

Design and Access Statement

Change of use of holiday dwelling to C3 residential dwelling

This application is being submitted to change the use from a holiday dwelling to a C3 residential dwelling that has already been passed and started.

I am seeking to change the use of this dwelling for a number of reasons, which I will detail below.

The plot in the application has been gifted to myself and my partner. I have worked for North Coast Holiday Cottages since before it was an established business. I carry out all gardening, landscaping, building and maintenance on the site and have done so for the past 10 years. My partner has also worked for the owners on a part time basis since opening, dealing with front of house and the cleaning of the properties. Both of us still work on the site and will do so for the future, to help run the business and provide a unique holiday environment for tourists to visit. By allowing this property residential status allows us to live on the site of our workplace but on the boundary so that we can also have a separate life to work, but an opportunity to build and live in our own home.

The Plot has permission for a 2 bedroom holiday let with 12month (365 day) use under planning permission PA16/02273

We have lived in this area for 13 and half years and want to stay in this parish. This plot allows us to build a home for us to stay within the parish of Portreath.

We are currently renting in a housing association property that needs local connection to the village so by allowing this dwelling to be residential allows us to move into our own home whilst freeing up a local connection rental property. With the current housing shortage this can greatly help another person/family in the area. Also with the current house prices in the area we can not raise the capital to be able to purchase a property within the village or the outskirts of the village where we

currently live, and with the plot being gifted means the capital can be achieved once we can secure residential usage on the plot.

We have two daughters in Portreath school so we need to stay in the area for their education.

Allowing this property to become residential for us to live in as a family will reduce travelling and reduce carbon footprint with no need to travel for work as we will be on the edge of our workplace and can walk to work.

This property being classed as a holiday use property means there is no way of funding this development to build via various routes, such as self build, development loan etc. as we are not able to secure the funding or mortgage to be able to build the property due to its class.

To the West of the site 5 properties have been given residential use. One key application is on Burleigh cottage (PA17/03305) which was granted at appeal, this building has also just recently been granted new permission to remove and build a large two storey residential property which is further away from access to amenities and schooling, to the plot that this application is seeking to change.

This plot also shares boundary with property Bartrez Meadows which was granted permission in 2019, increasing the size by 309% and allowing residential from when there were two holiday chalets. This property is directly to the south of this application and that was granted permission and residential which is in the hamlet Cambrose.

The plot is located on the edge of a settlement, the hamlet of Cambrose as it is located next to a number of residential properties located in the hamlet. Planning inspectorate has said this is a sustainable location with good connections.

The plot is located on the edge of a built up area, with the mineral tramway 80m walk from the plot giving a direct path to bus stops at the Portreath retail park, Village of Bridge, which is a 15minute walk on a footpath. The village of Portreath is a 25 minute walk which has local shops, the children's school. So the location of the plot has good access to local amenities and bus routes within a short walk. Schools, supermarkets, and the local town of Redruth are all within 3miles. Cornwall is a rural county so having all amenities within a close proximity would be favourable for a residential dwelling.

To conclude we are seeking a change of use from holiday use to residential to create a family home in the village we want to be a part of, on the edge of our workplace, and being able to secure residential will allow us to be able to raise the funding/capital to build our forever home.