

PROPOSED SITING OF A TEMPORARY DWELLING (LODGE)  
DESIGN, ACCESSIBILITY & PLANNING APPRAISAL

ADDRESS: OCEAN VIEW BARN, GERMOE, PENZANCE, TR20 9QU

CLIENT: MR & MRS ELLIOTT

DATE: NOVEMBER 2022



planning | architecture | landscape

## 1.0 EXECUTIVE SUMMARY

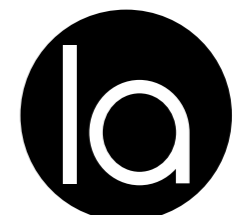
Laurence Associates is retained by Stella and Dave Elliott ('the applicant') to progress a full planning application for the siting of a temporary dwelling (lodge) at Ocean View Barn, Germoe, Penzance, TR20 9QU ('the application site').

Permission has been secured for a barn conversion adjacent to this site, and an application is also currently being made for a variation to the previously approved scheme to amend the design. Whilst the barn is being converted to a dwelling for the applicant, Stella and Dave Elliott will reside in a temporary dwelling (lodge) adjacent to the site.

This statement, alongside a review of the site history and relevant policies at both a local and national level, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole and should be read in conjunction with the suite of submitted drawings.

It is concluded that the proposed development is entirely consistent with relevant policies contained within the Cornwall Local Plan 2010 – 2030 (CLP 2016), as well as policies within the National Planning Policy Framework 2021 (NPPF 2021) and supplementary guidance contained within the Cornwall Design Guide 2021. In addition to this, consideration is given to the Cornwall and West Devon Mining World Heritage Site Management Plan 2020-2025. There is no Neighbourhood Development Plan relevant to this application.

Moreover, it is demonstrated within this statement that the development should be supported by the LPA and permission ought to be granted.



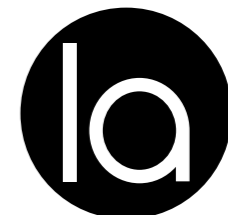
## 2.0 EXISTING SITE

The site is surrounded by agricultural fields, and to the south-east, there is an existing barn which has permission to be converted into a dwellinghouse with associated amenity space (PA20/11046). There is also a S73 application currently with the Council, proposing slight alterations to the design (PA22/08862).

