



Planning & Development
Consultancy

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Planning and Sustainable Development
Cornwall Council
Chy Tревail
Bodmin
Cornwall
PL31 2FR

Dear Sir/Madam,

Explanatory letter to support an application for approval of some reserved matters (layout, scale, appearance, and landscaping) following the grant of outline planning permission (reference PA21/02326), on behalf of Mr and Mrs Julian Dingle.

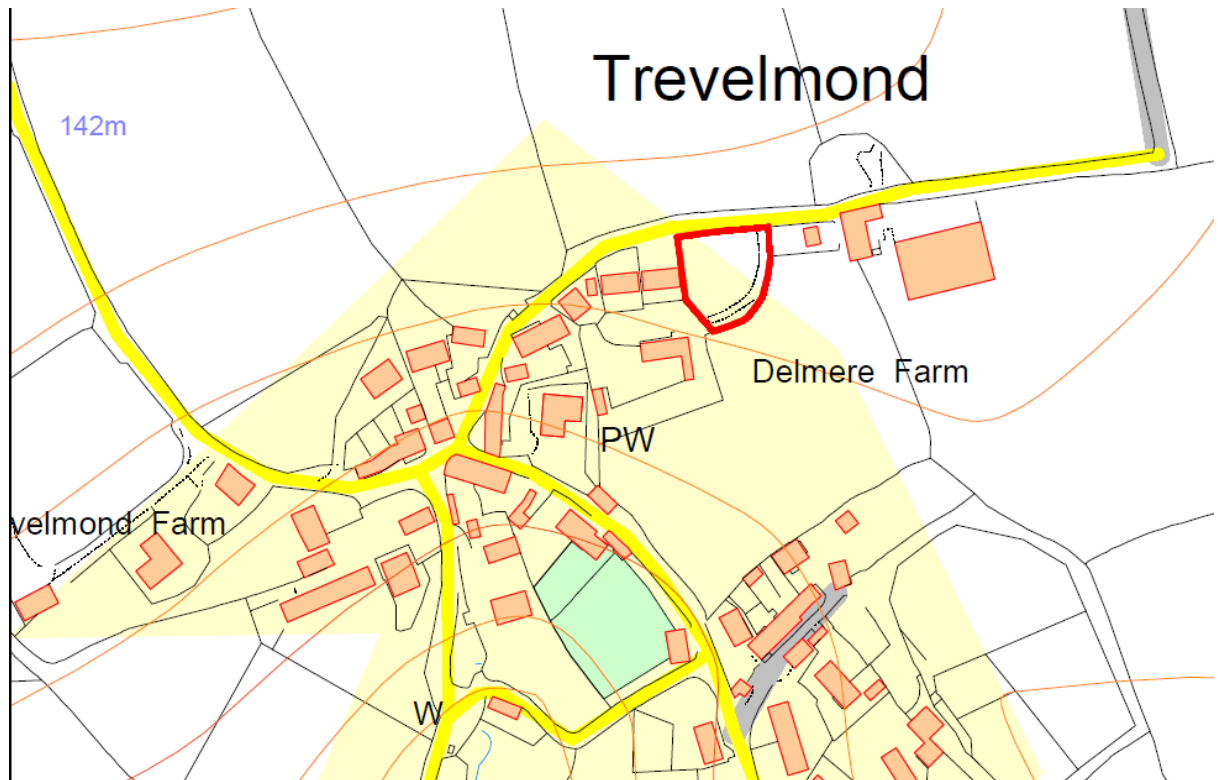
Proposal: Construction of detached dwellinghouse with garage; on land east of 2 Meadow View Trevelmond Cornwall PL14 4LZ

1 Introduction:

- 1.1 Rolfe Planning Partnership have been retained as planning consultants by Julian and Sally Dingle, to assist with details of development proposals associated with the previous grant of outline planning permission (reference PA21/02326) in respect of this site, within the village of Trewidland. The applicants are the site owners, having recently acquiring the site from the local farmer following the grant of outline planning permission in June this year.

- 1.2 The application site is located on the northeaster edge of the village of Trevelmond. The site grid reference is SX 20361 63696. The site consists of a small enclosure of rough grassland separated from an adjoining field by a stone track linking the lane to Delmere Farm. The site extends to approximately 0.09ha (900 m2).

Figure 1: location of the application site.



