



Adams Planning &
Project Services Ltd

Design and Access Statement

For

**Proposed development on Land Adjacent to Sorrento,
Coad's Green, Launceston, Cornwall, PL15 7LY**



Statement prepared by S. Adams on behalf of Mr & Mrs S Parker
December 2022

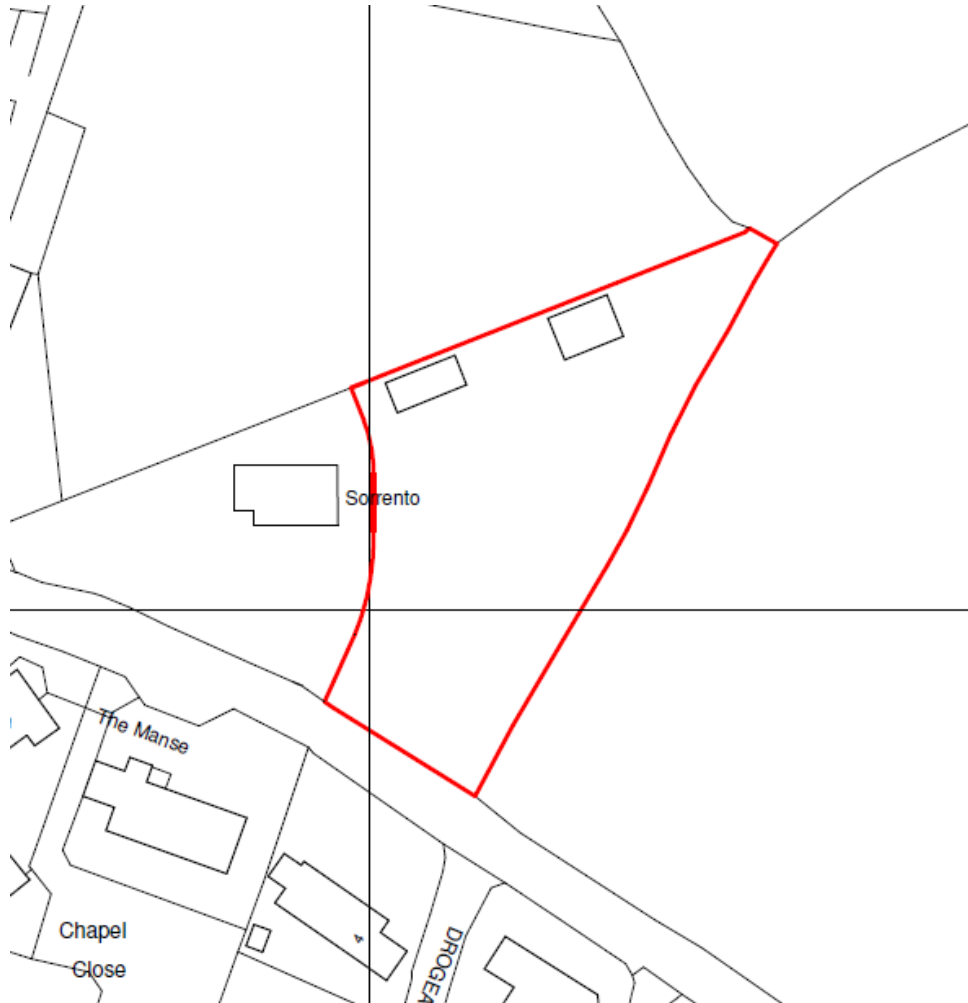
CONTENTS

- 1. Introduction**
- 2. Application and Site Layout**
- 3. Site and Design Context**
- 4. Planning Policy**
- 5. Design Solutions**
 - 1. Use**
 - 2. Amount/Density**
 - 3. Layout**
 - 4. Scale and Appearance**
 - 5. Landscaping**
 - 6. Performance**
- 6. Access**

1. Introduction

This Design and Access Statement is to be read as one of the main supporting documents to this planning application. It provides key information on the proposed site and design.

Furthermore, this Design and Access Statement should be read in conjunction with the application forms, plans and site survey.



Map 1 - Extract of Location Plan

2. Application and Site Layout

This application is a full submission for the erection of a new 4 bedroom detached dwelling with detached garage and home office on land adjacent the existing property on the site.

The proposed locations of the new dwelling, garage and home office is indicated on the submitted Proposed Site Plan (22-0209/SP1).

The proposed site is to be accessed from the existing access off the adjacent carriageway which requires improvement as well as the creation of a visibility splay. The proposed improvements are shown on the Proposed Site Plan (22-0209/SP1) and accompanying details.

Prior to the submission of the application, a scheme for the development of 2 new dwellings was approved under application No. PA22/02709.

3. Site and Design Context

Sorrento is a detached dwelling set in a large triangular plot on the edge of Coad's Green. Coad's Green (or Coads Green) is a village in Cornwall, located on the B3257 in a rural area to the east of Bodmin Moor, about 7 miles from the nearest town of Launceston. It is within the parish of North Hill and has a primary school, a Methodist church and a village hall.