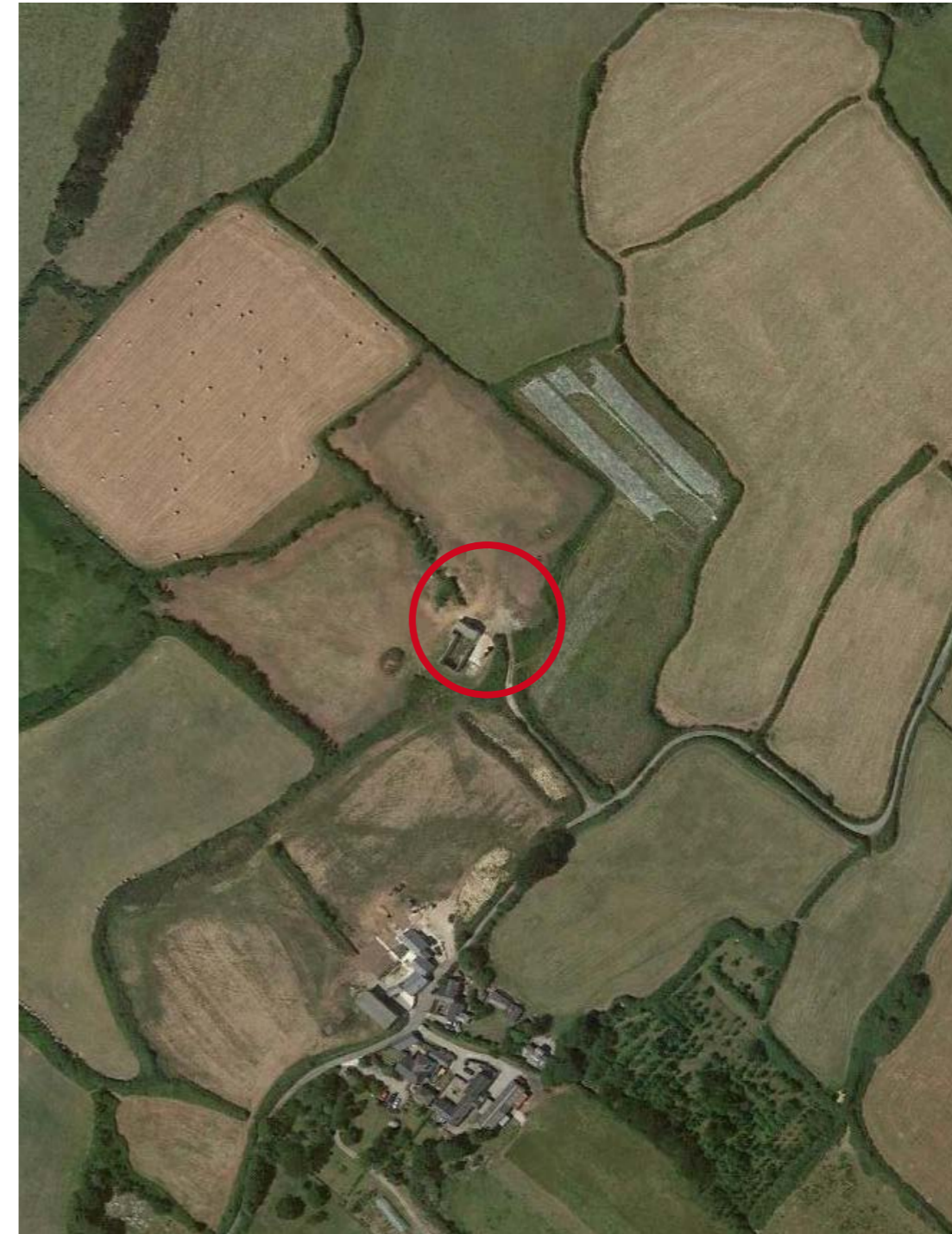
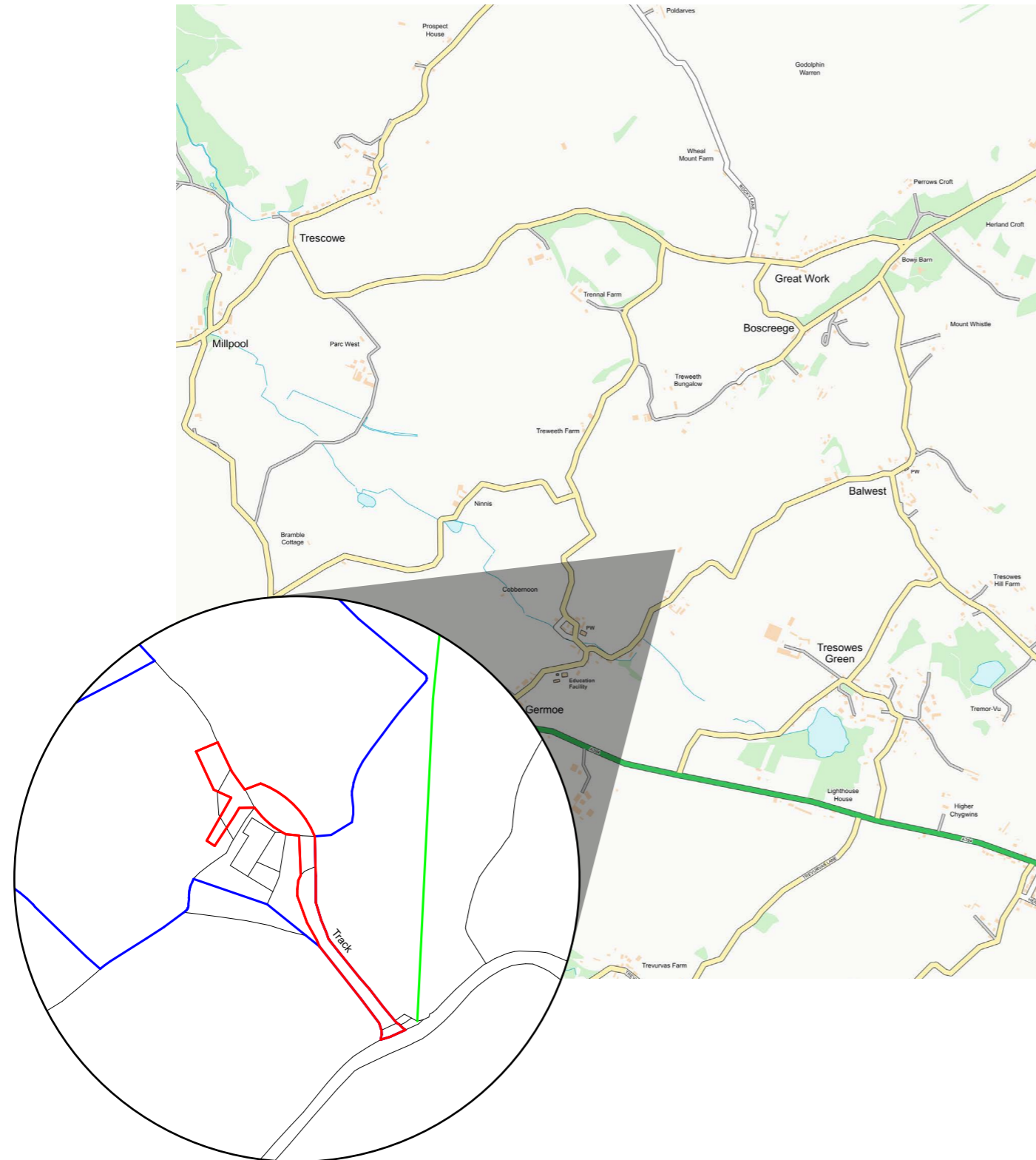
The application site is located in a rural setting approximately half a mile north-east of the settlement of Germoe and 3 miles west of the larger town of Helston.

