this application as per **Paragraph 2** of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004. It sets out Government planning policies for England and how these are expected to be applied.

The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (**Paragraph 11**) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

Paragraph 8 of the NPPF sets out the three dimensions to sustainable development: economic, social, and environmental; all of which give rise to the need for the planning system to perform a number of mutually dependent roles.

Paragraph 38 states that LPAs should approach decisions on proposals in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area.

Of particular relevance to the application proposals is Section 12 of the NPPF, which sets out how new developments should achieve high standards of design.

Paragraph 124 places a strong emphasis on achieving high quality designs in new developments and states that good design is a key aspect of sustainable development.

Paragraph 127 further provides a number of design related criteria that is to be achieved during the decision-making process.

Section 15 considers the impact on the natural environment and **Paragraph 170** provides that new development should contribute to and enhance the natural and local environment. **Paragraph 172** states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, whilst **Paragraph 173** sets out that development within a Heritage Coast designation should be consistent with the special character of the area.

The Cornwall Design Guide 2013

The new Draft Cornwall Design Guide has been subject to a sustainability appraisal, consultations, and a scrutiny and review process. As adoption of the Design Guide is imminent, it is considered to be of material consideration, in addition to the current design guide that was adopted by the Council's Cabinet on the 13th of March 2013.

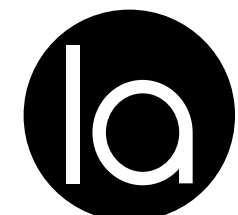
Section 4 of the draft Design Guide sets out the importance of an effective design process, and highlights that there are many factors to consider in designing a successful scheme, including the nature of the site itself, its surroundings, community needs and opinions, good design principles and local policies. **Section 4.13** highlights why understanding the context of any site is important, and **Section 4.20** sets out how the outcomes of the Context Appraisal should be used to establish design principles.

Section 5 of the draft Design Guide sets out the importance of ensuring Cornwall remains locally distinctive and highlights the importance on conserving the Cornwall and West Devon Mining Landscape World Heritage Site. **Paragraph 5.3** sets out the need for development to contribute to the sense of place through responding to local historical context.

The expectations regarding the design of building form are set out at **Section 5.26**, and expectations relating to material at **Section 5.29**. **Section 9.25** requires home to be as resource efficient as possible, and **Section 9.37** requires high quality materials to be used wherever possible on homes to minimise ongoing maintenance.

Section 2.9 of the Design Guide 2013 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, **section 7.3** relates to building design and provides advice on build form and character.

Section 7.3 recommends buildings of simple form drawing from the local building traditions, that create a harmonious street scape and protect distinctive character.



6.0 DESIGN AND ACCESS STATEMENT

The application seeks full planning permission for the proposals that are detailed fully within the suite of submitted drawings.

Amount

The proposed development involves raising the roof of the main dwelling and that of the subservient extension. In addition, 3 dormer windows are proposed in the main dwelling roof, matching the style and lining up symmetrically with the existing buildings fenestration below. In addition, the three chimneys are proposed to be raised with the roof and lined up to improve the visual symmetry of the building.

Layout

Both an existing and proposed site layout are submitted with the application, extracts of which are provided below. The dwelling is to remain in its current position, with a new playroom in the proposed second floor. The footprint is not to be extended.

Scale

The scale of the amended dwelling would be proportionate to the size of the plot, and the character and appearance of the area. A modest height increase to the main roof will enable more space for the applicant and their family. The size of the amended scheme is commensurate to the size of existing properties and matters of residential amenity are fully respected.

Landscaping

No significant changes to the property’s existing landscaping are proposed within this application.

Appearance

The proposed works seek to increase space for the applicant and their family whilst enhancing the appearance of the property. It is considered that the use of symmetry installing the dormer windows and lining up the chimneys improves the visual appearance of the property and reinforces both the historic location near to the Grade II listed Pandora Inn and enhances the character of the building within its AONB setting.

