



# STUDIO WINTER

Chartered Architect

The Guildhall, Liskeard  
Cornwall PL14 3JE

Tel: 01579 345354

Fax: 01579 347527

www.studiowinter.com

mail@studiowinter.com

Development Control  
Cornwall Council  
Chy Trewail  
Beacon Technology Park  
Bodmin  
Cornwall PL31 2FR

1<sup>st</sup> September 2021

our ref: 21/1614 Land adjacent Newlyn, Landulph  
your ref:

## Combined Design & Access Statement & Heritage Assessment

### 1. Context

1.1. The application site is a brownfield site adjacent Newlyn, located between Landulph and Cargreen. The site currently has several buildings previously used for, amongst others, agriculture/horticultural storage – see Plate 1 below.



Plate 1 (extract of Google Streetview showing application site from northeast)

Cont'd/...



1.2. Amongst the group of buildings is a one up, one down, former residential building, together with a concrete panel domestic garage adjacent the cottage. The cottage has stone walls, slate roof, and internal features such as a timber stair, splay reveal windows, and a ground floor fireplace with internal breast – see Plate 2 below.



Plate 2 (view of ground floor fireplace)

1.3. Given its location and size, it is assumed the building was formerly occupied by a farm worker.

Cont'd/...



- 1.4. The proposal is to erect a dwelling with similar massing and form to those of Trenown and Newlyn to the southwest.
- 1.5. The application site is on the west side of the green wedge along Church Lane that separates Landulph from Cargreen.
- 1.6. Being a brownfield site with existing buildings, the green wedge will not be reduced by this proposal.
- 1.7. The application site is within the following planning policy zones, as confirmed by the Council's online interactive mapping resource (copyright prevents an extract of this map being reproduced for each of confirmation):
  - 1.7.1. Area of Outstanding Natural Beauty (AONB)
  - 1.7.2. Community Infrastructure Levy (CIL) Band 2
  - 1.7.3. Landulph Neighbourhood Development Plan (NDP), the Landulph NDP having been adopted by Cornwall Council
- 1.8. The application site is outside of any former settlement boundary as defined in the Caradon District Council Local Plan – see Plate 3 below.



**Plate 3** (extract from the previous Caradon District Council Local Plan Main Proposals Map)

- 1.1. The application site is also outside of the Cargreen Conservation Area and the Tamar Site of Special Scientific Interest (SSSI).

Cont'd/...

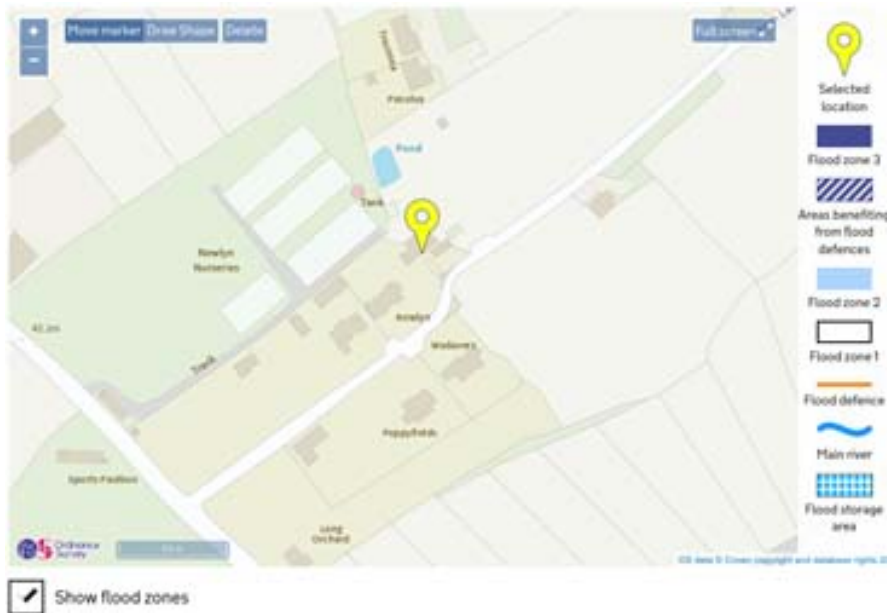


1.2. The application site is on the edge of a historic mining area as confirmed by the previous Caradon District Council's historic mining map – see Plate 4 below - so a mining search accompanies this application. The search does not raise any concerns.



