



DESIGN AND ACCESS STATEMENT | *Full Planning Application*

Project

Units 3 and 4
Penscombe Barn
Lezant
Launceston
Cornwall
PL15 9NN
UK

Client

Mr D J Watkins

Prepared by

Trewin Design Architects
1 Stanhope Square
Holsworthy
Devon
EX22 6DR



DESIGN PRINCIPLES & CONCEPTS

Planning History

The group of barns were originally approved under appeal decision APP/C0820/A/05/1180756 (refusal E1/2004/01681A) in 2006. A subsequent application E1/2009/00419 was approved which sought to divide a part of the barn to create an additional dwelling. Works were commenced within the relevant time period to ensure the permission was held for perpetuity. The development was put on hold for a number of years. The applicant decided to continue the works recently and in doing so wanted to make minor changes to units 3 & 4. As the extant permission does not have a relevant condition it was not possible to make these changes under a S73 application therefore a full application had to be submitted. However, decision makers must be mindful of the fall-back position the extant permission provides.

The extant permission shows the entrance doors sharing the same opening on the first floor. As the building was a bank barn the ground level to the rear was raised providing access into each of the barns direct into the first floor living area. Having two units sharing an entrance is not practical and for the betterment of the dwelling this application seeks to form a new opening to provide a separate entrance into unit 4. To make the most of the rear garden the application proposes timber decked area in front of the each entrance doors that bridges the gap between the rear garden and first floor entrance doors.

The application also seeks to amend the internal first floor plans to accommodate the separate entrance doors and minor changes to the layout of the bedrooms on the ground floors.

Amount

Minor alterations to form a new opening to the west elevation (to rear of dwelling) and provide timber decking to bridge over from the existing higher ground at the rear over to the entrance doors, at first floor, to units 3 & 4.

Layout

The application does not seek to significantly amend the external layout from the approved extant permission(s). The revised scheme shows minor changes to the rear garden with footpaths, steps and decking to the first floor doors on the west elevation.

Scale

The application does not seek to amend the scale of the approved extant permission(s).

Landscaping

The application does not seek to amend the landscaping as approved under extant permission(s).



Appearance

The application does not seek to significantly amend the appearance of the extant permission(s). It proposes a new opening at first floor level to create a separate entrance door into Unit 4 and a timber decking area to form a bridge between the raised garden area and the entrance doors to give access from the first floor living area. The changes to the appearance of the barn are modest and would not result in harm to a heritage asset. These minor changes are to the rear of the barn which faces out into the rear gardens of Units 3 & 4. The overall character of the barns will be retained and the principle elevation, facing the road, will remain as approved under the extant permission(s).