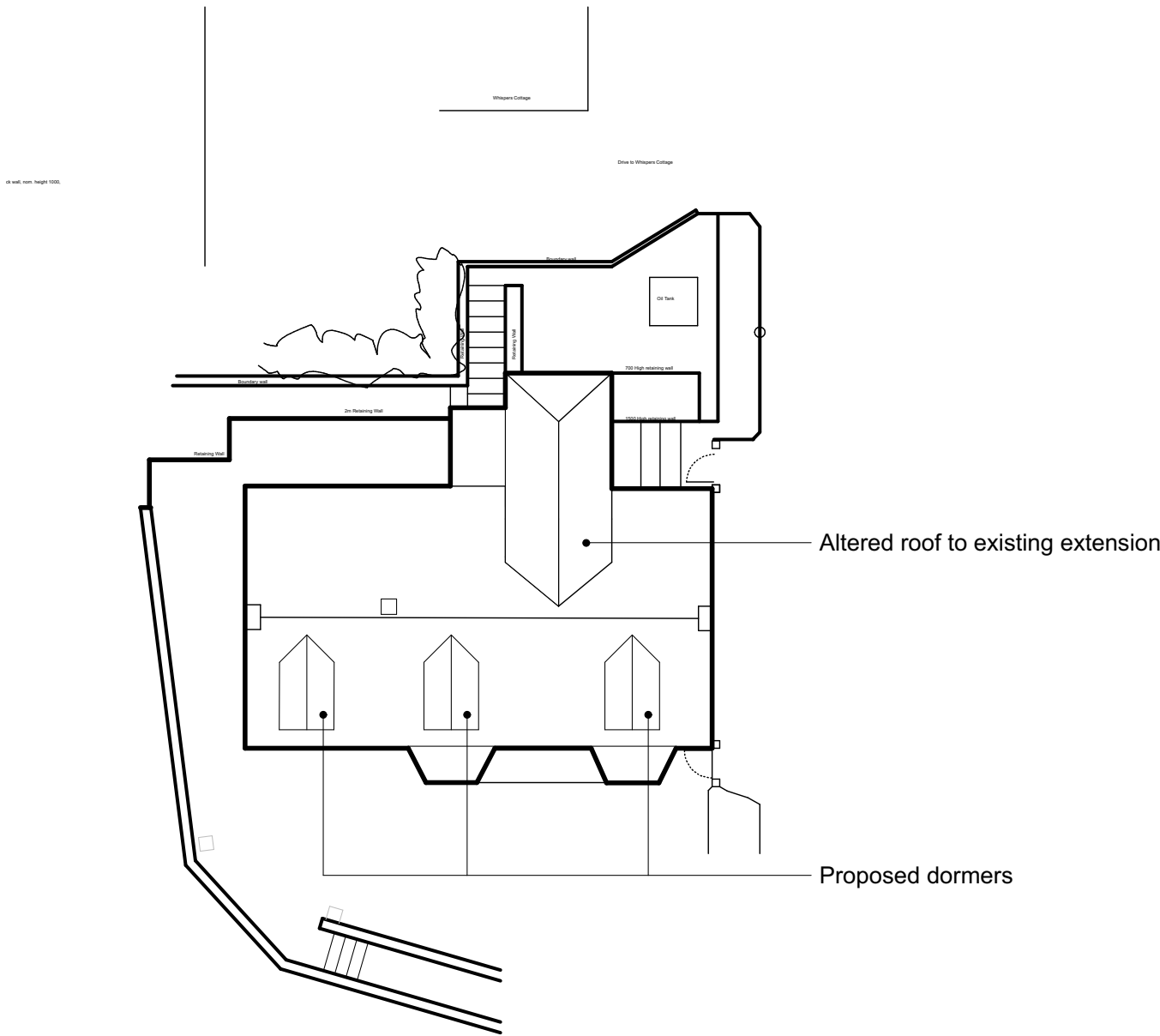
The works are expected to improve both the quality and appearance of the dwelling which will in turn contribute positively to the street scene.

Access

No changes are proposed to the property’s existing access arrangements or external parking.