- 1.3 This submission has been prepared by Keith Rolfe, Principal Partner within Rolfe Planning Partnership. I am familiar with the application site and surrounding locality, and with the national and local planning policies and legislation/guidance applicable. This includes considerable experience with, and a good working knowledge of, the Chief Planning Officer's Advice Note: Infill and Rounding Off, which was drawn up/issued to assist with submissions and subsequently the making of consistent decisions, in relation to Policy 3 of CLPSP.
- 1.4 The proposal already has outline planning permission under reference PA21/02326 (except for access, all matters reserved for subsequent approval). This reserved matters application as such puts 4 reserved matters forwards for assessment, namely **layout, scale, appearance, and landscaping**.

- 1.5 In these circumstances this document is in the form of a supporting letter, covering the said four specified matters, including considering and commenting on any relevant points what officers said in their report previously at outline stage. It is not a full Planning Statement and does not cover planning policies in any detail.
- 1.6 In terms of designated areas:
- The site falls within a SSSI impact zone relating to Golitha Woodlands and Bocconoc Park
 - The site is not covered by any Tree preservation Orders
 - The site is not within a Conservation Area
- 1.7 The applicants have been closely involved in the evolving design as they are intending to live in the dwelling as their permanent home once built. They will be actively involved in the construction process from start to finish and during the building phase plan to live in a caravan on site. Hence this letter gives advance notification to Cornwall Council of the applicant's intention to live in a caravan on this site while they build their new home.

2 Planning history of the application site:

- 2.1 There is obvious recent planning history in the form of the grant of non-detailed outline planning permission on 3rd June 2021 under reference PA21/02326 . Details of the appearance, landscaping, layout, and scale were all to be subject to subsequent reserved matters applications. The outline was not preceded by a pre-application submission because I considered the principle of development would be accepted by the Development Management team at the local planning authority.
- 2.2 The outline planning permission reference PA20/00782 was subject to only two standard planning conditions, relating to submission of reserved matters are setting out time constraints on commencing development works. There were no pre-commencement conditions.
- 2.3 The officer report at outline approval stage including the following comments:

Of most relevance to this application is whether the site represents rounding-off. It is acknowledged that the proposal would represent an extension of residential development to the east, however, the site is substantially enclosed on all sides by existing boundary features or built

form to prevent further development growth along the east of the track/lane. The plot is a logical rounding off of the settlement and would be well related to the existing pattern of development, making use of underutilised land.

Indicative details for the application have indicated a two-storey dwelling under a natural slate roof located centrally within the plot, and access from the existing gate. These details are indicative, but it is envisaged that construction of a dwelling on the plot which is designed appropriately could have an acceptable impact on the character and appearance of the immediate setting, and the wider landscape, in accordance with policies 12 and 23 of the CLP.

Existing highway access into the site is considered appropriate. Although approaching highway widths are constrained, traffic is limited in volume and the provision of one additional dwelling is not likely to result in any significant highway problems.

The neighbouring property 2 Meadow View has objected to the scheme on a number of grounds and has raised the fact that their windows overlook the site. Neighbour impacts can be fully considered under a Reserved Matters application but is considered that the plot can accommodate a dwelling which does not significantly impact neighbouring properties.

2.4 The said officer report concluded by saying:

For the reasons set out above, the proposal accords with local and national policy. In the absence of any significant adverse impacts which would arise from the proposal, the application is recommended for approval.

2.5 Officers will note that the previous outline application contained the following supportive documents:

- Preliminary Ecological Appraisal (PEA) by Land and Heritage Ltd.
- BS5837 Arboricultural Survey by Land and Heritage Ltd.

2.6 Officers referred to these two reports in their officer report recommending outline planning permission be granted, by observing that:

An Arboricultural Survey has demonstrated development of the site is feasible whilst protecting the large Beech Tree (T3) located on the northern boundary of the site. This tree contributes positively to the character and appearance of the area and its retention is encouraged.

An Ecology Survey has identified no significant ecological constraints on the site. Evidence of Japanese Knotweed was identified and initially treated.

During a subsequent Reserved Matters application, enhancement measures can be properly designed and detailed into the scheme.