**Plate 4** (extract from Caradon District Council's historic mining mapping resource)

1.3. Moreover, the application site is within Flood Zone 1 as indicated on the Environment Agency's website - see Plate 5 below - so a Flood Risk Assessment is not required for this application.



**Plate 5** (extract from the Environment Agency's website)

Cont'd/...



## 2. Access

- 2.1. The current pedestrian highway access will be altered and a new vehicular access provided.
- 2.2. A visibility splay for a 20, 25 and 30mph limit have been illustrated on the accompanying site layout plan, which demonstrates that each can be achieved.
- 2.3. Having driven along Church Lane, and given the location of the application site in relation to the double bend to the southwest of the site, it is offered that a 20mph visibility splay would be reflective of the speed of passing vehicles.
- 2.4. Off-road parking for several domestic vehicles is proposed.
- 2.5. The proposed design is for a dormer bungalow with a ground floor en-suite bedroom allowing single level living, with additional bedrooms and bathrooms on the first floor.
- 2.6. Corridors and ground floor doors will be wide enough for wheelchair navigation.
- 2.7. Switches, doors, and floors to walls will have a minimum light reflectance value difference of 30points to allow visually impair occupants to successfully and safely inhabit the dwelling.
- 2.8. As such, the proposed access arrangements will afford independent occupation.

## 3. Ecology

- 3.1. The proposal seeks to demolish existing buildings and erect a new detached dwelling and garage.
- 3.2. A Preliminary Ecological Assessment (PEA) accompanies this application.
- 3.3. No further survey work has been identified, but ecological enhancements have been identified.

## 4. Trees

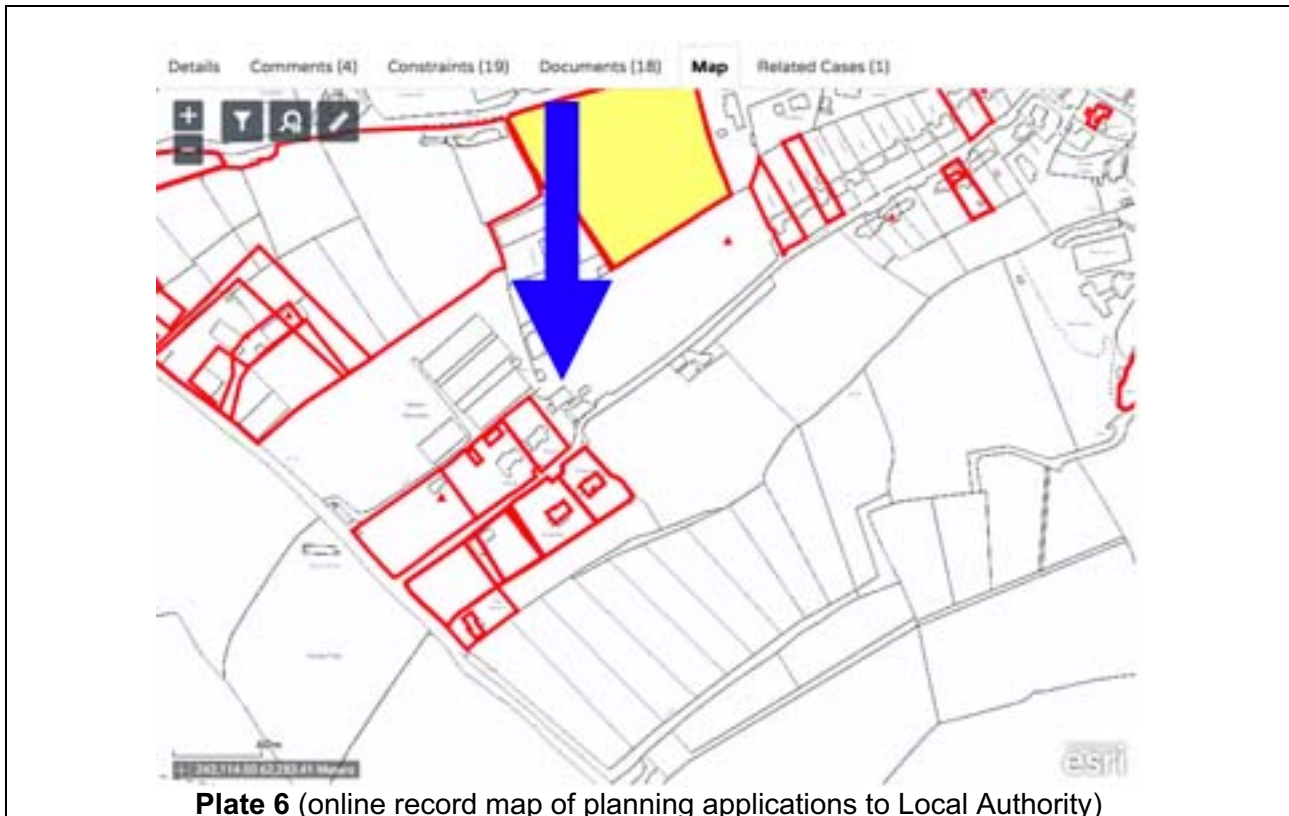
- 4.1. There are no significant trees or hedges within the application site, so an Arboricultural Impact Assessment (AIA) is not required for this application.
- 4.2. No arboricultural mitigation is envisaged for this application.