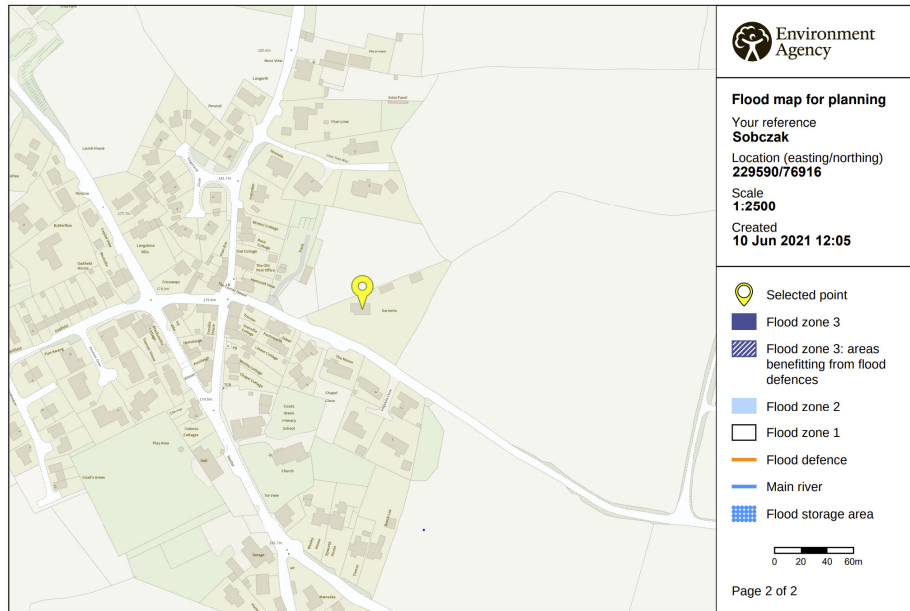
The site is accessed off an unclassified lane heading southeast out of the village. The roadside boundary is defined by an established hedge bank and tree planting. The existing dwelling is set in mature, yet overgrown, landscaped gardens.

A public right of way (PROW) runs along the entire length of the northwest boundary of the plot.

The village of Coad's Green is made up of a range of residential styles from short terraces of traditional cottages to 2 storey detached dwellings to individual modern bungalows interspersed with small agricultural buildings.

The site is outside of the Cornwall Area of Outstanding Natural Beauty as identified from the Cornwall Council interactive map.

This site is not within an area of flood risk as identified on the extract from the environment Agency Flood Risk Map.



The following planning history can be found for the site:-

Planning Ref – PA22/02709

Erection of two, four bedroom properties with integral garaging to the east of the existing bungalow.

Validated: Mon 11 April 2022

Status: Decided (approved)

Planning Ref – PA21/06173

Erection of 5 new, 4 bedroom detached dwellings with associated garages following demolition of the existing dwelling and outbuildings.

Validated: Mon 14 Jun 2021

Status: Decided

Planning Ref - PA21/00434/PREAPP

Pre application advice for the replacement of existing dwelling with 5 new dwellings

Validated: Thu 18 Feb 2021

Status: Decided

Planning Ref - E1/2003/01731

Renewal of planning permission for the erection of detached dwelling with garage. Approved 12.09.03 (not built)

The site appears relatively level, sloping gently downwards from north-west boundary to the south-east corner of the site. Measuring approximately 0.24 hectares (0.60 acres) in size, it has clearly defined boundaries on all sides.

The aerial view below, clearly identifies the site as well as its relationship to the surrounding environment.



Photo 1 - Aerial View of Proposed Site

In terms of boundaries, the north-west boundary with the agricultural field beyond is a mixture of hedgerow, fence and wall in varying degrees along its length. As previously mentioned a public right of way (PROW) runs along the entire length of this boundary, however, its use seems to have discontinued as no evidence of use now exists.

The east boundary with the adjacent meadow, is defined by a Cornish hedge along its length. Sporadic tree growth exists along the whole length of the boundary.

Finally, the south boundary, with the adjacent carriageway, is also formed by a Cornish hedge. Sporadic tree growth exists along the whole length of the boundary. The existing access to the site is also within this boundary.

The new western boundary with Sorrento is detailed in the landscaping section.

The requirement is for a new detached dwelling with detached garage and home office. The new development would utilise local materials and, where appropriate, reflect the architectural styles of surrounding properties. A semi-rural vernacular would best describe the sites location. The intended use of local materials will complement the variation of design surrounding the site.

4. Design Solutions

One of the key considerations for this scheme is to create a new, highly efficient, development that would make good use of the available land and blend in with the character of the surrounding area.

The character of Coad's Green is typical of a small Cornish village with most of the existing properties constructed of render or stone and most appear to have natural slate roofs.

The proposed new dwelling has been designed to continue with this theme whilst creating modern, yet traditionally designed addition to the village.

As such, the materials have also been chosen to reflect the local vernacular and adjacent listed building and will be clad in the following materials:-

- i. The walls feature a vertical cladding and stone. The mix of these materials is clearly shown on the submitted elevations.
- ii. The roofs will be natural slate.
- iii. The windows will be grey coloured timber casements on the main house and grey coloured UPVC on the garage and the home office.
- iv. The external doors will be grey timber on the main dwelling and grey UPVC on the garage and home office.

