

Design Statement

Client:

Mr. & Mrs J Hill.

Site:

Land West of Little Place, Blisland, Bodmin. Cornwall. PL30 4JF.

Proposal:

Proposed erection of a detached single dwelling.

Agent:

Architectural Concepts

2 Tredanek Close,
Bodmin,
Cornwall.
PL31 2PJ.
Tel: 01208 76214
Email: architecturalconcepts@yahoo.co.uk

Architectural Concepts.

Hill - Blisland Rev. A

1.0 Design Considerations

1.1 Existing:

Architectural Concepts were instructed by James Hill to prepared and submit a formal planning application to erect a single detached dwelling on land to the west of Little Place, Blisland, Bodmin, Cornwall, PL30 4JF (OS Grid Ref: SX 10155 73286).

The appraisal is to inform a planning application to construct a single residential dwelling on the land.

The application site lies within the village of Blisland, which is located close to Bodmin Moor in North Cornwall. Blisland is situated approximately five miles east of Bodmin.

Blisland itself is a beautiful moorland village with many historic granite houses grouped around an extensive rectangular wooded village green, an unusual feature in Cornwall unlike other counties in Britain.

The village has many amenities including a traditional village public house (The Blisland Inn), Post Office/Shop (which also includes a cafe, prescription collection point, visiting Acupuncturist, Podiatrist, and beauty therapists), the Village Institute and the Village Hall.

To the south of the village green is the historic St. Protus and St. Hyacinth church.

The application site is located on the east side of the village and accessed by lane which not serves the application site but some of the adjacent dwellings leading onto road leading out of from Blisland to the nearby Waterloo.

The current site houses a barn which is mainly used along with adjoining yard and paddock to store farm plant machinery, etc. and to house farm animals when required for the applicant's own business.

The village Blisland is located within Area designated ANOB - Area of Natural Outstanding Beauty.

The application site is outside of the designated Blisland Village conservation area.

1.2 Proposal:

The client's proposal is to erect a single detached dwelling (for themselves, which will allow them carry on their agricultural plant machinery hire business more efficiently) while also retaining the existing barn for the business.

The external materials proposed are natural roof slates with red ridge tiles, concrete block and timber frame cavity walls with smooth sand cement render with granite quoins at corners of the dwelling plus granite lintels over window and door openings White painted timber or aluminium clad timber double glazed windows and doors

The foul drainage will connect into existing main sewer system serving the village of Blisland.

The stormwater and surface water will discharge into a new sustainable soakaway system.

Using the River Camel Phosphate Budget Calculator v1.1.1 has indicated that the proposed development will be Phosphate neutral - no mitigation will be required (See Results)

The new construction will promote energy efficiency in its design and will include under floor heating using air source powered system. It is also proposed to incorporate PV solar panels on the roof of the dwelling which will also have a battery back-up electricity unit.

To the south-east elevation (front), there will be a tarmac parking and turning area with off road parking with provision for two vehicles and a grassed area. The rear garden will have a patio area and the remaining will be laid to lawn and flower beds

An area for the provision of waste plus recycling storage will be provided on site and located within a compound in the form of bins for both properties.

The site is located within the residential area of Blisland, which is within a short walking distance of all the amenities that this particular village offers. It has good road links to the A30. The village is also serve with a regular bus service to the nearby towns of Bodmin, etc. plus to the nearby railway station of Bodmin Parkway.

5.0 Planning Statement

5.1 National Planning Policy Framework (NPPF) :

The fundamental principle of the NPPF is to achieve sustainable development.

The introduction of the NPPF (Para. 1 - 5) sets out the governments requirements of the planning system and provides a framework for local councils and neighbourhoods to work within when producing localised plans.

Para. 6 - 16 offers a framework as to how sustainable development can be achieved and states that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

Economic role:

Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

Social role:

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being

Environmental role:

Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para. 17 sets out twelve core principles that should underpin both plan-making and decision-taking.

Architectural Concepts.

Hill - Blisland Rev. A

The following paragraphs to para. 149 offer thirteen subsections on 'Delivering Sustainable Development' of which the following are most relevant to this proposal:

Section 2. Achieving sustainable development (Para. 7 - 14)
Section 6. Building a strong, competitive economy (Para. 80 - 84)
Section 7. Ensuring the vitality of town centres (Para. 85 - 90)
Section 8. Promoting healthy and safe communities (Para. 91 - 101)
Section 11. Making effective use of land (Para. 117 - 123)
Section 12. Achieving well-designed places (Para. 124 - 132)
Section 13. Protecting Green Belt land (Para. 133 - 147)
Section 14. Meeting the challenge of climate change, flooding and coastal change (Para. 148 - 169)
Section 15. Conserving and enhancing the natural environment (Para. 170 - 183)

5.2 Cornwall Local Plan - Strategic Policies 2010 - 2030 (CLP):

Cornwall Council's strategy has at its core the aim to bridge the inequality gaps in society and make a positive difference to people's lives. Good planning is central to delivering that strategy and building healthy and sustainable communities.

