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DESIGN AND ACCESS STATEMENT for

**Demolition of Existing House and Construction of
Two Detached Dwellings, Treryn, Shutta, East Looe**

Refer to architects drawings 220.16.10, 11, 12, 13 and 14 and topographical survey

Resubmission of Application PA21/02533

1 Location

The site is located on the south east side of Shutta, a public highway from the A387 being the northern approach into Looe. Shutta is a narrow cul de sac terminating in a public footpath to the Barbican area of Looe and in particular, the secondary school. The site is included in the Looe Conservation Area.

2 Present Situation

The site is currently developed with a dormer bungalow with a footprint of 120 square metres which, through neglect, has become dilapidated and thus uninhabitable. The garden is overgrown and unkempt. A car parking area exists to the north west corner of the site.

3 Planning Policy Context

- 3.1 The basic policy context for seeing whether the principle of development is acceptable, comprises the National Planning Policy Framework 2019, Planning Practice Guidance first published in 2013 and continuously being updated, and the Cornwall Local Plan Strategic Policies 2010 – 2030 (November 2016). Other relevant material considerations include the emerging Looe Neighbourhood Development Plan.

- 3.2 Within the National Planning Policy Framework (2019) the following paragraphs are supportive of the proposed development. At the heart of the NPPF is a presumption in favour of sustainable development.
- 3.3 Paragraph 39 of NPPF say "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enable better coordination between public and private resources and improved outcomes for the community.
- 3.4 Section 11 of NPPF is also supportive of making effective use of land including the use of underutilised land and suitable brownfield land. Achieving appropriate densities is also an important objective.

4 Proposal

- 4.1 The proposal is to demolish the existing building and sub divide the 770 square metre plot to accommodate two three bedroom detached houses. House 1 will be sited on a 450 square metre plot, whilst House 2 will be on a 320 square metre site both plot sizes being commensurate with development along Shutta.
- 4.2 Each house will have a footprint of 106 square metres including a garage and a total habitable floor area of 147 square metres.

This site coverage is comparable with the newer developments to the west end of Shutta and cannot be considered over development.

5 Design

- 5.1 The design has been led by example E7 in the Cornwall Design Guide both in floor layout and external form and appearance especially with the use of slate roof tiles and verges, smooth render, natural stone faced walls, timber windows and garage door with a vertical emphasis.
- 5.2 The emerging Looe Neighbourhood Development Plan Policy DS 5 stresses size, scale and adverse impact on neighbouring residences which the street scene (drawing 220.16.14)) demonstrates
- 5.3 Each house has a garage and car parking for two additional vehicles – house 1 takes advantage of an existing off road parking bay whilst house 2 requires removal of a section of boundary wall to obtain access. These off road spaces would also be a benefit to allow vehicles at this end of Shutta to turn for egress to Shutta and thence the main road to the west.

- 5.4 Floor levels of the houses as shown will minimise excavation of the site and thus maintain the natural landscaping. The arboricultural input assessment enclosed explains that the removal of the large fir tree to the south of house 2 is not significant (nor the two minor samplings to be removed) whilst the addition of further trees as indicated is an enhancement of the landscaping to the immediate location. (Policy TC 3 etc. of LNDP)
- 5.5 Please note that advice from the Cornwall Council Forestry and Tree Officer, Mr S Harding has been consulted. All mains services are available to the sites.

No overlooking or loss of privacy to neighbouring dwellings will result from the proposed development.

Conclusion

The redevelopment of an old rundown property with modern houses will enhance the local area and be contained within the built up area. The two three bedroom properties will be located in a sustainable area close to the town and transport facilities and offer modern accommodation to two families.

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1 October 2021