Cont'd/...



## 5. Planning History

5.1. There are no applications included in the Local Authority's online planning record map for this site - see Plates 6 below.



**Plate 6** (online record map of planning applications to Local Authority)

5.2. Other applications may have been submitted that have not been entered into these records.

5.3. The application site is on the edge of a cluster of 5 other dwellings, 6 if the recently approved dwelling on the west side of Poppyfields is included.

5.4. Page 5 of the officer report for PA20/00478 (replacement dwelling at Poppyfields) makes the following comments in relation to Poppyfields which is to the south of the application site:

“In this case, the application site forms part of a collection of 5 existing dwellings. Whilst these existing dwellings do not have a collective name, they do have a clear shape and form as a relatively tight knit collection of dwellings and are within walking distance of the village cricket club (approximately 60 metres), the primary school (approximately 420 metres) and within walking distance of Cargreen (approximately 300 metres to the edge of the settlement). Whilst these walking routes are via unlit country lanes, these are existing routes used due to the somewhat dispersed pattern of settlement and location of key facilities within the area.

Cont'd/...



“In light of these considerations, on balance, the application site is considered to relate to a settlement for the purposes of Policy 3 of the CLP.”

5.5. As such, it is considered that if Poppyfields is relates to a settlement, then this application site does too.

5.6. Moreover, it is argued that as a domestic brownfield site (domestic garage and former dwelling being present on site) that this site can be redeveloped with the erection of a new dwelling in line with pre-application enquiry advice received under PA21/01476/PREAPP (page 3):

“The Chief Planning Officer Advice Note (CPOAN) on 'rounding off' notes:-

'After considering the policy stipulation about scale, a key consideration is rounding off. Rounding off provides a symmetry or completion to a settlement boundary, it is not intended to facilitate continued incremental growth. When making a judgement on rounding off, the decision maker needs to review the settlement and the surrounding area by visiting the site as well as reviewing maps and photographs to understand where the physical and logical boundaries of the existing settlement are. Rounding off development should not visually extend development into the open countryside and should be predominantly enclosed by edging features. The boundaries of some settlements can be irregular and edges can include lower density development, large gardens that are important to the character and setting of the settlement and previously developed land. A judgement will be required on a case by case basis whether a site has the appearance of being within the physical boundaries of that settlement. The presence of definite boundaries, landscape features, the history and nature of the land, whether it is despoiled, degraded, derelict or contaminated, existing development and topography will be important considerations in this respect. Proposals must be adjacent to existing development and be contained within long standing and enclosing boundary features, for example, a road, Cornish hedge or stream. Suitable sites are likely to be surrounded on at least two sides by existing built development. Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself. In contrast, Policy 9 (Exceptions Sites) is not restricted to this enclosed site characteristics'

“The site is [...adjacent...] the highway and whilst it is not surrounded fully on three sides by adjoining development, residential properties are sited to the west of the site and clear boundaries separate the site from the agricultural land to the east [...]. Therefore, it is arguable [...] the proposals are considered likely to meet with Policy 3 as rounding off of a settlement.

“The CPOAN expands on 'infill'. ' This is development that would fill a gap in an otherwise continuous frontage which will normally be a road frontage. The layout and density of the development should be in character with and similar to others in the continuous frontage. Development should not diminish a large gap that is considered important to the setting of the settlement'

“Given the location of the proposed dwelling it is [...] considered that the site presents as a continuous frontage. The proposed site would consequently [...] be considered to fill a gap in such a frontage and as such would not constitute infill development.

Cont'd/...



