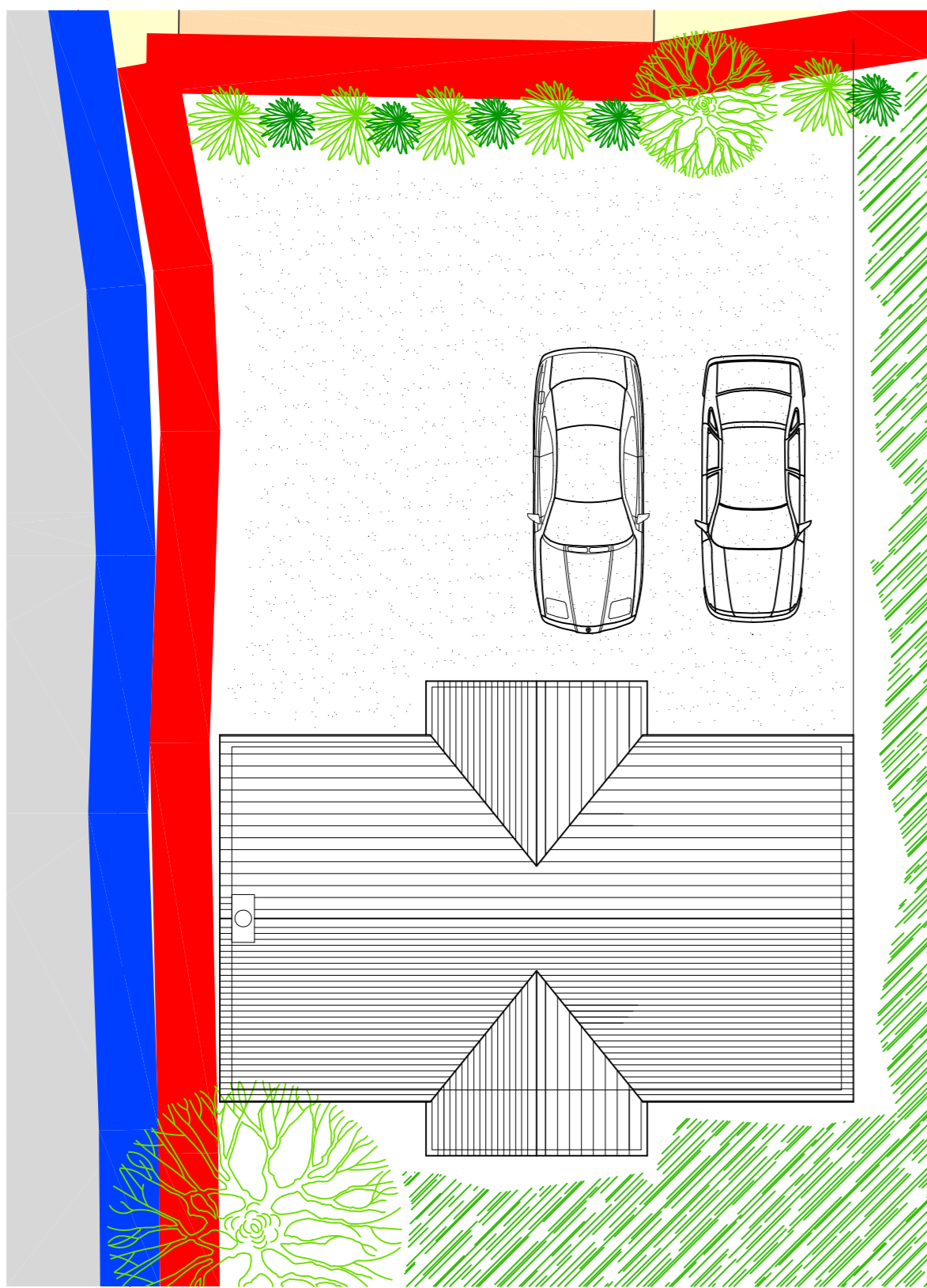