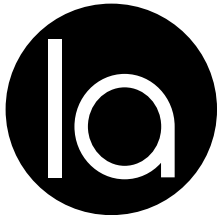


6.1 PROPOSED SITE PLAN



PROPOSED SITE PLAN

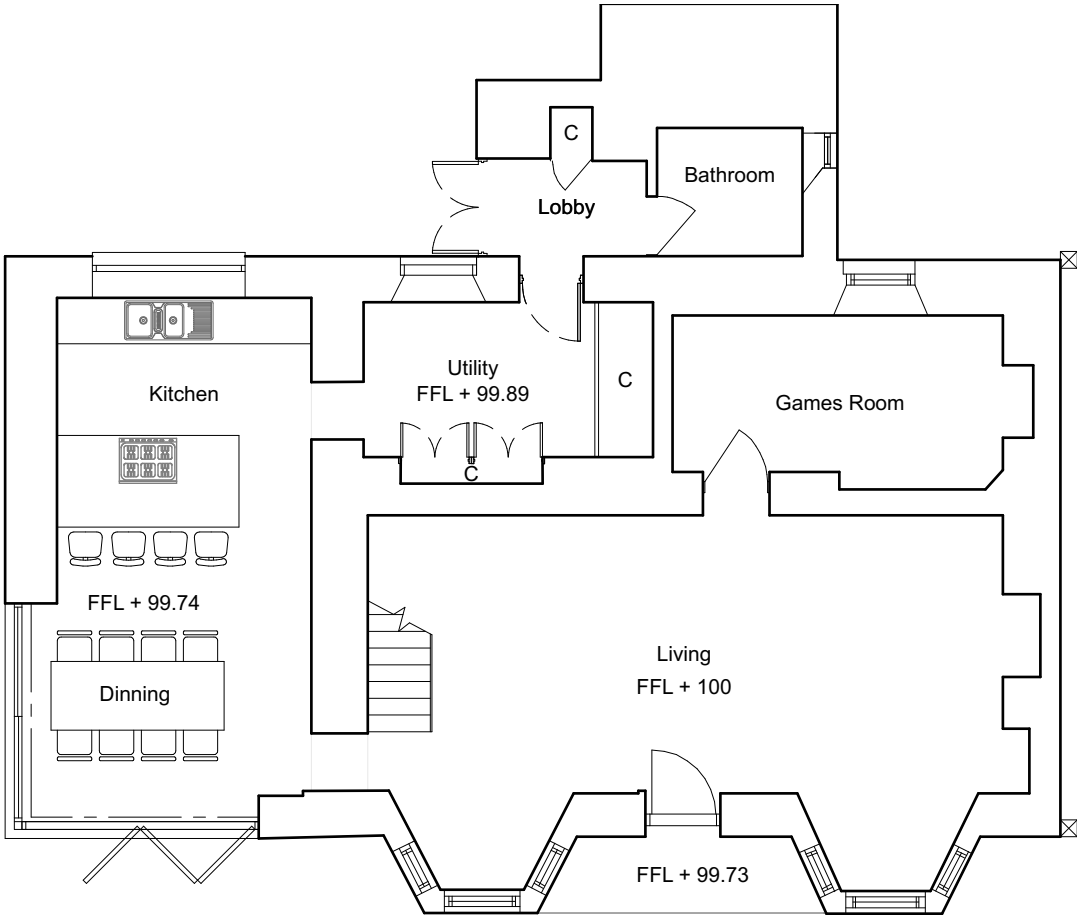
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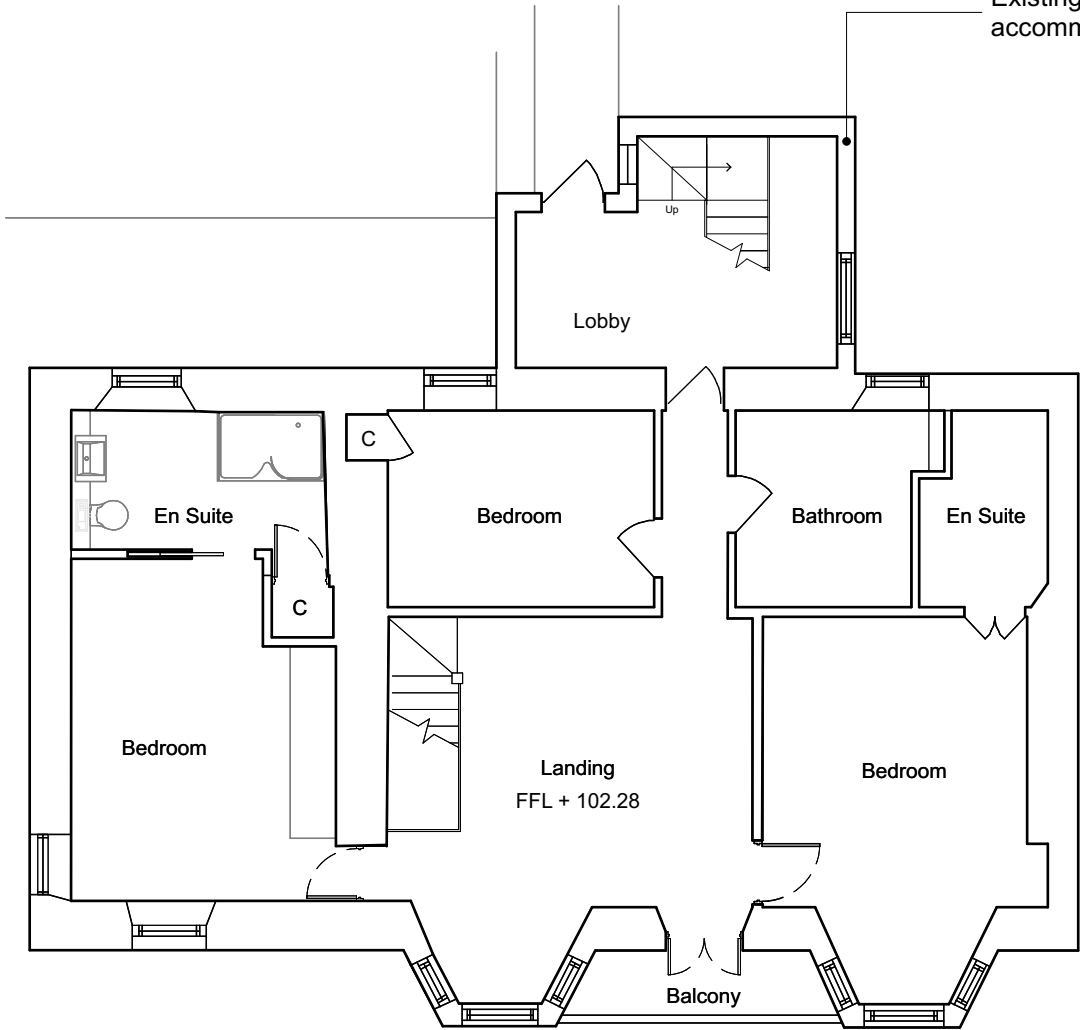
6.2 PROPOSED FLOOR PLANS