“With regards to previously developed land, this is supported where the site is within or immediately adjoining a settlement. Policy 21 seeks to ensure the best use of land by re-using previously developed land and buildings not of high environmental value and increasing building density where appropriate.

“In this case, the site is located [...within...] the built up area of the settlement and through its use as residential curtilage with [...] garages, would constitute previously developed land. On the basis that the site is located [...within a...] settlement [...], the proposed development of the site with a residential dwelling would represent acceptable use of previously developed land in accordance with Policy 3 of the Cornwall Local Plan.”

5.7. Whilst for a different site, the advice is still relevant.

5.8. Notwithstanding this re-use of a brownfield site, it is considered that this site constitutes a round off the existing (including the approved at Poppyfields) 6 dwellings, again in line with the pre-application enquiry advice received under PA21/01476/PREAPP (page 3).

Cont'd/...





## 6. Heritage Assets

6.1. The application site is within 250m of 1 Heritage Asset, namely a Grade II Listed Building – see Plate 7 below.

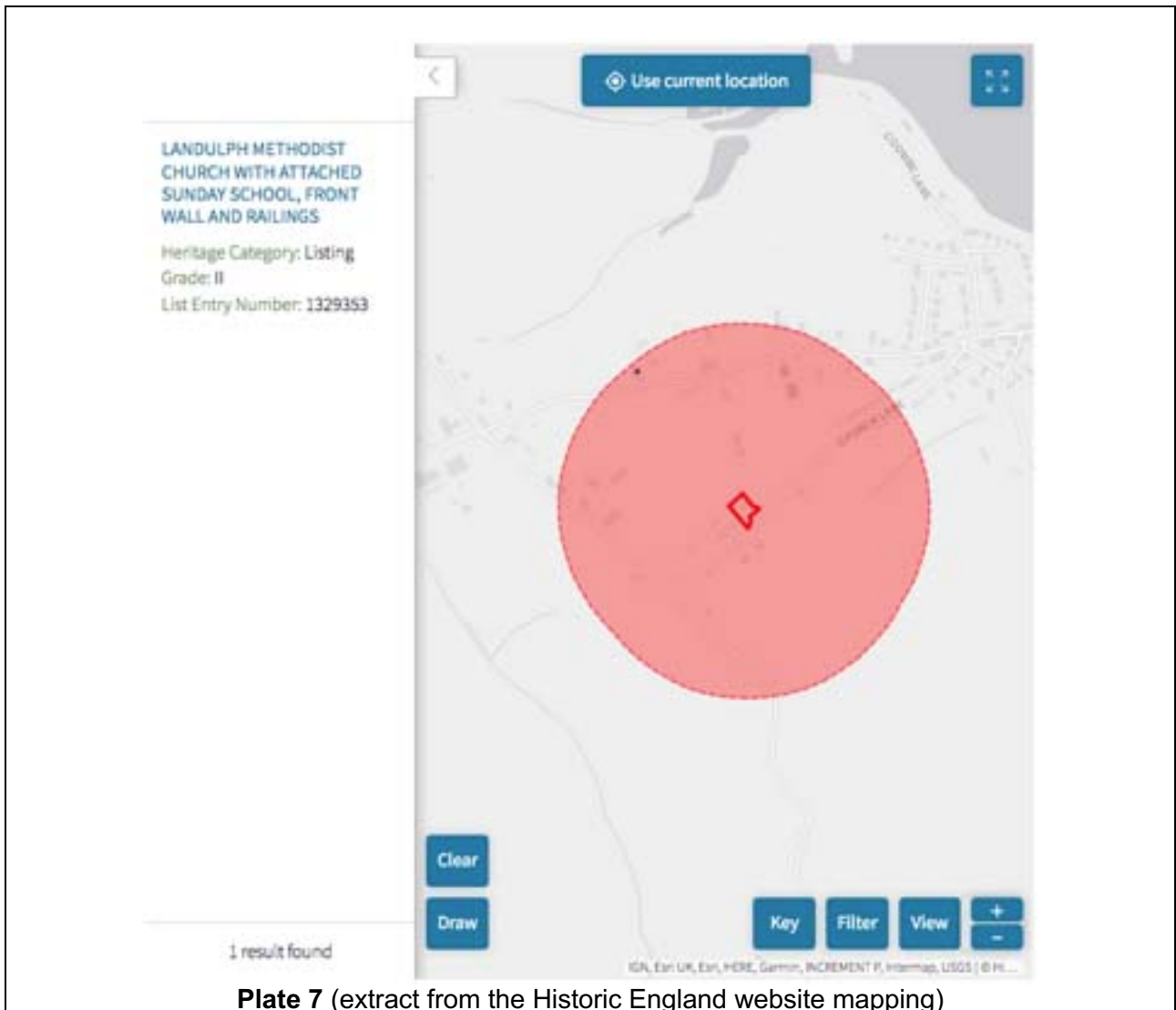


Plate 7 (extract from the Historic England website mapping)

6.2. The proposal is to erect a single dwelling that respects the street scene on this side of Church Lane, so it is suggested that this scheme will not detract from this Heritage Asset.

