

LMSDS

DESIGN AND ACCESS STATEMENT November 2019
as amended November 2021 following Appeal Decision SEE ADDENDUM BELOW (important)

SITE ADDRESS:

Two Hoots Callington Road Carkeel Saltash Cornwall England PL12 6PH

PROPOSED DEVELOPMENT:

Change of use of Workshop (General Industrial Class B2) to Dwelling (Dwellinghouse Class C3)
Re-submission of Full Planning Application for same Development for same Applicant
within 12 months of 19th November 2020 Appeal Decision (Dismissal)

EXISTING USE:

Workshop for L M Screech Haulage (Hire Services to Construction Industry).
The Workshop is on what was previously agricultural land (now industrial) and
is the remaining part of original Piggery (Pig Sty) building with some minor alterations.
Although adjacent to the Two Hoots bungalow and gardens and with same address
(which the Applicants do not own)
it is a separate piece of land with a separate Site Entrance.
It also is adjacent to a further piece of agricultural land,
which also has the same address.

PREVIOUS USE:

Agricultural Land with Piggery
Planning Approved by LPA in 1952
The Planning Approvals in 1952 approved three uses of the land
One approval for the bungalow and garden site
Another for the Piggery (Pig Sty) and its Agricultural Land
Another for a piece of Agricultural Land
See attached 3 documents
1 1952 Planning Approval pdf
2 Piggery Planning Approved Plan pdf
3 List of Planning Approvals pdf

LOCAL AREA OVERVIEW:

The Nursery directly opposite the Site Entrance provides all household needs including
general store (food and drink), greengrocers, butchers, garden shop, pet shop, hardware,
furniture, cutlery, chinaware, restaurant etc;
it is a better shopping centre than Fore Street Saltash (over 2 kilometres away).
Plus there are industrial estates within walking distance,
but the nearest industrial estate is approx. 1250 metres away and that is for commercial needs,
whereas the 'for want of a better word' domestic estate that would provide
normal household supplies / food etc. is over 1500 metres (over 1 and 1/2 kilometres away),
and includes Waitrose, Lidl's, and recently a McDonald's.
Other local household shopping is at the Saltash Town Centre which is over 2 kilometres away,
with obviously the odd convenience store on the way;
however, nowadays walking over 1500 metres / 1 and 1/2 kilometres for shopping is rare,
and it is a long way to carry heavy weekly or monthly shopping purchases,
but a short stroll to collect a few items is acceptable
and the Nursery opposite the site satisfies this need
(see attached additional information / argument that pedestrian access across the highway
is safe for purchase of such cartable needs as it is such a short distance (it is next door));
furthermore see attached additional information regarding relatively recent Saltash Appeal
where grounds of dismissal found for a similar development proposal that local facilities
over 1500 metres (1 and 1/2 kilometres) away from the proposed dwelling was not acceptable
for sustainable residential development, even where (like for that development)
it was safe to walk (but had no bus service), so if this is refused for not being able to walk safely
to domestic shops 1500 metres away (and has a bus service),
then the Saltash Appeal Dismissal can be refuted (again see attached further argument).
The Site Location is convenient and sustainable.
The Bus Stop is at the entrance of the Development Site.

VEHICULAR / PEDESTRIAN ACCESS:

Is existing and has visibility splays satisfying highway requirements
Plus there is more than ample turning space provided on Site
which means vehicles can enter and leave in forward motion.
All this has been found acceptable by the Appeal Inspector.

PARKING / PARKING SPACE DIMENSIONS:

The Site being large means there is more than ample parking space.
Two spaces have been shown on the Proposed Site Plan
they will be of mobility size 6000 x 3300.

AMENITY AREA / GARDEN SIZE:

Is large, basically flat and fully useable ,
with sunlight throughout the day, and private.

REFUSE / RECYCLING PROVISION:

On-site external cupboard storage will be provided for both refuse and recycling containers.
Plus recycling kitchen bins within the building.

PROPOSED DWELLING SIZE / INTERNAL FLOOR AREA:

59m² in total.
The existing building has not been extended.

PROPOSED DWELLING INTERNAL LAYOUT DESIGN:

All rooms fully functional for their intended use.
All rooms fully naturally lit with sunlight.
Living rooms making full use of countryside views.
The Applicant wants to downsize but live in the same location
and the proposed dwelling suits his 2 parents and 1 child needs.

PROPOSED DWELLING EXTERNAL APPEARANCE:

The building shell has not been changed.
The main changes are,
a slate roof covering instead of fabricated steel sheet with plastic coating colour green,
the removal of the garage door and replacement with patio doors.
Otherwise the building external appearance is as is.

PROPOSED DWELLING CONSTRUCTION:

The existing Workshop is of rendered concrete block with Upvc windows and doors,
with duo pitch roof, and is stable and watertight.
No major work is needed to the structure,
and all works are for insulation needs, internal upgrades,
and improvements to external appearance.

CONCLUSION:

Cornwall Local Plan Strategic Policies 2010 - 2030
Policies 7 Housing in the countryside and 21 Best use of land and existing buildings apply
Policy 7 item 3:
Reuse of suitably constructed redundant, disused or historic buildings
that are considered appropriate to retain and would lead to enhancement to the immediate
setting. The building to be converted should have an existing lawful residential or non-residential
use and be ten years old or greater.
Policy 21
To ensure the best use of land,
encouragement will be given to sustainable located proposals that:
a. use previously developed land and buildings
provided they are not of high environmental and historical value;
That Applicant submits that this Proposed Conversion satisfies these two policies
therefore the re-submission of this application for approval.

It also has to stated that this conversion wouldn't need planning approval if it had been accepted as industrial land under Prior Approval, and it has been a Workshop for many years and used as such since 2006 by the Applicant when he bought the properties specifically to be able to run his business from this Location / Site.

ADDENDUM:

SEE attached APPEAL DECISION DATED 19th November 2020 where only reason for dismissal was that pedestrian use of highway was not safe, and therefore, as of this lack of safety for highway pedestrian use the proposed development was not the best of use of land. And SEE attached separate document ARGUMENT SAFE PEDESTRIAN HIGHWAY USE with attached VIDEO PROOF files.