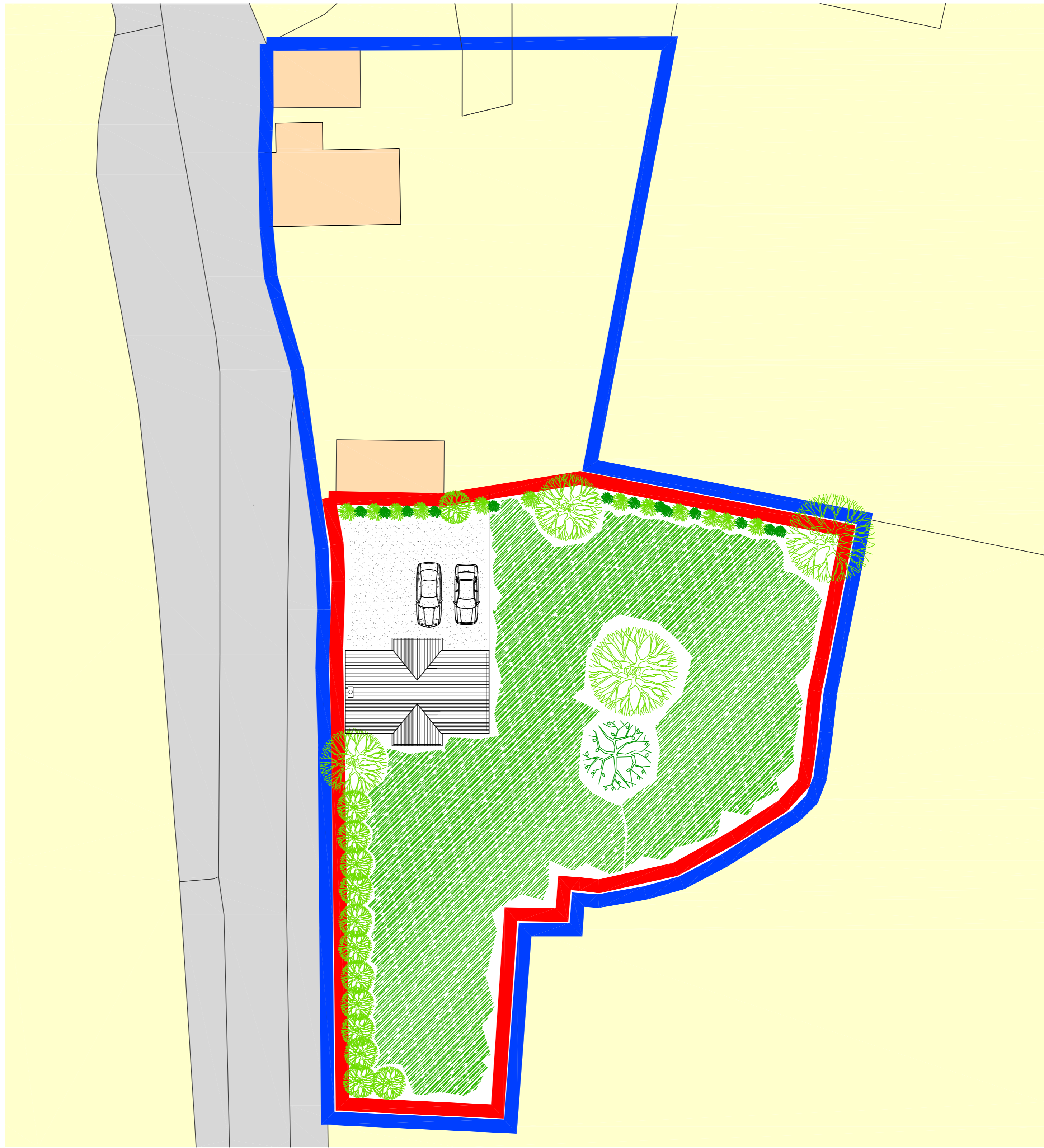