A review of site constraints has been carried out and has identified the following constraints for consideration. The adjacent barn is not a statutorily listed building, nor does the site lie within either a Conservation Area but it is located within the Tregonning and Gwinear Mining District of the Cornwall and West Devon World Heritage Site. The site also lies within the Godolphin and Tregonning Hill Area of Great Landscape Value, the Mount's Bay East Landscape Character Area, and the Zone of Influence of the Fal and Helford Special Area for Conservation, a Designated Rural Area, and a SSSI Impact Risk Zone.

There does not appear to be any other statutory designations within or immediately adjacent to the site which would preclude the grant of planning permission.



## 2.1 SITE LOCATION



## 2.2 LOCAL CHARACTER



2.3 EXISTING SITE PLAN



NOT TO SCALE





NOT TO SCALE



### 3.0 RELEVANT PLANNING HISTORY

A search of Cornwall Council's online planning register reveals the following relevant planning history for the site:

- **PA22/08862** - Full Planning Permission for the change of use and conversion of an agricultural building to form a single dwelling unit with associated curtilage at the Barn, Germoe without complying with conditions 2 and 5 of decision PA20/11046 dated 01/03/2021 – Pending determination
- **PA20/06390** - Prior approval for proposed change of use of agricultural building to dwellinghouse – Decided that planning permission required on 22nd September 2020
- **PA21/03779** - Submission of details to Discharge Condition 3 in respect of Decision Notice PA20/11046 dated 1st March 2021 – Discharge of conditions approved on 14th May 2021
- **PA20/11046** - Full Planning Permission for the change of use and conversion of an agricultural building to form a single dwelling unit with associated curtilage at the Barn, Germoe – Approved with conditions on 1st March 2021





## 4.0 PROPOSED DEVELOPMENT

The proposed development involves the temporary siting of a residential unit to allow the applicants to live on site whilst the works for the barn conversion are undertaken.

