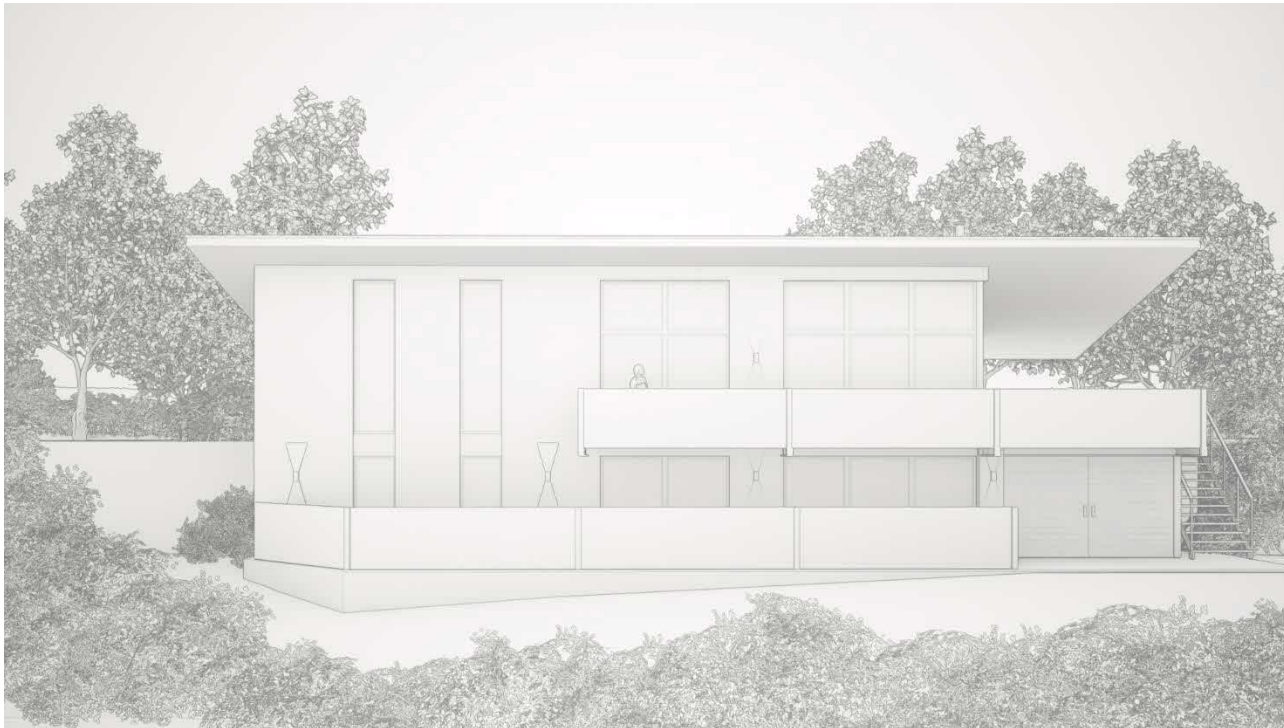


Design & Access Statement



Site at Polbalthic | Torpoint, Cornwall

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On Behalf of:

Mr & Mrs Thomas

Ty Hanner

Old Road

Polbathic

Cornwall

PL11 3EX

Project Summary

The proposal is for a new detached two storey family dwelling.

The proposed new dwelling is to form a new home for a local family who wish to return to the area after working away. [REDACTED]

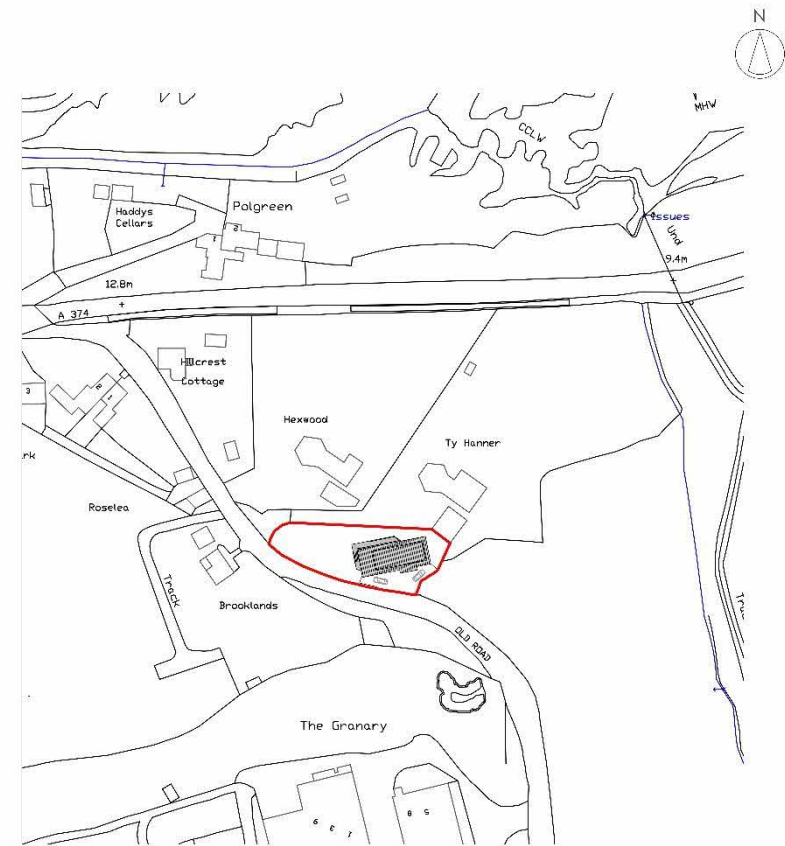
The settlement currently has a lack of new dwellings and there is no 5 year plan for development of the settlement.