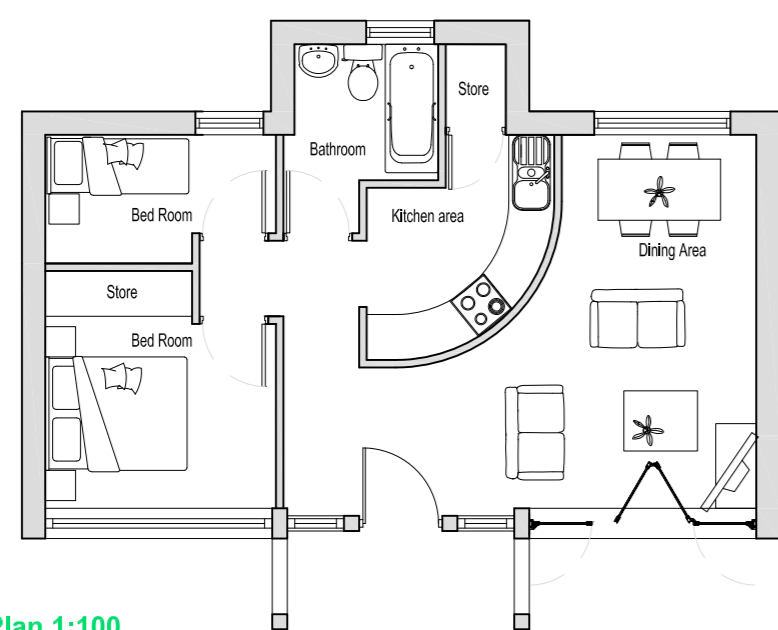
Proposed Block Plan 1:500



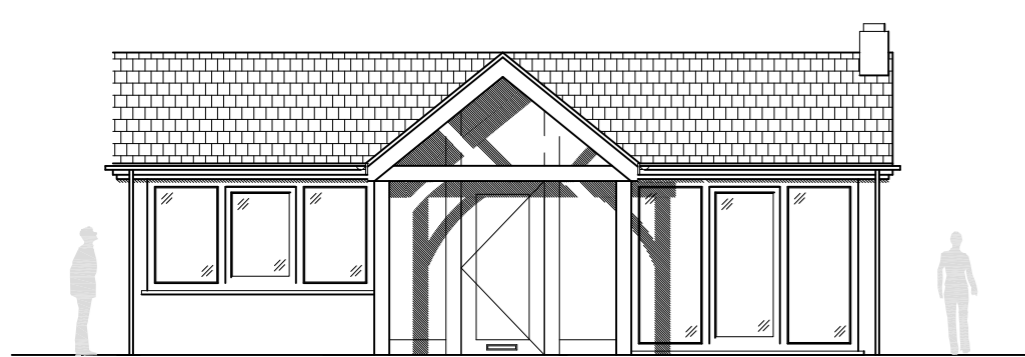
Proposed Roof and Site Plan 1:100



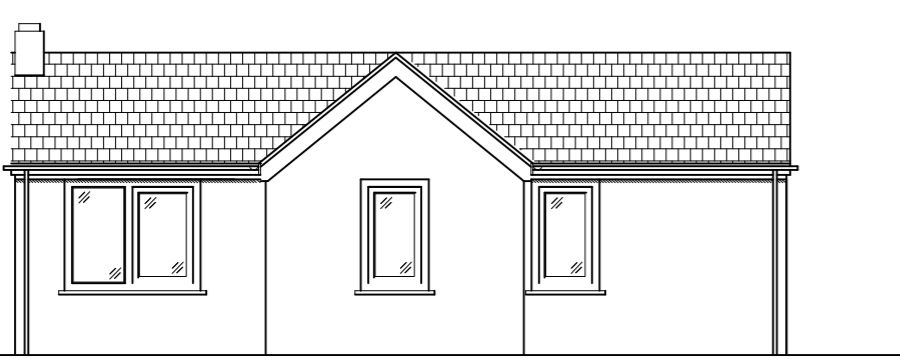
Proposed Site Plan 1:200



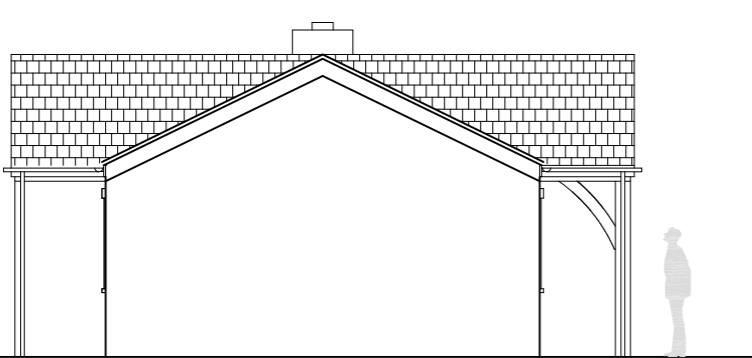
Proposed Floor Plan 1:100



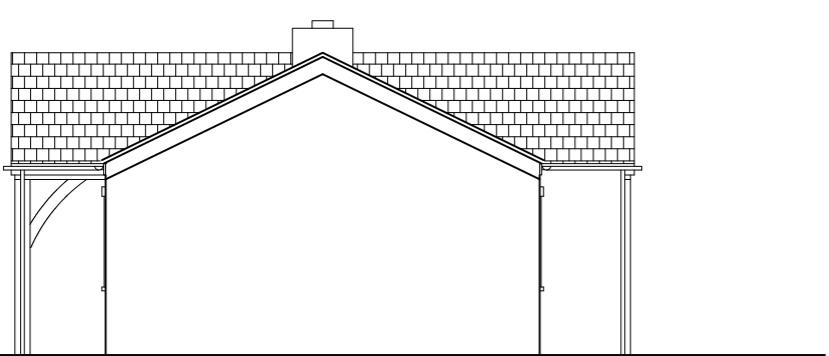
Proposed Front (North) Elevation 1:100



Proposed Rear (South) Elevation 1:100



Proposed Side (East) Elevation 1:100



Proposed Side (West) Elevation 1:100

### Notes

#### Location

Anskybar is situated approximately 0.5 miles to the North of the centre of the village of Quethiock in South East Cornwall. It is situated in the civil parish of Quethiock approximately five miles east of Liskeard.

#### Site and Context

The total area in ownership of the applicant is 2175m<sup>2</sup>. The proposed site area is approximately 1179m<sup>2</sup> and is located on the Quethiock to St Ive Road.

The existing dwelling has been in ownership of the applicant for many years and in addition to the dwelling, the site consists of a traditional barn and a double garage, of which the latter is the subject of this pre-application.

The site is generally flat with some localised slopes connected by paths. There is a combination of mature and more recent trees, alongwith low level landscaping on the site. All existing foul drainage is contained in a septic tank.

As confirmed on the flood risk map produced by the Environment Agency, the site is not in a flood risk zone. Although the interactive map produced by Cornwall Council states the site is close to an area that is susceptible to surface water flooding, although the proposed site has not previously flooded.