3 This application for approval of reserved matters:

3.1 The following plans and documents together comprise this application:

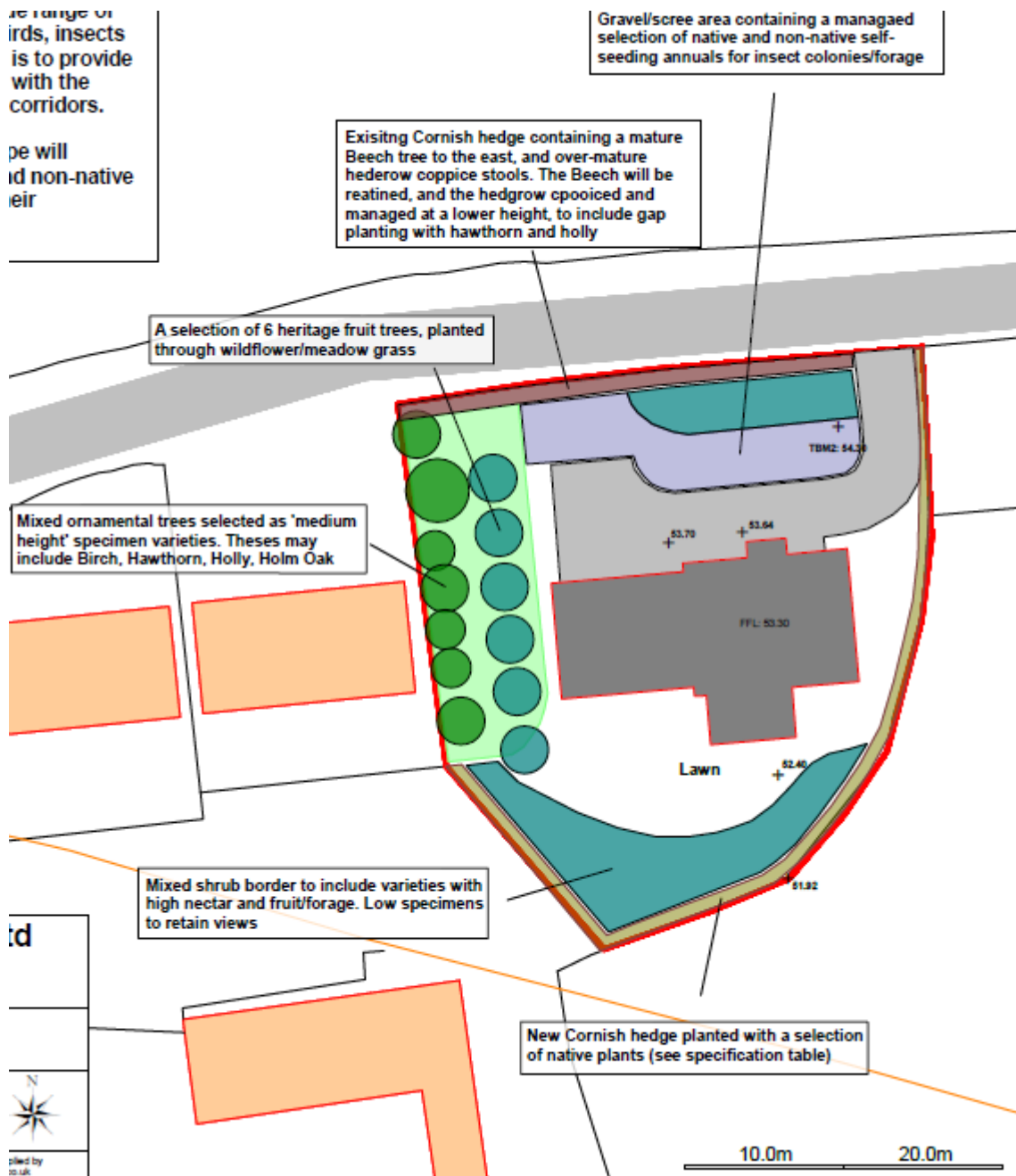
- Covering letter by Rolfe Planning Partnership.
- Completed application form for approval of some reserved matters following outline approval. Namely appearance, landscaping, layout, and scale.
- Completed CIL AIR Form (187.6 m2 gross internal area)
- Completed validation checking service form, for expedited validation, and privacy notice.
- 1031 Trevelmond SK02 Rev E Prop Grd Flr Plan (2)
- 1031 Trevelmond SK03 Rev E Prop 1st Flr Plan (2)
- 1031 Trevelmond SK04 Rev C Prop Elevations (5)
- Location plan 1:2500 scale
- Delmere Farm Landscape Plan V2 scale 1:300
- Delmere Farm Existing Site Plans scale 1:500 and 1:1250
- Delmere Farm Proposed Site Layout V2 scale 1:500

3.2 In terms of scale and layout, the submitted site plan shows a detached two storey dwellinghouse located within a central position of the generously proportioned site (900m2). There would be a front porch and a rear, south facing conservatory.