The siting of the dwelling will only be temporary and therefore any impacts of the development will be temporary in nature.

Care has been given to propose a design which works with the existing site and built features to minimise the overall impact of the development.



## 5.0 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; meaning amongst other things any other supplementary/ supporting planning documents and the government's guidance as set out in NPPF 2021.

The statutory development plan for the site consists of the CLP 2016, whilst material considerations in this instance comprise national policies set out within the NPPF 2021, and the Cornwall Design Guide 2021. In addition to this, consideration is given to the Cornwall and West Devon Mining World Heritage Site Management Plan 2020-2025.



## 5.1 THE DEVELOPMENT PLAN

### The Cornwall Local Plan

**Policy 1** sets out a presumption in favour of sustainable development. It states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as enshrined within the NPPF.

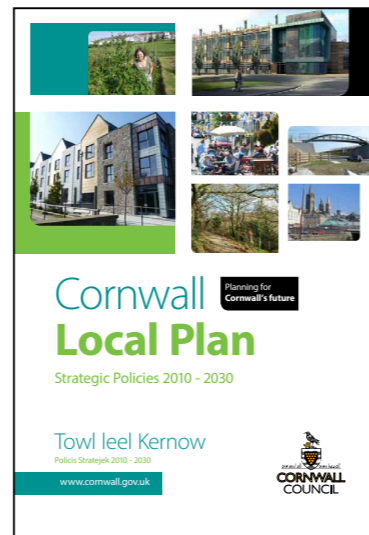
**Policy 2** focusses on Spatial Strategy and sets out that new development should provide a sustainable approach to accommodating growth, providing a well-balanced mix of economic, social, and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place.

**Policy 12** deals with design issues, advising amongst other things, that development proposals should protect individuals and property from, a) overlooking and unreasonable loss of privacy; b) overshadowing and overbearing impacts; and c) unreasonable noise and disturbance. Whilst **Policy 13** relates to development standards. Both seek good practice in terms of fundamental design and the relationship of the development to its surroundings.

**Policy 23** relates to the natural environment. It states that development within Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas.

**Policy 24** relates to the historic environment. It states that development within the WHS should accord with the WHS Management Plan. In addition to this, all proposals should be informed by proportionate historic environment assessments, identifying the significance of all heritage assets that would be affected by the proposal.

**Policy 27** relates to transport and accessibility. It states that new development proposals must be sustainably located, be close to and promote the use of public transport and can be safely accessed from the road network.



## 5.2 MATERIAL CONSIDERATION

### National Planning Policy Framework (NPPF) 2021

The NPPF is a material consideration in the determination of this application as per **Paragraph 2** of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004. It sets out Government planning policies for England and how these are expected to be applied.

**Paragraph 7** of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Paragraph 8** of the NPPF sets out the three dimensions to sustainable development: economic, social, and environmental; all of which give rise to the need for the planning system to perform a number of mutually dependent roles.

The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (**Paragraph 11**) whereby developments which correctly balance the requirements of economic, social, and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

At **Paragraph 12**, it is made explicitly clear that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

**Paragraph 38** states that LPAs should approach decisions on proposals in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area.

**Paragraph 119** states that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

**Section 12** of the NPPF, sets out how new developments should achieve high standards of design.

Paragraph 126 places a strong emphasis on achieving high quality designs in new developments and states that good design is a key aspect of sustainable development.

**Paragraph 130** further provides a number of design related criteria that is to be achieved during the decision-making process.