Location & Setting

The site is located within the existing curtilage of the former Ty Hanner. Ty Hanner is an existing detached dwelling in the village of Polbathic. The A374 bounds the site to the North and woodland exists to the East. There are many facilities around the proposal including the local Halfway House pub approximately 0.3km from the proposed site. There is a Primary school, bus services and the GWR train link all within 2km of the proposal site.

The proposal will provide sustainable living for the family, and they can use the local facilities and transportation links.

The site does not have any TPO's and does not lie within the Area of Great Landscape Value. The site has been designated as an Area of Outstanding Natural Beauty.



Planning History

88/00554/F- Erection of a first floor extension to existing garage to provide granny flat- Approved

93/00233/F- Application for the relaxation of condition . decision 88/00554/F dated 5.7.88 to allow holiday occupancy of the existing granny flat above the detached garage- Refused, Appeal Dism isse d.

PA10/06057 - Removal of condition 3 (occupancy restriction) of planning consent E2/88/00554/F to allow accommodation to be occupied for holiday purpose for purposes ancillary to the adjoining dwelling known 'Ty Hanner' - Approved 10/11/2010

PA19/02003/PREAPP - Pre-application advice for the construction of 3 or 4 bedroom dwellings over 2 storey to offer living space for family members and visitors withir the option to use as a rental property in the future. Advice given

Pre -Application advice considerations.

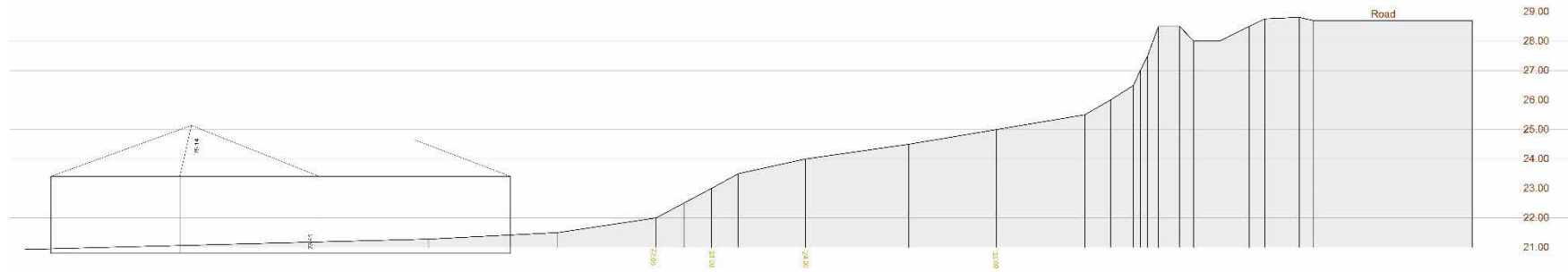
A pre-application was made prior to this application to investigate the possibility of the new dwelling and advice was given. The main points are outlined below.

- Ty Hanner is located along with 6 other dwellings that clearly have shape and form along with definable boundaries which is the test for a definition of a settlement. However, there is a break from the bulk of the village by an open field.
- Design and Impact on surrounding area in the AONB.
- Impact on neighbouring properties
- Highway Access
- Impact on trees