3.3 The overall floorspace would be 187.6m2 of which 63.8m2 would be at first floor level. Of the 123.8 ground floor, 47.4m2 would be garage space.

3.4 There would be ample garden space on all sides of the house, with, importantly about 10m between the western flank wall and the flank wall of the house to the West (2 Meadow View). The landscape plan for this important area between the existing development and that proposed can be seen in figure 2 below:

Figure 2: Extract from the submitted Landscape Plan by Land and Heritage Ltd.



- 3.5 Reference officer observations at outline stage regarding retention of the large beech tree on the northern boundary hedge, it can be confirmed that foundations and service trenches together with the access and parking arrangements, have been designed to avoid the RPA of tree T3, according to the recommendations in the tree report lodged with the outline application.
- 3.6 The external walls of the dwelling will be render under a roof (35-degree pitch) covered in natural slate with black clay ridge tiles. Porch in natural stone; conservatory in render.
- 3.7 A detailed landscaping plan (extract above) has been submitted herewith which has been informed by the two surveys that were submitted at outline stage. The Landscape Plan Overview states:
The general theme and emphasis of this landscape plan is focused on promoting biodiversity and providing a wide range of habitats and food sources for birds, insects, and other fauna. The intention is to provide a haven for wildlife, which links with the wider landscape via the natural corridors. The planting within the landscape will consist of a mixture of native and non-native plants chosen specifically for their forage/food source qualities.
- 3.8 The Existing Cornish hedge (about 25 metres in length) containing a mature beech tree on the northern boundary of the development site, and over-mature hedgerow coppice stools will be retained, and the hedgerow coppiced and managed at a lower height, to include gap planting with hawthorn and holly.
- 3.9 A new Cornish hedge bank (about 45 metres in length) along the eastern boundary is to be a stone faced, soil filled traditional Cornish hedge of a height of 1 metre and constructed largely from reclaimed onsite materials (generated when removing the stone track along the east/south of the site). Planting will include a range of native species appropriate to the specific location and designed to provide a food source and shelter to wildlife. The hedge is planned to be planted with bare-root 60-90cm transplants and protected with a spiral guard supported by a hazel cane/stick. The young plants will be watered and kept weed-free until well established (1-2 years).

4 Material planning considerations of this reserved matters submission.

- 4.1 It is expected that an officer assessment of this application will be focused upon the four specified reserved matters the subject of this application. The principle of the development was found fully acceptable at outline stage.

- 4.2 Reference to the officer report written when the outline application was assessed reveals few issues that would be relevant to drawing up this follow up reserved matters application.
- 4.3 The proposed building is to be sited in ‘thoughtful’ central position that should minimise any potential adverse effects upon the adjacent property (2 Meadow View) in terms of overlooking, loss of privacy and/or loss of light. No first-floor windows are on the Western flank wall of the proposed house. The proposal clearly accords with Policy 13 (development standards) of Cornwall Local Plan.
- 4.4 The scale, design, and appearance of the proposed building, in a relatively secluded location, should cause no adverse effect upon the character of the locality, including the village itself. As the proposal has been designed appropriately it will have an acceptable impact on the character and appearance of the immediate setting, and the wider landscape, in accordance with policies 12 and 23 of Cornwall Local Plan.
- 4.5 Existing hedgerow planting will be conserved; with some considerable additional planting proposed. The mature beech tree of high amenity value will be safeguarded and retained. A very high-quality landscape plan forms part of the submissions. In these respects, it is considered the proposals fully comply with Policy 23 of Cornwall Local Plan.
- 4.6 Now that details of scale, appearance, layout, and landscaping are known, I have no reason to believe officers will find the details submitted unacceptable. Acceptable access was granted at outline stage.

5 Conclusion:

- 5.1 I am confident, based on my professional knowledge and experience that, following their assessment of the submitted details of this small-scale residential development, officers will find these detailed proposals can be granted, due to fully acceptable details being included in this reserved matter application.

Keith Rolfe. Principal Partner. Rolfe Planning Partnership.