**Section 15** focusses on conserving and enhancing the natural environment.

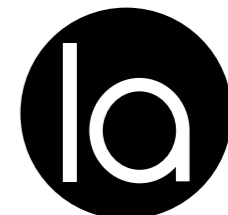
**Paragraph 180** states that when determining planning applications, LPAs should apply the following principles:

- a) If significant harm to biodiversity cannot be mitigated, then planning permission should be refused
- b) Development on land within or outside a SSSI, and which is likely to have an adverse effect on it, should not normally be permitted.
- c) Development resulting in the loss of deterioration of irreplaceable habitats should be refused
- d) Development whose primary objective is to conserve or enhance biodiversity should be supported.

**Section 16** focuses on conserving the historic environment.

**Paragraph 197** states that in determining planning applications LPAs should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.



### The Cornwall Design Guide 2021

The Cornwall Design Guide sets out the importance of an effective design process, and highlights that there are many factors to consider in designing a successful scheme, including the nature of the site itself, its surroundings, community needs and opinions, good design principles and local policies.



### World Heritage Site Management Plan 2020-2025

**Policy P3** – Planning authorities will ensure that new development protects, conserves and enhances the Site and its setting.

**Policy C2** – New development will add to the quality and distinctiveness of the Site by being of high-quality design and respectful of setting.

**Policy PN2** – The WHS should be interpreted as a distinctive, evolving and living landscape.



## 6.0 DESIGN & ACCESS STATEMENT

The application seeks planning permission for the proposals that are detailed fully within the suite of submitted drawings.

### **Amount**

The proposed development involves the siting of a temporary dwelling during the development of a barn to dwelling conversion.

### **Layout**

The siting of the proposed temporary dwelling is provided within proximity of the barn, to the north-west of the barn.

### **Scale**

The scale of the proposed works is considered to be appropriate for the desired use and for the site's location, with no neighbours within proximity of the site to be affected.

### **Landscaping**

No changes to the property's existing landscaping are proposed within this application as the use proposed is temporary.

### **Appearance**

The proposal residential unit would comprise of vertical timbers with a single-ply membrane flat roof, with aluminium windows and door with slate window cills. The appearance would only have a temporary effect as would be only located at the site for the purpose of the conversion works adjacent. That being said, the appearance of the proposed residential unit is extremely fitting within the rural context, with well-considered materials to allow the unit to assimilate comfortably within the rural surroundings.

### **Use**

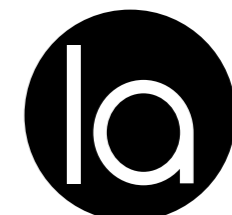
The temporary dwelling would allow the owners a place to reside in during the conversion of their dwelling.

### **Access**

The site would continue to be accessed in the same way along the existing track to the south-east of the site.

### **Ecology**

A preliminary ecological appraisal has been carried out and no significant concerns have been raised. Mitigation measures are provided within the report for during construction.



## Heritage Assessment

A World Heritage Site has national and world significance in its contribution to social, environmental, educational or heritage understanding. Much of the landscape of Cornwall was impacted in the 18th Century and into the 19th Century by the spread of mining activity and its associated technology. The archaeological and architectural imprint of the activity resulted in mines and other entities such as engine houses, foundries, new towns and ports. Cornwall was a significant contributor to the industrial changes of the UK and overseas with significant percentages of world supply of copper and tin originating from the County.

Related to the surrounding area, and in particular heritage within the surrounding area, the 1878 Ordnance Survey map shows:

- A minor road passing to the south of the entrance track
- Small patches of worked ground 120m southeast, 180m east and 90m south
- Trethewey Farm is 100m southwest
- Germoe Parish Church graveyard is 380m southwest
- A stream flows 320m southwest
- Wheal Wreath Disused Tin Mine and associated shafts are indicated at 800m north
- The nearest mine shaft associated with the Great Work Tin Mine is 350m northeast

By 1909 onwards, the various mining activity reduces over time and mines become disused.