The introduction (Para. 1.1-1.13) sets out the purpose and importance of the local plan whilst defining its hierarchy against the NPPF, Neighbourhood Plans and Supplementary Planning Documentation.

The Vision & Objectives of the plan (Para. 1.18-1.20) are set out into 4 Themes under which fall 10 objectives:

Theme 1: To support the economy

Objective 1: Remove unnecessary barriers to jobs, business and investment through a positive policy framework with a focus on sustaining a range of local businesses including growth sectors promoted by Cornwall Council and the Local Enterprise Partnership (LEP) to support both new business and the traditional industries of fishing, farming and minerals.

Objective 2: Enhance the cultural and tourism in Cornwall and to continue to promote Cornwall as a year round destination for tourism and recreation.

Objective 3: Provide and enhance retail provision 12 within our towns and City with a regional and sub-regional status that adds to economic growth and provide opportunities to improve existing facilities for better economic performance.

Theme 2: To enable self-sufficient and resilient communities.

Objective 4: Meet housing need by providing for new homes over the plan period that provide everyone in the community with the opportunity of living in an appropriate home, supported by local community facilities.

Objective 5: Allow people and communities to provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.

Objective 6: Ensure that infrastructure is provided that will enable development to benefit the local community.

Theme 3: To promote good health and wellbeing for everyone.

Objective 7: Meet a wide range of local needs including housing and for community, cultural, social, retail, health, education, religious, and recreational facilities, in order to improve quality of life and reduce social exclusion.

Objective 8: Promote development that contributes to a healthy and safe population by providing for opportunities for walking and cycling and ensuring the appropriate levels of open space and the protection and improvement of air quality.

Theme 4: To make the most of our environment.

Objective 9: Make the best use of our resources by;

- Reducing energy consumption while increasing renewable and low carbon energy production;
- b. Maximising the use of previously used land;
- c. Supporting local food production,
- d. Increasing resilience to climate change

Objective 10: Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through;

- Respecting the distinctive character of Cornwall's diverse landscapes;
- Maintaining and enhancing an effective network of open space and environmental stewardship for our ecosystems services network for food production, food control and wildlife;
- Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.

The plan is scheduled into 28 policies, of which the following are relevant to this proposal:

Policy 1. Presumption in favour of sustainable development

Policy 3. Role and function of places

Policy 5. Business and Tourism

Policy 12. Design

Policy 14. Renewable and low carbon energy

[Architectural Concepts.](#)

Hill - Blisland Rev. A

Policy 21. Best use of land and existing buildings
Policy 23. Natural environment
Policy 25. Green infrastructure
Policy 26. Flood risk management and coastal change

5.3 Neighbourhood Planning (NDP)

Neighbourhood Planning allows people to come together through a local parish or town council and say where they think new houses, businesses and shops should go, and what they should look like. These Neighbourhood Plans can be very simple, or go into considerable detail.

Neighbourhood Development Plans (NDP):

- a. Deals with land use and planning issues for the Neighbourhood Area.
- b. Sets out planning policies in relation to development and use of land in the Neighbourhood Area.
- c. Can express local priorities
- d. Can allocate sites for housing and other development
- e. Can identify green spaces which complement and don't undermine investment in homes, jobs and other essential services.

This application is set within the parish who do not currently have an adopted neighbourhood plan / have an adopted neighbourhood plan but the draft plan is very supportive of a sustainable efficient accommodation and supportive of retaining an economic income stream to the village

2.0 Conclusion:

We feel that if this particular proposal receives formal planning approval will provide an sustainable energy efficient dwelling to meet the future needs of the occupants, which will also be in keeping with adjacent properties.

Appendix A



- Photograph looking across the application site looking towards the dwelling known as Little Place.



➤ Photograph looking the front elevation of the existing barn.



➤ Photograph looking the front elevation of the existing barn.



- Photograph looking down the access lane leading to the main road with dwelling (Red Barn) on the right hand side.



- Photograph looking from the lane/road junction towards the Blisland village green.



- Photograph looking the lane/road junction towards Waterloo.