#### Planning Considerations

This proposal has been developed in line with the Cornwall Local Plan. Other considerations include the National Planning Policy Framework and the National Planning Practice Guidance.

We feel that our proposal demonstrates compliance with the above Plan Policies.

#### Proposal Summary

This pre-application enquiry seeks to review the proposal of demolishing the existing garage and replacing it with a new dwelling either similar to the one illustrated or a two storey version. An alternative proposal could be for a dwelling to be placed on a new double garage. The applicant wishes to seek the officers views on all three proposals please.

It is intended that the aesthetic of the proposed dwelling will be to match the existing whilst respecting the surrounding context.

#### Amount

The proposed internal floor area of the cottage is 50m<sup>2</sup> and consists of 2 bedrooms with an open plan lounge diner.

#### Access Statement

Access to the new property will be via a separate pedestrian and vehicular road from the existing access road. The access to the existing dwelling will remain unaltered.

#### Summary

There is evidence of other houses receiving a positive planning decision in the area. This application should not be viewed as a 'dwelling in the open countryside' but as a sustainable dwelling unit.

This application is to open dialogue with the planning officers with regard to the way forward with this high quality development.

# proposed drawing

proposed dwelling, anskybar, quethiock

space design architecture ltd nov 2021 scale as annotated drawing size a1

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