The proposal would not result in any impact to historic mining sites or other operational archaeology relevant to mine workings. The proposal does not seek to disrupt or change any of the field boundaries. In addition to this, no permanent impact will be had on the Outstanding Universal Value of the site as the proposal is only temporary. It is proposed that a condition is put in place for the removal of the temporary dwelling after the finalisation of the conversion of the barn to ensure protection of the World Heritage Site.

It is therefore concluded that the proposed development would have negligible impact on the World Heritage Site and therefore be in compliance of policy 24 and policies P3, C2 and PN2 of the World Heritage Site Management Plan.



# 6.1 PROPOSED SITE PLAN

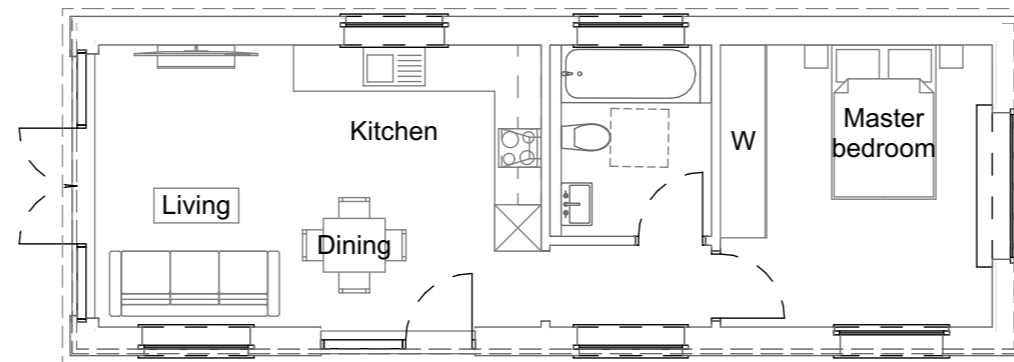


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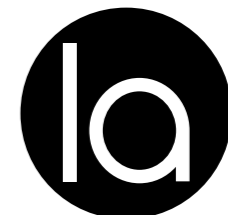
## 6.2 PROPOSED FLOOR PLAN



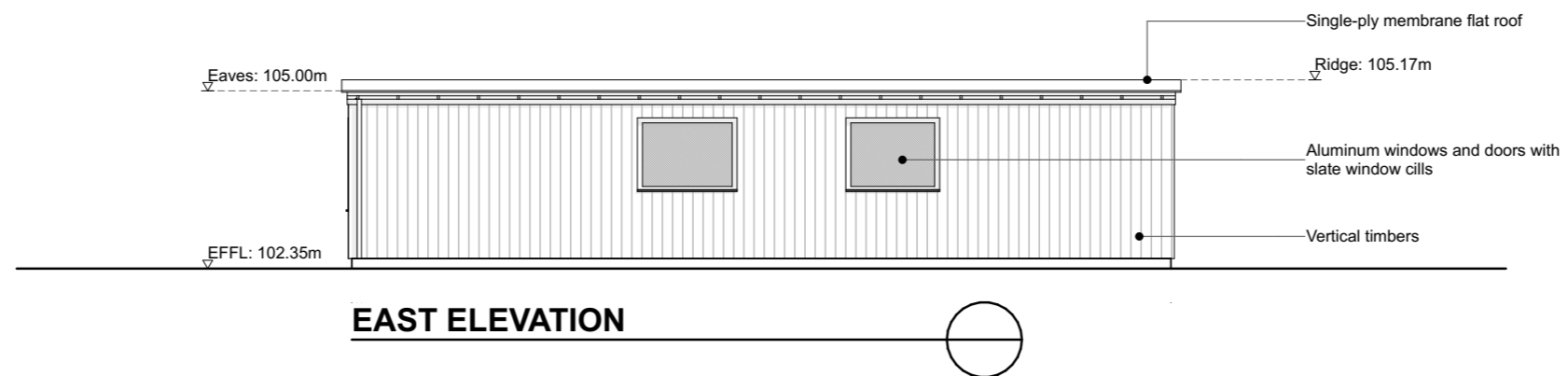
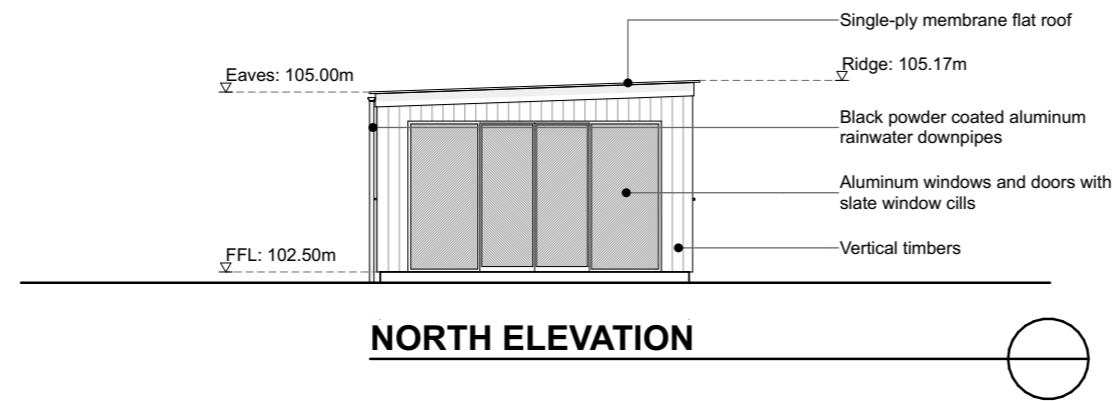
**PROPOSED GROUND FLOOR PLAN**



