

PROPOSED NEW DWELLING TO THE REAR OF  
NOS. 98 & 100 TREGONISSEY ROAD,

Higher Nansladron Pentewan St Austell Cornwall PL26 6DJ

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ST AUSTELL PL25 4DS

PLANNING APPLICATION

**PLANNING STATEMENT**

**Introduction**

This Statement relates to an Outline Planning Application for a single detached dwelling on land at the rear of Nos. 98 & 100 Tregonissey Road St Austell.

**The Site**

The site, having an area of 250sqmetres is located to the rear (east) of the above terraced dwellings. The rectangular site has approximate dimension of 25metres long x 10metres wide. It is currently overgrown but once formed parts of the gardens of nos. 98 &100.

The site is situated adjacent to and to the west of a wide, publicly adopted footway, linking Sylvan Close to Thornpark Road.

The site is approximately 1.2metres higher than the link footway. It has a fall of approximately 1 in 25 across it from West to East. There is a concrete blockwork retaining wall supporting the ground of the site above the link footway.

The Survey drawing indicates current ground levels, boundary details and other features.

**The Proposal**

Outline Planning Permission is being sought for a single detached two-storey dwelling, with all matters, other than Access, being reserved for later consideration.

Privacy matters:

A dwelling can be positioned on the site without the loss of privacy for surrounding residents

and achieving good privacy for the new dwelling:

The distance from the rear of the dwellings in Tregonissey Road and the western boundary of the proposed site is over 28metres.

There are no windows within the south-western gable of the existing dwellings to the east of the site. There are no other privacy issues of concern.

Access: Due its location, only pedestrian access can be provided from the link footway described previously, to the site. Access through the retaining wall is proposed. The steps will be designed to enable them to be used by ambulant, disabled people.

The link footway provides access to the garage/parking space allocated to the new dwelling. (see site plan) and also to the estate roads, Sylvan Close and Thornpark Road.