

**Proposed extension to
6 Barton Close
Heamoor**

Planning and Access Statement

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1 Introduction

- 1.1 6 Barton Close is a detached bungalow at the head of a residential cul-de-sac on the north east side of Heamoor.
- 1.2 It was built in about the 1970s and has rendered blockwork walls under a pitched roof finished with interlocking concrete tiles. There is off road parking in the forecourt at the front, a private garden to the north and east and a side path against the south gable. In the back garden is a detached chalet style timber garden room used as extra living accommodation.
- 1.3 Barton Close does not lie in any designated areas as defined on the Cornwall Interactive map.
- 1.4 The property is owned by the Applicants and is their permanent home.



6 Barton Close

2 Proposals

- 2.1 This report should be read in conjunction with Architect's drawing numbers SJ 1, 3B, 4 and 5.
- 2.2 The Applicants wish to replace their existing garden room with a single storey extension to form a larger kitchen with a dining / living area together with various minor internal alterations to the layout.



The site of the proposed extension which will replace the existing garden room.

3 Planning history

- 3.1 Planning consent number W1/90/P/0477 granted permission for the “construction of garage and utility room side extension”, this was built against the south gable of the property, the garage was subsequently upgraded and converted to a bedroom.
- 3.2 There are various Planning consents dated 2011 for works to the trees.

4 Justification for the proposals

- 4.1 The proposed extension will replace the existing garden room which did not need Planning consent because it is set at a lower level than the existing dwelling and met the permitted development rights, the floor level of the proposed extension lines through with the existing dwelling which means it will be higher than 3m at the north east corner which is within 2m of the boundary.
- 4.2 The extension will not be visible from Barton Close nor from any other surrounding public space and is screened by the Applicants’ existing fences and walls.
- 4.3 The extension will not overlook nor overshadow any neighbouring houses or gardens.
- 4.4 The rendered walls to the extension will match those of the main dwelling and the flat roof will be well below the existing ridge line.

- 4.5 6 Barton Close has 3 bedrooms and is home to the Applicants and their three children, the existing kitchen is only 2.1 x 2.6m which is very small for a family house, similarly the shower room / WC is only 1.3 x 2.6m, the proposed extension allows for a larger kitchen /living space, a larger bathroom plus a separate WC, all much needed accommodation for the Applicants.

5 Access

- 5.1 The property is at the head of a residential cul-de-sac with direct pedestrian and vehicle access off the public highway.
- 5.2 There is off-road parking for three cars to the front of the dwelling, these are unaffected by this application.
- 5.3 There is a front door in the west elevation facing the road and a side door into the garden on the south elevation. The proposals leave the front door unaltered, the side door will be replaced with a window to serve a WC and the new extension will have bi-fold doors serving the hard landscaped rear garden.

6 Flood risk

- 6.1 6 Barton Close does not lie within a flood risk area as identified by the Environment Agency.
- 6.2 Water from the roof of the extension will be collected in gutters and down pipes and discharged into the existing surface water drains.
- 6.3 There will be no additional areas of hard paving so there is no increased risk of water run-off.