

November 2021



Outline Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Demolition of Existing Dwelling & Construction of Up to Two Dwellings

Roscarn, Station Road, Perranporth, TR6 0DD.

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 outline planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr R Thipthorp This Statement accompanies associated plans and documentation, seeking the Councils permission on the principle of;

Demolition of Existing Dwelling & Construction of Up to Two Dwellings.

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:

PA21/07787 | Construction of dwelling with associated amenity space | Land North East To Hendrawna, Station Road, Perranporth, TR6 0DD

PA16/04669 | Proposed family 2 storey 3 bedroom residential dwelling with associated external landscaping and parking on part of existing garden plot divided off from the applicants existing residence. | Tranquility Station Road Perranporth Cornwall TR6 0DD

PA11/05936 | Replacement dwelling | Sunny Villa Station Road Perranporth Cornwall TR6 0DD

C1/PA21/1632/06/R | Erection of single storey bungalow within existing garden sites: 210488, | Mordros Station Road Perranporth TR6 0DD

PA21/07249 | Outline application with all matters reserved for two dwellings (seeking to rearrange approved layout for Plot 2 under outline consent PA20/00597) | Land North Of Sea Winds Ramoth Way Perranporth Cornwall

PA21/04938 | Replacement dwelling | Barham Penwartha Coombe Perranporth Cornwall TR6 0AX

PA21/03482 | Demolition of 1.5 storey bungalow of mundic construction and replace with two dwellings | 1 Trevalga Close Perranporth Cornwall TR6 0HH

PA21/01029 | Demolition of existing dwellinghouse and erection of replacement dwelling and associated works with variation of conditions 2 and 3 in respect of decision PA20/03595 | Perran House Cliff Road Perranporth TR6 0JN

PA20/09048 | Construction of a new dwelling and associated works | Land North Of Carnbargus House Road From Boscawen Road To Junction North Of Meadow Bank Perrancoombe Perranporth TR6 0JF

PA20/08259 | Construction of a single dwelling | Land Adjacent Chy Lowenna Ramoth Way Perranporth Cornwall

PA20/05378 | Construction of a detached dwelling with integral garage | Land West Of 12 Fuller Road Fuller Road Perranporth Cornwall TR6 0EE

PA20/05326 | Conversion of dwelling to form two dwellings with removal and variation to some existing openings | Valhalla Droskyn Point Perranporth Cornwall TR6 0GS

PA20/00597 | Outline consent with all matters reserved for up to three dwellings | Land North Of Sea Winds Ramoth Way Perranporth Cornwall

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 12	Design
Policy 16	Health and wellbeing
Policy 21	Best use of land and existing buildings
Policy 28	Infrastructure

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. The existing access will be used.
2. Parking and turning layout – A minimum of two car parking spaces can be provided, with additional amenity area that could provide visitor parking in the future. The proposed vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.

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.