Existing walls extended vertically to accommodate altered roof.



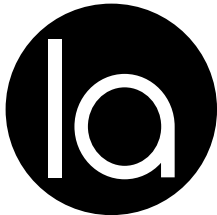
PROPOSED GROUND FLOOR PLAN



PROPOSED FRIST FLOOR PLAN



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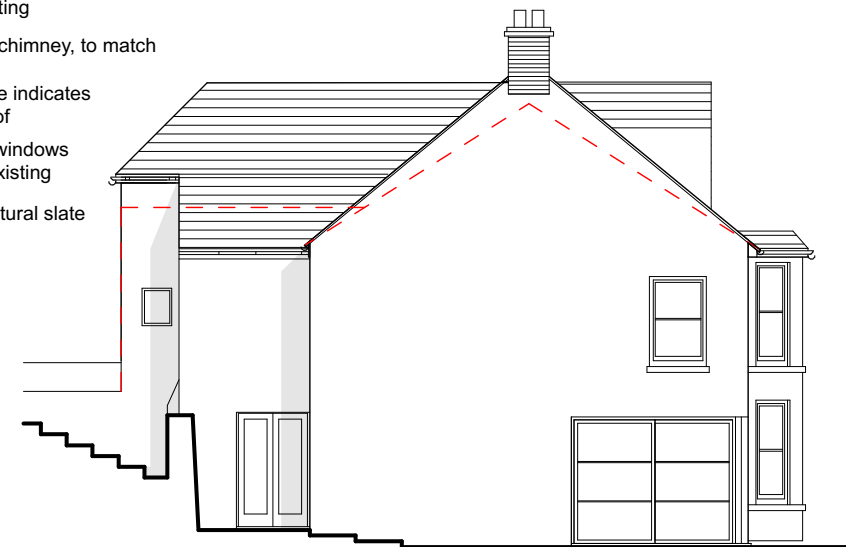