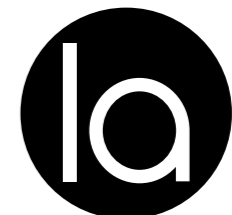
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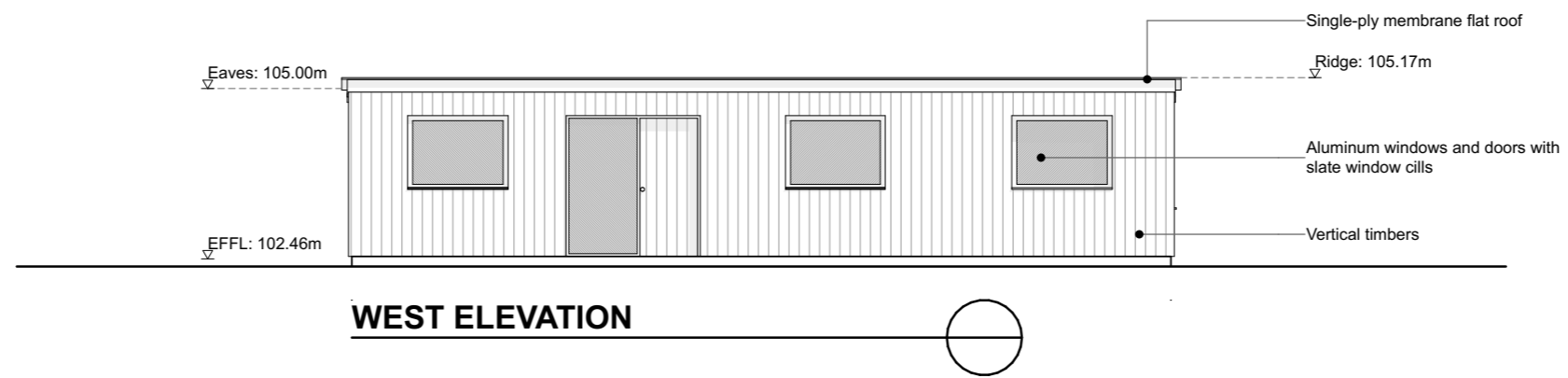
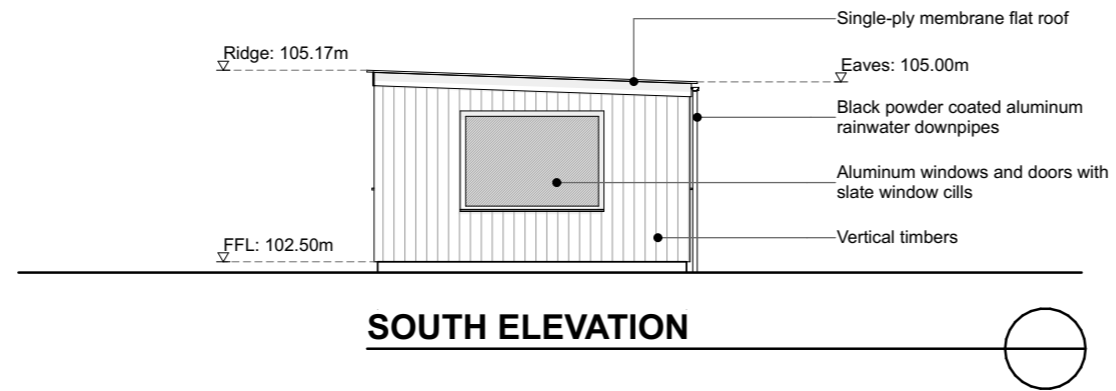


