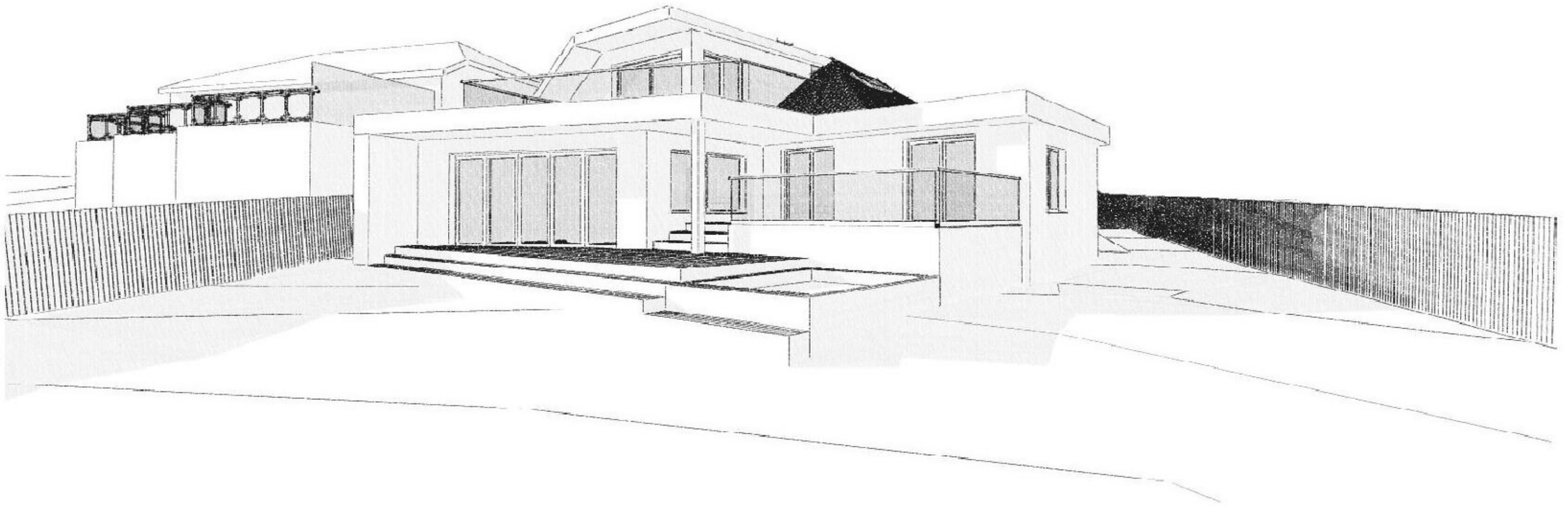


ROSEMAEN DESIGN AND ACCESS STATEMENT MAENPORTH ROAD, MEANPORTH, CORNWALL, TR11 5HR



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1.0 INTRODUCTION

The purpose of this report is to support the full planning permission application for the proposed extension and refurbishment of Rosemaen cottage, which is located along Maenporth Road, Falmouth, TR11 5HR.

The existing cottage is a detached single storey rendered building with a pitched concrete tile roof and rear external terrace that steps down to the south facing sloping garden.

Rosemaen is set within a large garden and is within an AONB designation.