6.3 PROPOSED ELEVATIONS

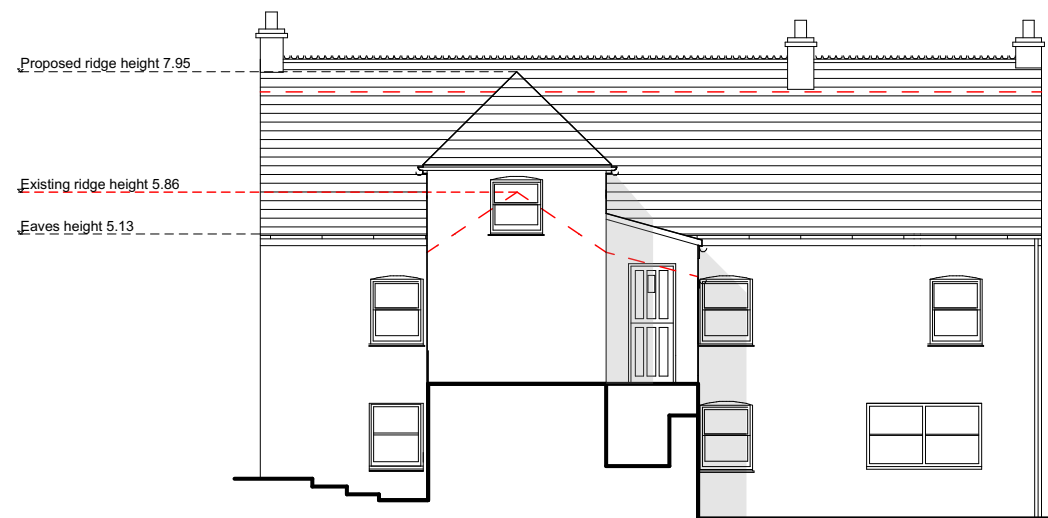


PROPOSED EAST ELEVATION

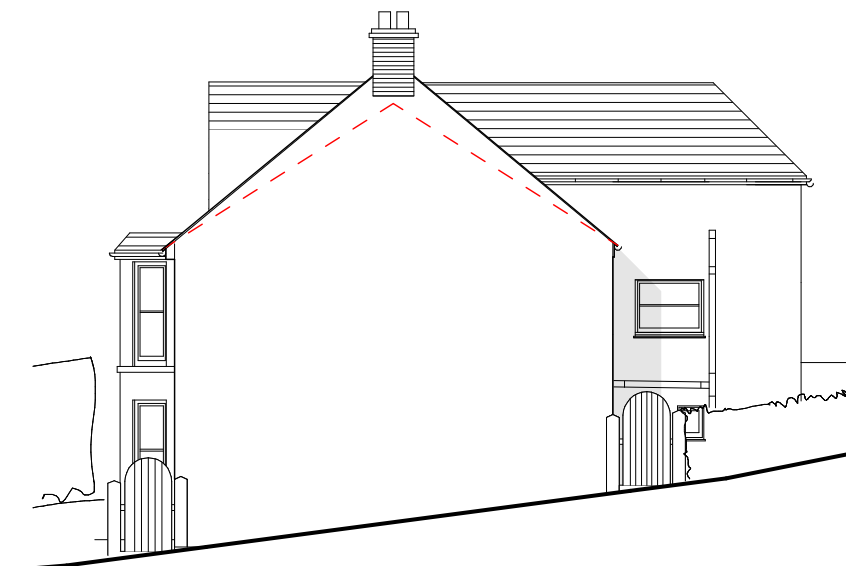
- Proposed dormers
- Proposed natural slate, to match existing
- Relocated chimney, to match existing
- Dashed line indicates existing roof
- Proposed windows to match existing
- Existing natural slate



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

NOT TO SCALE

7.0 PLANNING ASSESSMENT

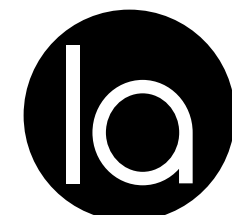
The proposed works are considered fundamentally acceptable in principle and entirely consistent with those relevant planning policies cited above. The scheme both blends in seamlessly with the appearance of the existing property whilst at the same time respecting residential amenity.

It is considered the proposed alterations would not cause harm to the South Coast – Central Area of Outstanding Natural Beauty, the historical setting of the nearby Pandora Inn or local character more generally. This is due to the visually pleasing, symmetrical architectural design of the dormers and chimneys which it is considered would result in a visual enhancement to the property itself, the local character, the character of the AONB and the historical setting. The alterations do not project beyond the existing footprint.

It is considered the alterations are commensurate to the size of the dwelling and results in a property which is proportionate to the size of other dwellings along Restranguet Hill. The proposed alterations do not bring the dwelling further towards the site's shared boundaries with the neighbouring properties to all directions and any potential for harm on residential amenity is avoided. The works will not result in the loss of privacy for existing and future residents. or create overbearing issues.

Based on the above, the application is entirely consistent with Policies 1,2,12, 13, and 23 of the CLP 2016 and considerations contained within the NPPF 2019.

Moreover, on the basis the submitted scheme uses local materials and is of a scale which is similar to existing, nearby properties, which both help respect local character and the site's status within the AONB, the proposals should benefit from the presumption in favour of sustainable development in line with Policy 1 of the Local Plan and Paragraph 11 of the NPPF.



8.0 CONCLUSION

It has been demonstrated that the proposed alterations are consistent with both adopted, local planning policies would be clearly consistent with the thrust of NPPF policy.

The design of the development is considered to complement and enhance the appearance of the existing property and contribute positively to the local sense of place, whilst enhancing the scenic natural beauty of the South Coast – Central Area of Outstanding Natural Beauty.

The proposals would not give rise to any technical impacts nor would cause harm on residential amenity.

The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant policies of NPPF 2019, policies within the CLP 2016 and guidance within the Cornwall Design Guide 2013.