6.3. Moreover, it is suggested that the distance and visual separation between this Asset and the application site is sufficient that this proposal will not detract from the church's Outstanding Universal Value (OUV).

Cont'd/...



## 7. Proposed Design

7.1. As noted above, the proposal is to erect a dormer bungalow of a similar ilk to those of Trenown and Newlyn to the southwest – see Plate 8 below.



**Plate 8** (extract of Google Streetview showing the highway elevations of Trenown & Newlyn)

- 7.2. Trenown and Newlyn are both double square bay fronted bungalows. Trenown already has a dormer and first floor rooms, Newlyn recently gained permission for a dormer and first floor rooms.
- 7.3. Mimicking these, the accompanying design is of a double square bay fronted dormer bungalow with rooms on the first floor.
- 7.4. The materials proposed are painted render with a slate roof with close mitred hips (no hip tiles), upvc joinery, and a tarmac driveway finish.
- 7.5. The floor plan layout has habitable rooms on the ground floor, specifically the southern side of the plan, to benefit from solar gain, direct natural light, and to also benefit from the views out to the east and southeast.
- 7.6. The ground floor has an en-suite bedroom to allow whole life occupation, with additional bedrooms and bathrooms on the first floor to provide a family home that can then accommodate live-in carers should an occupant require in later life.
- 7.7. The other ground floor habitable rooms have been designed to flow from one use to another in sequence, with the entrance hall accessed from a storm porch on the side of the dwelling, with utility and guest lavatory directly off the entrance hall.
- 7.8. The site layout has been so arranged to allow ease of highway access for pedestrian and vehicles alike, with ready visibility, as illustrated by the splays noted on the site layout plan.
- 7.9. Moreover, the site layout has south facing garden with patio directly accessed from the dining room, with private garden space provided on the northwest side of the dwelling.
- 7.10. The relationship of eaves to window head, as well as the massing, roof pitch, and roof layout (rectangular dual hopped roof with hipped square bays hipping back into the main roof) are all similar to and influenced by those of Trenown and Newlyn.

Cont'd/...



- 7.11. It is suggested that the demolition of the existing store buildings and the erection of a dwelling of this design would be a visual benefit to the AONB.
- 7.12. Furthermore, the proposed design is in accordance with the aims and policies of the adopted Landulph NDP.
- 7.13. Overall, it is suggested that the proposals are sympathetic in terms of use, form and materials, that the application site can comfortably accommodate them, and that they would be respectful of and would enhance the neighbouring properties, as well as the streetscene at large.
- 7.14. It is suggested that this design should be supported by Planning.

## 8. Conclusion

- 8.1. The proposal is to erect a new infill dwelling on a brownfield site.
- 8.2. The site contains a former residential one-up, one-down dwelling as well as a domestic garage.
- 8.3. The application site is in CIL band 2 and falls under the adopted Landulph NDP.
- 8.4. The site is in an AONB, in Flood Zone 1, and on the edge of a former mining area.
- 8.5. The proposal is to erect a dwelling adjacent a cluster of existing dwellings on the edge of Landulph.
- 8.6. The proposal will not diminish the green wedge between the Landulph end to the southwest of Church Lane and the Cargreen end to the northeast.
- 8.7. A new highway access is proposed with visibility splay.
- 8.8. No further ecology surveys have been requested.
- 8.9. No arboricultural mitigation is envisaged.
- 8.10. There are no online planning records that would materially affect/influence this application.
- 8.11. There is 1 Heritage Asset within 250m of the application site, but the proposal should preserve its OUV.
- 8.12. The design takes key inspiration from the front elevation of the neighbouring dwellings, seeks to provide a layout that reflects modern living requirements, and remains respectful of the streetscene.
- 8.13. It is considered the principle and detail of this submission are acceptable and that this application therefore ought to be supported.