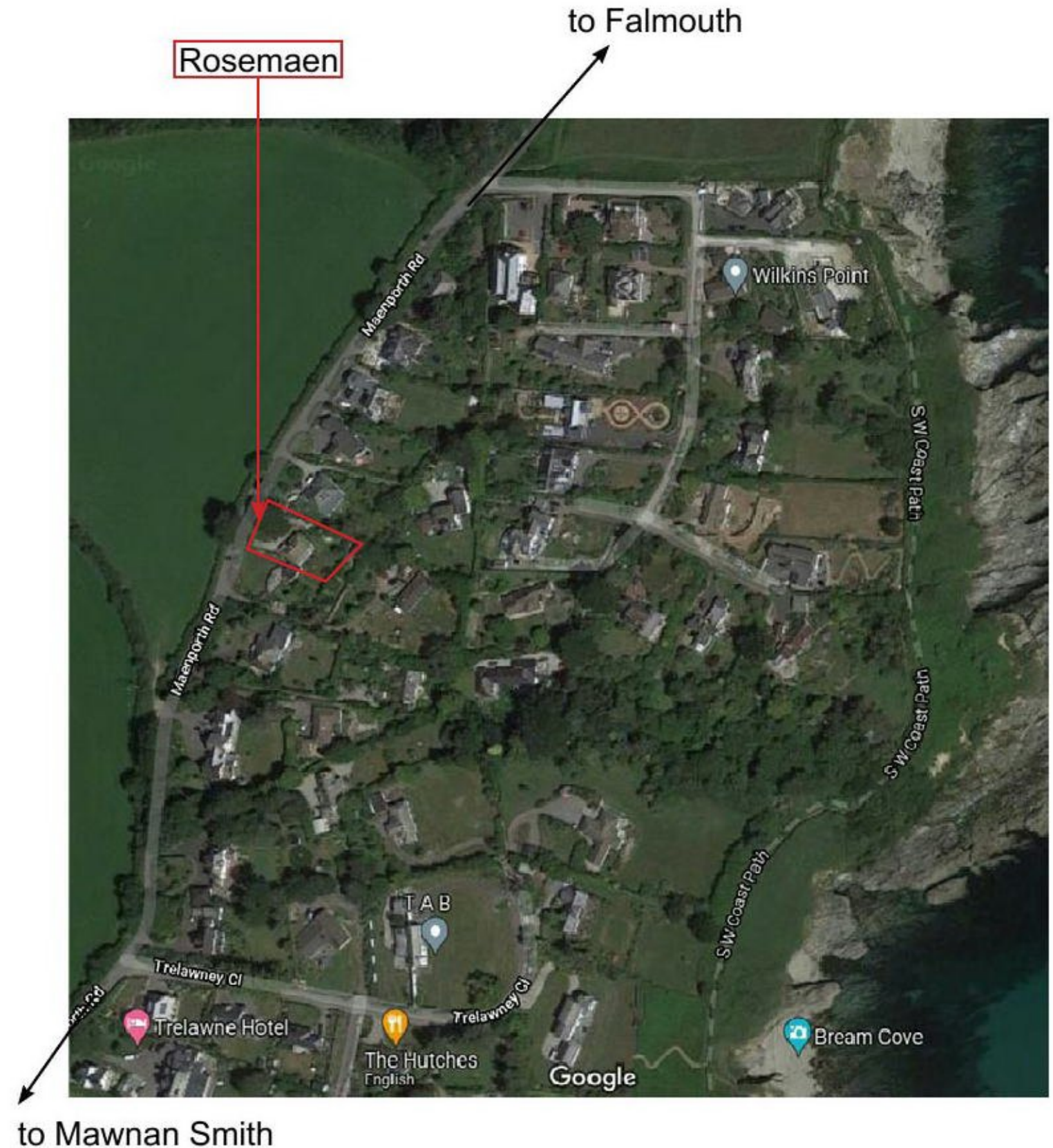
The applicants are the owners of the entire site.

2.0 SITE CONTEXT

The village of Maenporth is situated approximately 1.6km north east of Mawnan Smith and 2km south of Falmouth.

Rosemaen is located on the eastern side of Maenporth Road, and is surrounded by residential developments. The site has recently been split into two plots with permission granted to build a two storey new build development adjacent to the existing cottage. The adjacent new build, which is currently under construction, is under different ownership to that of the applicant.

The site is located within an Area of Outstanding Natural Beauty and is designated for its landscape quality. There are no listed buildings within the vicinity. Maenporth village is located outside of any Neighbourhood Plan Area and is located within the Mawnan Parish boundary.



3.0 EXISTING BUILDING

The cottage is set back from Maenporth road and is located centrally to the plot with a single garage to the front of the site, adjacent to the road.

The existing cottage has render finish walls, concrete roof tiles and a mix of timber and uPVC windows and doors. There is an existing flat roof extension to the front that forms the lobby, however, this is currently in a bad state of repair. To the rear of the cottage is a lean to extension with raised terrace that has steps leading down into the south facing garden.



4.0 PROPOSAL

The proposed extension is predominantly single storey to the rear of the property with a small single storey extension to the east. The proposal also includes a new dormer to the rear to enable conversion of the existing attic space into a new master suite.

