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ERECTION OF A DOMESTIC ANNEXE (NOT SELF-CONTAINED)

WEST TREFULA FARMHOUSE, ST DAY ROAD, REDRUTH TR16 5EP

Mrs V. KNUCKEY

SUPPORTING STATEMENT AND PLANNING AND FLOOD RISK ASSESSMENTS

June 2021

INTRODUCTION

This document has been prepared by Jon Pender, Chartered Town Planner, for Mrs V. Knuckey for her sole use in relation to West Trefula Farmhouse, St Day Road, Redruth TR16 5EP. No responsibility is accepted for liability arising to any third party from the unauthorised use of this material.

THE SITE AND ITS SURROUNDINGS

The application relates to a house with an attached domestic annexe that stands in a

large garden on the eastern edge of the town of Redruth, about 150 metres north-east of the roundabout at the crossroads of Sandy Lane with St Day Road. The site is not within areas designated because of their special landscape or historic interest, and it is not liable to flood or within the Critical Drainage Area defined for Redruth and the surrounding area.

RELEVANT PLANNING HISTORY

- In 2016 Cornwall Council refused the proposed erection of a detached dwellinghouse to the east of West Trefula Farmhouse on the grounds that the site was outside the limits of the settlement of Redruth (ref. PA16/04575).
- In 2017 Cornwall Council granted full permission for a replacement extension to West Trefula Farmhouse containing an annexe (ref. PA17/08538).

THE PROPOSAL

This is an application for full permission to construct a single-storey domestic outbuilding in the garden to the east of West Trefula Farmhouse. The building will have a floorspace of 40 square metres and the accommodation comprises a sitting-room, a small bedroom and a shower-room/toilet but not a kitchen.

PLANNING POLICY BACKGROUND

The planning policy documents relevant to this application are:

- **Cornwall Local Plan Strategic Policies 2010 – 2030 [CLP]**. It is the Development Plan, adopted on 22 November 2016.
- **National Planning Policy Framework (February 2019) [NPPF]**. It contains the Government's national planning policies. The NPPF is generally-worded and not specific to this locality, but it deserves weight as another planning consideration because it is up-to-date and is continually reviewed and revised.
- **Annexe Guidance Note [AGN]**. In May 2020 Cornwall Council up-dated this document which has not been through any formal adoption process and strictly deserves no weight, although they regard it as incorporating commonly-accepted tests so that it is a useful guidance tool.

A Neighbourhood Plan for Redruth Parish (including the application site) is being prepared but it does not yet deserve significant weight when deciding this application.

PLANNING ASSESSMENT

In summary, the applicant's case is:

- The proposed outbuilding is within the curtilage of West Trefula Farmhouse.
- The proposed additional living accommodation is not self-contained and accords with the AGN.
- There are no visual or other "technical" objections.

Domestic curtilage

- The above 2016 application form said that the use of the land east of the applicant's house was "*Extended garden to West Trefula Farmhouse*" and the accompanying "Policy assessment and explanatory statement" described it as follows: "*The site is extensive in area and, as illustrated in the photographs below, is evidently established as part of the extended garden to West Trefula Farm, maintained and used as a garden and containing a range of domestic outbuildings and paraphernalia.*" The officer's report accepted this description, noting the presence of a number of small buildings there.
- The 2005 aerial photograph on Cornwall Council's interactive map shows these buildings existed at that date and that the land east of the applicant's house was not physically divided from it but had the appearance of a maintained lawn (in contrast to adjoining farmland) crossed by a driveway from the house leading to the applicant's separate paddock beyond, and bounded on three sides by substantial tree-lined hedges. The latest Google Earth image shows no change in any of these features.
- Historic OS detailed maps confirm that at least one of these outbuildings has stood here since before 1968.

To sum up, documentary evidence shows on the balance of probabilities that the lawful domestic curtilage of West Trefula Farmhouse includes the land where the annexe is currently proposed.

Relationship of the proposed annexe to the AGN

- The proposal satisfies all 6 criteria in the AGN, as follows:
 - A) The annexe is intended for the applicant and her immediate family to use as additional domestic accommodation to West Trefula Farmhouse. Its location on slightly rising land allows extensive westwards views over her garden and the

town and landscape beyond. The accompanying floor plan confirms that the proposal will not have all the facilities needed for day-to-day domestic existence and so its users will continue to rely on facilities within the applicant's house.

- B) The proposed annexe is on land owned by the applicant together with her house. It is not intended to dispose of them separately from one another.
- C) The above Section explains why the land on which the annexe will be built is part of the lawful domestic curtilage of West Trefula Farmhouse. The accompanying 1:1250 scale plan shows that the annexe will not (and indeed cannot) have an independent vehicular access from this dwellinghouse.
- D) The AGN accepts that annexes can be in the form of a detached new building, as proposed here. The annexe will stand next to established domestic outbuildings serving West Trefula Farmhouse.
- E) The proposed annexe will be on the other side of the lawn from West Trefula Farmhouse without any physical barrier proposed between them.
- F) The scale of the proposed annexe is much smaller in floorspace and height than West Trefula Farmhouse. It has a simple form and finishes making it in keeping with the adjoining outbuildings. This is discussed further below under "*Effect on the appearance and character of the site and its surroundings*".
- The occupation of the annexe can be controlled by a planning condition like that set out in the AGN.

