

November 2021



Full Planning Permission

DESIGN & ACCESS STATEMENT

Conversion of Existing Barns to Form Dwelling House & Associated Works

Land West of Lakewell Holiday cottages, Perranwell, Goonhavern, TR4 9NX

Prepared By Cornwall Planning Group



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1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client **Mr & Mrs B Gadsby** This Statement accompanies associated plans and documentation, seeking the Councils permission on the principle of;

'Conversion of Existing Barns to Form Dwelling House & Associated Works'

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA18/02477 | Conversion and extension of the barn to form a single residential dwellinghouse, and conversion of the adjacent barn to provide ancillary accommodation and the installation of a septic tank | The Barns Lower Reen Farm Perranporth

PA17/08449 | Conversion of two barns to form two dwellings, erection of garage and associated works | Lanteague Farm Road From Carnmoor To Junction East Of Lanteague Farm Zelah TR4 9JG

PA21/07729 | Listed Building consent for conversion and extension of 3no. barns to 4no. residential dwellings and associated works with variation of condition 2 (approved plans) of decision notice PA20/08371 dated 08.12.20 | Barteliver Farm Grampound Truro Cornwall TR2 4DE

PA20/11201 | Proposed conversion of redundant barn into single dwelling | Barn NNE Of Sunnyside Cottage Wheal Busy Chacewater Truro Cornwall TR4 8NZ

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

Policy 1	Presumption in favour of sustainable development
Policy 2	Spatial strategy
Policy 2a	Key targets
Policy 3	Role and function of places
Policy 7	Housing in the countryside
Policy 13	Development standards
Policy 21	Best use of land and existing buildings

Policy 23 Natural environment

3.0 Parking and Highways

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed plan(s) outline the following:-

1. There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

4.0 Effects on Heritage Assets

The consequential benefits to the area and compliance with the Cornwall Local Plan & NPPF are as follows;

1. *Improved design – The proposed works clearly complement the dwelling appearance, and transparently. The material choices compliment the vernacular of local materials. The glazing details and design have been well considered in terms of providing privacy and natural light to the occupants of the dwelling. The proposed changes will improve the quality of living for the applicants and ultimately all provision*

4.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.