The proposed single storey rear extension steps down internally with a stepped deck externally. This enables the living accommodation to have a closer relationship with the garden, whilst retaining views across to the sea from the existing living room. The rear extension is angled to the east so that it runs parallel to the boundary. This creates greater privacy to the proposed external terrace by angling it away from the adjacent new build property and also directs the view from the kitchen out towards the sea.

The single storey side extension provides additional bedroom accommodation and an associated family bathroom, with an external terrace to the rear that steps down onto the proposed terrace from the kitchen. The single storey extensions are proposed to have a flat roof with extended soffit to provide shading from the south sun.

The proposed dormer to the attic follows the angle of the existing roof to the south with a flat roof above. This retains the existing profile of the roof from the road and provides ample first floor accommodation without raising the ridge of the existing cottage. A first floor roof terrace is provided directly from the master bedroom, shielded from the adjacent property by the projecting angled roof to the south.

The existing lobby is in a bad state of repair and requires replacing. Therefore, a new flat roof lobby is proposed to the front of the property that will replace the existing flat roof extension and provide a new covered entrance, draught lobby and wc.

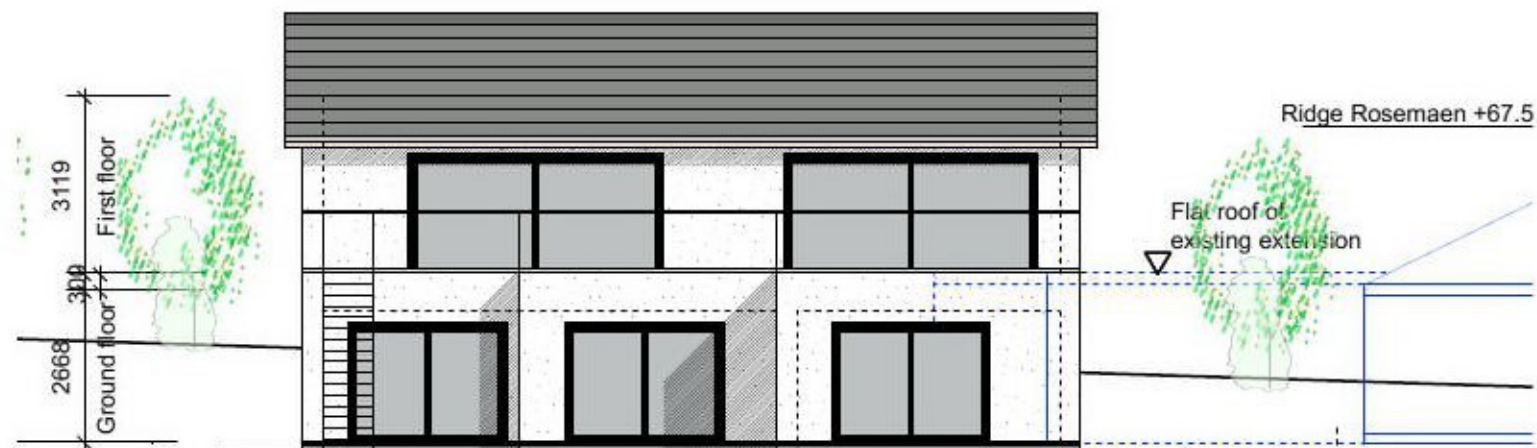
The proposed materials mirror that of the existing building, with rendered walls and 'tile to match existing' to the main section of roof. The single storey rear and side extensions are proposed to have flat roof to enable a roof terrace from the first floor master bedroom and to keep the proposal low in profile, creating very minimal impact from the road.

The proposal includes replacing the existing single garage to the front of the site with a new double garage with office space above. To reduce impact from the road the eaves height of the existing garage has been retained, with the new garage instead sunk into the existing sloped topography by 500mm to provide adequate accommodation above for a home office. The proposed materials of the garage mirror that of the existing with rendered walls and concrete tile roof to match the existing house

