

Design & Access Statement – Application for conversion / change of use of two barns to a dwelling, following demolition of substandard extensions, together with the erection of extensions and formation of a new access drive to serve the development – Treraven, St Clether, Launceston PL15 8PX

Introduction

The proposal is an application for the conversion / change of use of two barns to a dwelling, following demolition of substandard extensions, together with the erection of extensions and formation of a new access drive to serve the development – Treraven, St Clether, Launceston PL15 8PX.

The main barn is predominantly two storey with single storey elements and a large extension to the south and west constructed mainly with galvanised steel sheet. The smaller barn is single storey.

The barns are structurally sound and suitable for conversion under CCLP policy 7(3).

The proposal includes a stone walled extension to match the main barn broadly within the footprint of the existing structure to the south west, an extension to form a larder to the east, a link between the main barn and the single storey barn to the north and a small extension of this single storey building to the west. All extensions would be in natural stone to match the existing, with a short length of timber boarding to the link.

Access is proposed utilising an existing agricultural access with an extension to the existing track to link with the curtilage to the barns.

The barns can be converted without any amenity issues for nearby properties – which in any event are owned by the applicant.

It is considered that the building falls within CLP policy 7, paragraph 3 and policy 21 – through re-using an existing building that will lead to an enhancement to the immediate setting. The proposal is also supported under the policies of the NPPF Feb 2019.

Relevant Planning Policies

The relevant Development Plan policies include:

Cornwall Local Plan Strategic Policies 2010-2030 [Nov 2016] – policies 1, 2, 7, 12, 13, 21, PP13.

NPPF Feb 2019 – Chapter 2 Achieving sustainable development, paragraphs 7-10; The presumption in favour of sustainable development - paragraph 11; Chapter 5 Delivering a sufficient supply of homes, paragraph 68c, Rural Housing, paragraph 79(b) & (c); Chapter 11 – Making effective use of land – paragraph 118 (d).

NPPG 2014

Location and Setting

The barns are sited to the west of Treraven and a small building used for holiday letting within the grounds of Treraven. Both of these properties are accessed through the entrance to Treraven. The elevations of the barns facing these properties [east elevation] will effectively be the rear of the new dwelling to be created from the barns – with no access to the east.

The proposal is not likely to have any significant impact on the locality or the setting of the two existing units at Treraven.

The site is not within any designated area but is within an AGLV.

Design & Landscaping Considerations

The barns are constructed primarily of natural stone with a slate roof – other than for the galvanised sheeted extension. The extension wall materials will be block faced with stone to match the existing and timber cladding for the link. Roofs will be natural slate. Doors and windows will be timber other than for the sliding doors on the southern extension facing west – which would be coated aluminium.

Landscaping includes timber post and rail fencing to provide the bulk of the of the boundaries where required – all existing hedges would be retained - with screen planting within the fences.

The conversion proposal, with the extensions, would conserve and enhance the buildings and the locality, in accordance with policy.

Access

Vehicular / pedestrian access to the barn would be via the existing agricultural access to the property from the county highway, with an extension to the existing track that comes in from the agricultural access to the field, with parking to the west of the building.

Foul Water Interests Survey

The property will be served by a foul water treatment plant.

Barn Owl & Bat Survey

A current Ecological Report is attached for information.

Structural Survey

A structural survey of the building has been carried out – the conclusion of which is that both barns are generally structurally sound and suitable for conversion.

Contamination survey

A Phase 1 assessment of the site has been carried out and is attached for information.