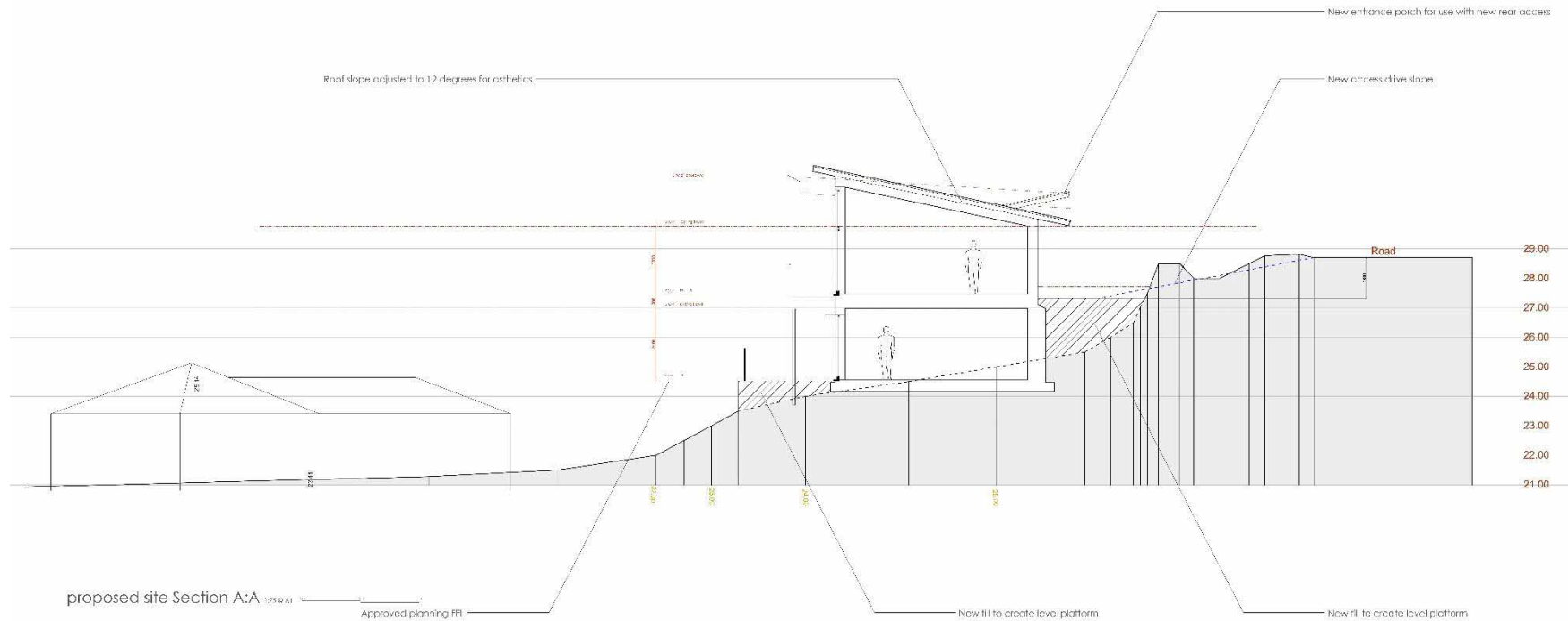
In relation to the first point, it is strongly felt that the location is clearly within the settlement of Polbathic and should be considered as rounding off as there are 6 other dwellings in the immediate location of the proposed. As previously mentioned, the location is sustainable as there are many travel links and services within the settlement or in close proximity. There is no 5-year plan for development of the settlement which forces local families to move out of the area.

It should also be noted that the parish council were contacted to gain their thoughts prior to the application being submitted and they indicated they would wait for a planning application to be made.

The remaining points are addressed below



Existing Site Section A:A 1:25 @ A1



proposed site Section A:A 1:25 @ A1

Site Section – Previously approved scheme shown in magenta

Design

Polbathic is a small village near Torpoint in Cornwall. There is an eclectic mix of existing dwellings within the area. This means the area has no distinct Architectural style that would lend itself to influence any proposed design.

Due to the proposal site location within the AONB, it was felt that the best way to reduce the visual impact of a new two storey dwelling would be to use a flat / low pitched roof. This in turn lends itself to a more modern design of building.

Therefore, the design reflects this modern/ low visual impact style of dwelling. The new proposal replicates the previous design PA21/01350 and is comparable in size. The alterations to the initial design were influenced by construction methods and the new proposed access.

The position and orientation of the dwelling has also been carefully considered. Due to the natural topography of the site the dwelling appears single storey when viewed from the South. Also due to the existing trees to the South and East of the site (that will be unaffected by the dwelling) the dwelling will have almost no visual impact.

The A374 is to the North of the site and again this is well screened by existing hedgerows and trees so visual impact will be minimised.

Finally, to the West of the site there are mature hedgerows and natural topography reducing any impact.

The orientation of the dwelling (see block plan) has also been chosen so that the main aspect of the dwelling looks between the two existing dwellings meaning there is no overlooking issues.

The location of the proposal also means the existing trees on the site will not be affected by the proposal.

Access

The previous design proposed to use the same access as the existing dwelling Ty Hanner, this new proposal access will be located on Old Road. This will allow for ease of parking and turning on the site, please see accompanying site plan, location & block plan for details.