To sum up, the proposed annexe accords with current guidance on domestic annexes especially since it will not be a self-contained dwelling unit and because of the physical relationship between the annexe and the existing house and its adjacent outbuildings. As a result, the entire site at West Trefula Farmhouse will continue to be used as one planning unit by a single household.

Precedents

- The following comparable local approvals are supporting precedents:
- In 2016 the Planning Inspectorate allowed three appeals for domestic annexes (refs. PA15/05392 [Madron], PA15/08808 [Gwallon, Marazion] and PA16/00929 [Argal, Budock]). All three annexes were detached by some distance from their "parent" houses; they were new buildings; they were larger than the present proposal; and they had self-contained facilities. This series of appeal decisions directly led to the introduction of the AGN soon afterwards.
- In 2020 Cornwall Council approved the erection of a self-contained detached annexe, with a floorspace bigger than proposed in the current application, in the large garden of a rural house in the Area of Outstanding Natural Beauty north of Gulval, Penzance (ref. PA20/04127).

To sum up, because of their parallels with the current application, these approvals lend weight to granting conditional permission for the dependant annexe it proposes.

Effect on the appearance and character of the site and its surroundings

- The site is not prominent in the undesignated local landscape. The proposed building will be over 75 metres from St Day Road, the nearest highway, from which it will be screened behind a continuous line of large trees along the site's southern boundary as well as the present adjacent domestic outbuildings. There are no other places from which the proposed annexe will be publicly visible.
- The annexe is in keeping with the simple subservient appearance and domestic character of the adjacent outbuildings.
- Under case law, the site has the status of "previously developed land" as defined in Annex 2 to the NPPF. CLP policy 21.a and Section 11 of the NPPF in principle encourage the development of such "brownfield" land.

To sum up, the application has an acceptable effect on the established domestic appearance and character of its immediate setting.

Residential amenity

- Because of its ancillary nature and its functional link with West Trefula Farmhouse, the proposed annexe will not be unneighbourly in relation to this existing house and there will continue to be ample private outside amenity space for its occupants.
- The annexe will not affect the privacy of the small number of nearby houses because of its design, their separation distance and the intervening screening.

To sum up, there is no objection under this issue in relation to CLP policy 12.2.

Highway safety

- The ancillary nature of the proposed annexe which in particular will not be self-contained means that there will be no increase in the volume or nature of the

traffic currently attracted to the site.

- There were no highway objections to the additional traffic using the site's entrance which would have been attracted to the new house proposed under ref. PA16/04575.
- The application does not affect on-site parking and turning spaces existing at West Trefula Farmhouse.

To sum up, there is no objection under this issue in relation to CLP policy 27.

Ground contamination

- Historic detailed OS maps of the site and its surroundings dating from the late 19th century do not show any past mining on or close enough to the application site to give rise to any ground contamination.
- The officer's report on PA16/04575 said: "*With regards to ground contamination and based on the information submitted with the application, the site does not appear to have any significant contamination issues.*" This responded to an accompanying Mining Search Report. Nothing has changed since to alter this conclusion.

To sum up, there is no objection to the current application under this issue.

Flood Risk Assessment

- The site is not liable to flood, being outside Flood Zones 2 and 3 according to the Environment Agency's indicative flood map for the area.
- In May 2015 the Environment Agency identified a Critical Drainage Area covering Camborne, Pool, Illogan and Redruth. The drainage consultee on application ref. 16/04575 said: "*Critical Drainage Area: The access to the site is within the Critical Drainage Area, but the main area of the site is outside this. For the purposes of this application the site is deemed to be outside the CDA.*" There was accordingly no drainage objection to building the new house proposed in this application.
- The officer's report on PA17/08538 noted that the proposed replacement building increased its floorspace by a third but nevertheless did not identify flooding as a determining issue when granting permission.
- Assessing the current proposal against the flooding mechanisms in the Technical Guidance to the NPPF, the site is not at risk of flooding.
- The annexe will not lead to increased risk of flooding downstream from additional surface water runoff because of surface water can be disposed of on-site.

To sum up, the current application will not add to present flooding problems or risk, and so accords with the NPPF and policy 26 of the CLP.

PLANNING BALANCE

As far as the three dimensions of sustainable development are concerned, the proposal has social benefits through meeting a genuine welfare need; economic benefits during the construction of the proposed outbuilding; and a neutral environmental effect on the site's non-designated domestic setting.

CONCLUSION

Under the statutory duty in Section 38(6) of the Planning and Compulsory Purchase Act 2004, Cornwall Council is asked please to grant conditional planning permission.