### 6.3 PROPOSED ELEVATIONS



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## 7.0 PLANNING ASSESSMENT

It is considered the proposal would be an entirely appropriate type of development which is fundamentally compliant with policies 1, 2, 12, 23, 24 and 27 of the Cornwall Local Plan.

The proposed residential unit would be temporarily sited and would comprise of materials suitable to the site's rural context, in accordance with policies 1, 2 and 12 of the CLP. Due to the dwelling's lack of permanence, it is not considered that the appearance and siting of the unit would have any notable adverse impact upon the landscape. Rather the proposed residential unit is appropriately designed and would serve a functional purpose, to enhance the adjacent barn to allow a full conversion to a residential dwelling.

The proposal would not have any implications in respect to surrounding residential amenity given the distance from the temporary dwelling to nearby residential development.

With regard to the natural (policy 23) and historic (policy 24) environment, the proposal would not cause any substantial harm. Due to the temporary nature of the proposed development, the medium and long-term impacts on these designations of the landscape should be negligible. Whilst it is not considered that in the short-term there would be any harm posed, due to the rural, almost-agricultural style of the development, any perceived harm on the WHS and AGLV would only be for a limited amount of time. After the removal of the temporary dwelling, any grass or other vegetation underneath will regrow and revive itself over time and any imprint of the development on the landscape will dissipate. It must also be noted that the purpose of the temporary dwelling is so that the adjacent barn can be improved and thus an overall positive impact will be provided in the long-term.

Due to the site's existing approved use as a residential dwelling and associated curtilage, no additional harm would be caused by this proposed development with regard to transport.

Regarding drainage, surface water would be drained to a soakaway whilst foul sewage would be connected to a septic tank and drainage field. The proposal would therefore not have any implications in respect to flooding or drainage in the local area. The proposal would therefore be consistent with the intentions of policy 26 of the CLP.



## 8.0 CONCLUSION

The development is sensitive to the site's context and will not impact on the character or amenity of the surrounding area. The proposals would not give rise to any technical impacts nor would it cause harm on residential amenity. The proposal is for a temporary residential unit which would allow for the sensitive conversion of the adjacent barn to be carried out whilst ensuring that the future barn residents are provided with a place to live. It has been demonstrated that the proposal is consistent with adopted local planning policies and would be consistent with the thrust of the NPPF policy.

The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with policies within the CLP 2010-2030, relevant policies of NPPF 2021 and guidance within the Cornwall Design Guide 2021.

