



PLANNING STATEMENT

DESIGN & ACCESS STATEMENT

SEPTEMBER 2021

MODERNISATION, EXTENSION AND RE-MODELLING

FERMAIN, BAY VIEW ROAD, LOOE, CORNWALL, PL13 1JN

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Pollard Architectural Ltd have been instructed to act on behalf of the Applicant in preparing a planning application for the re-modelling and extension to provide an improved internal arrangement at Fermain, Bay View Road, Looe, Cornwall, PL13 1JN.

The Applicant retains the legal freehold ownership of the site, and therefore has control over the full extent of the land, including a right of access.

The intention of the Applicant is to secure planning permission for the modernisation, remodelling, extension and repair of the existing structure, thus providing a sustainable and secure property suitable for today's needs. During these uncertain times and the unprecedented situation with Coronavirus (COVID-19), the applicant recognises the importance of providing a property with the flexibility to allow the ability to work from home. The proposed development has been considered in detail and the proposal put forward accords with householder extension policy.

The scheme sets out to provide a sympathetic form of development in keeping with the character of the existing area whilst enabling the much-needed maintenance to be carried out cost effectively.

Reference should be made to the following drawings and details:

Ref:	2146-01	Location and Block Plans
	2146-02	Existing Elevations and Floor Plans
	2146-03	Proposed Elevations and Ground Floor Plan
	2146-04	Proposed First Floor Plan
	Planning Statement (Design & Access Statement)	
	Completed CIL Liability Requirement Form	

Proposal and Use:

Detailed plans have been prepared to indicate the proposals.

Considerable time and effort has been put into determining the amount of development proposed. It is considered that the final design has created a carefully balanced and attractive scheme which would not represent an overdevelopment of the site nor would it create an overbearing impact on neighbouring properties. The design and scale of the development is in keeping with that of the parent building and is sympathetic in design. There will be no negative impact to the neighbouring properties with regard to overlooking and loss of privacy.

Access:

Given the small-scale form of development proposed and considering the access is to remain predominantly as existing arrangements, it is considered the proposal will not impact upon the highway network.

Sustainability:

The energy efficient extension/structure to be provided will aim to achieve a minimal carbon footprint, with the further development and re-modelling work carried out in line with the principles outlined within Cornwall Council's "Sustainable Building Guide". Furthermore, the Building Regulations now demand high levels of performance as standard and developments in modern construction methods now enable high levels of energy efficiency to be achieved.

The project will combine traditional form and materials with contemporary design. The accommodation will have a minimal heat load due to the extremely high levels of insulation and airtight construction to be implemented. Passive solar gains are to be achieved by use of highly efficient double-glazed windows and doors to maximise on solar gains where the ambient air temperature is required to be beyond the normal comfort zone of 18 to 22 degrees. This supplement of heat energy will have a direct impact in reducing the space heating requirements of the accommodation.

Energy efficient lighting is to be implemented throughout the property. Where possible, new materials will be carefully selected for their reduced carbon footprint. Timbers will be sourced from sustainable sources and where at all possible from locally grown managed woodland, furthermore, the works would use locally sourced labour whilst incorporating sustainable waste, energy and water management.

The applicant is extremely aware as to the importance of making energy efficiency upgrades to the property, the design and structure of the proposed improved accommodation will play a huge part when it comes to delivering optimum performance.

Policy:

The National Planning Policy Framework indicates that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

In order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny it must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

Development should enable economic prosperity for the people of Cornwall, ensure everyone has reasonable access to services and facilities and also make a positive contribution to the environment.

The National Planning Policy Framework was published during July 2018, The Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Conclusion:

The application proposes an architecturally interesting design solution for this site which would make a positive contribution to the built environment. It will significantly improve its appearance and its immediate setting and provide a versatility of uses and achieves government directives on sustainability. It is considered to be entirely acceptable in the context of its surroundings and will result in a modernised and remodelled dwelling which meets the three roles of sustainability i.e. economic, social and environmental.

The site is entirely suited for development and can accommodate the proposals without harm to the character of the surrounding area; it is considered that this proposal is not in conflict with any existing policies and deemed acceptable, given the presumption in favour of sustainable development set out in paragraph 14 of the NPPF.

We trust the Local Authority will support this proposal and look forward to a favourable outcome.