5.0 RECENT PLANNING PERMISSONS IN THE AREA

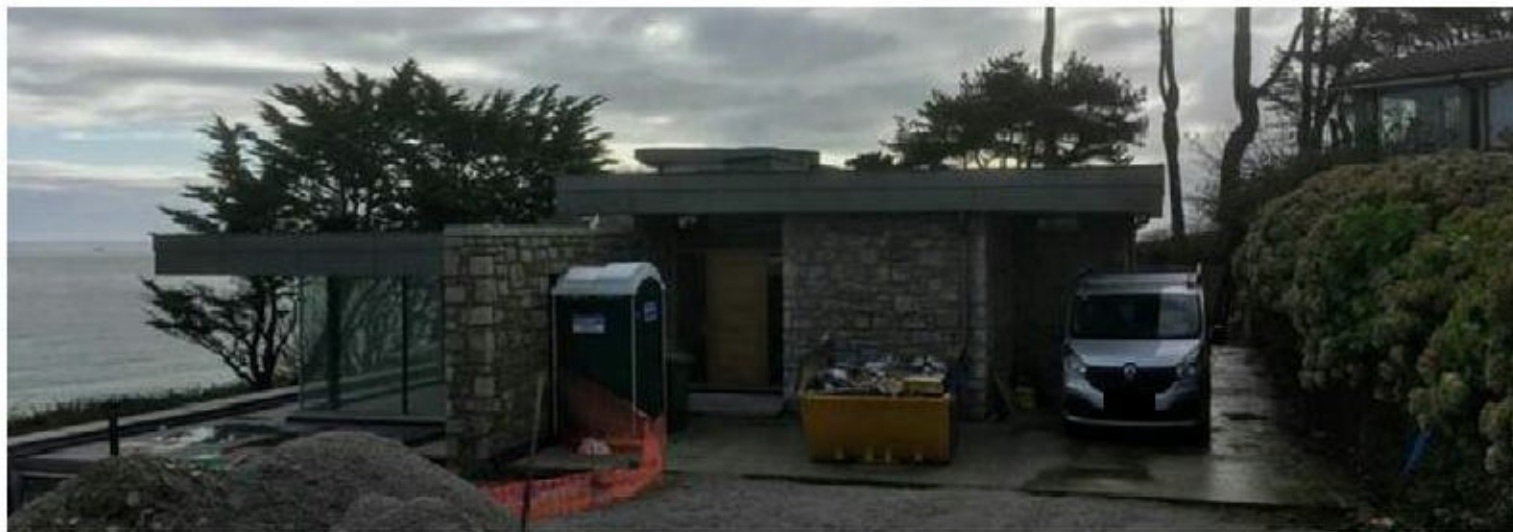
PA20/00060 – Land south of Rosemaen, Maenporth Road, Maenporth, Cornwall, TR11 5HR

The site adjacent to Rosemaen has recently been granted permission for a new build two storey house, which is currently under construction.



PA14/11869 – West Bay, Maenporth Road, Maenporth, Cornwall, TR11 5HP

Demolition of existing property and erection of new dwelling and associated ancillary buildings.



PA17-09674 – The Nook Maenporth Road, Maenporth, Cornwall, TR11 5HN

Application for variation of condition 2 in respect of Decision Notice PA15/06696 for reduction in scale, bulk and mass of approved development



6.0 ACCESS

There are no proposed alterations to the existing access to the site

7.0 SCALE

The proposed extension does not alter the existing roofline of the building and the existing ridge height is retained, thereby having minimal impact on its surroundings. The proposed single storey rear extension steps down the site and the proposed dormer follows the line of the existing roof. It is therefore considered that the proposal is in keeping with the scale of the existing property and is certainly significantly lower than the adjacent dwelling currently under construction.

8.0 MATERIALITY

The proposal mirrors the materials of the existing building, with rendered walls and predominantly tiled roof. Existing windows and doors will be re-used where possible.

9.0 DRAINAGE

Foul drainage will be connected into the existing foul drainage which run into the public sewer located at the lower section of the site.

10.0 FLOOD RISK

There is no flood risk to the site

11.0 ENVIRONMENT

The proposed extension will be built in accordance with current building regulation standards



12.0 CONCLUSION

It is considered that the proposal has minimal impact on its surroundings, in terms of mass, materiality and scale and is an appropriate form of development within the AONB. The proposal maximises the potential of an otherwise tired bungalow in need of renovation to create a good sized family home that makes the most of the surrounding views, without creating any adverse impact on neighbouring properties. The development can therefore be considered to accord with the relevant planning policies and to be consistent with the aims and objectives of the National Planning Policy Framework.