The use of these materials will ensure the property is in keeping with the immediate and wider area. It should be noted that all the materials proposed will be of a high quality to maintain the appearance of the development. The property will be subject to high quality robust detailing to maintain the quality finish over time.

Finally, the overall design of the dwelling will comply with Part M of the building regulations and has been prepared to take the best advantage of the outlook of the surrounding as well as to obviate any possibility of interference with the amenities of adjacent properties.

As previously mentioned, prior to the submission of the application, a larger scheme for 2 new dwellings with integral garages was approved. This application follows the theme in terms of design and appearance of the previous approval.

Planning Policy

The following section deals with relevant planning policy as detailed in the previous planning application.

Relevant key site constraints:

PROW - Public Right of Way ref. 528/22/1.

Site Planning History:

E1/2003/01731 Renewal of planning permission for the erection of detached dwelling with garage. Approved 12.09.03 (not built) Site and Context:

Relevant Planning Policies:

NORTH HILL NEIGHBOURHOOD DEVELOPMENT PLAN 2010 - 2030
(Made 26th October 2017):

H1. Location and scale of housing development

H3. Design of new housing and building conversions

Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016)

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial Strategy

Policy 2a key targets

Policy 3 Role and function of places

Policy 7 Housing in the countryside

Policy 8 Affordable housing

Policy 10 Managing viability

Policy 12 Design

Policy 13 Development standards

Policy 16 Health and wellbeing

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

Policy 27 Transport and accessibility

Policy 28 Infrastructure

National Planning Policy Framework 2019:

Section 1. Introduction

Section 2. Achieving sustainable development

Section 3. Plan-making

Section 4. Decision-making

Section 5. Delivering a sufficient supply of homes

Section 8. Promoting healthy and safe communities

Section 9. Promoting sustainable transport

Section 11. Making effective use of land

Section 12. Achieving well-designed places

Section 14. Meeting the challenge of climate change, flooding and coastal change

Section 15. Conserving and enhancing the natural environment

Planning Practice Guidance

Cornwall Design Guide 2013

Location of residential development:

The development plan for this area includes the Cornwall Local Plan 2016 (CLP) and more recently, the 'made' North Hill Neighbourhood Development Plan (NDP)

For the NDP area, Section 6 of the NDP states that 'The additional 18 dwellings identified by the pro-rata calculation as required to 2030 (by the CLP) can be met through community support for further small developments of housing to meet local need, providing the rural nature of the Parish is preserved'. Policy H1 (Location and scale of housing development) states that 'Small scale housing development, including self-build to meet local needs over the plan period will be permitted through: a) In Coads Green and North Hill, additional infill development and rounding off of up to ten dwellings in each village, on sites each of up to five dwellings in size'.

Policy 3 of the CLP provides support for rounding off and development of previously developed land within or immediately adjoining a settlement of a scale appropriate to its size and role. Policy 3 also supports infill development of a small gap in a continuously built up frontage (normally for one or two dwellings in terms of scale). Equally, Policy 21 of the CLP encourages the best use of sustainably located land with paras a) and b) requiring use of previously developed land (PDL) and use of despoiled, degraded, derelict and contaminated land not of high environmental/historic value.

Public Right of Way:

Other than the sign post identifying that a public footpath exists no evidence of the actual footpath can be found. It can only be assumed that no one has used the footpath for a very long time as existing outbuildings along the north west boundary appear to have been constructed many years ago.

As part of the development, the line of the old footpath will be diverted so that it does not go through the line of the existing dwelling. A new 1.8m high close boarded fence will be constructed along its length once again established the clear demarcation between site and PROW.

The diversion of the footpath was approved on the previous application.

i) **Use**

Residential

ii) **Amount/Density**

This application is a full submission for the erection of a new, 4 bedroom detached dwelling with detached garage and home office.

iii) **Layout**

The submitted Site Layout Plan (22-0209/SP1) identifies the layout of the proposed site.

The proposal ensures a good amount of amenity space is afforded to the new dwelling and home office as well as sufficient parking and turning facilities.

The orientation of the dwelling ensures no disturbance of the opposite dwelling takes place and care has been taken to ensure minimal over shadowing and loss of privacy occurs as is shown on the proposed elevations with the use of obscured glass on the first floor west facing bedrooms.

iv) **Scale and Appearance**

The scale of the proposed development has been kept appropriate to the local vernacular and to ensure correlation with other dwellings in the village and immediate area.

The proposal of a 1½ storey dwelling ensures the height of the dwelling is appropriate and is in context with surrounding properties, particularly, the single storey dwellings on the opposite side of the road.

We therefore consider the scale and footprint of the proposed development is in keeping with the surrounding context.

v) **Landscaping**

As already described, the north-west boundary with the agricultural field beyond is a mixture of hedgerow, fence and wall in varying degrees along its length. As previously mentioned, a public right of way (PROW) runs along the entire length of this boundary, however, its use seems to have discontinued as no evidence of use now exists.

As part of the development, the PROW will be diverted and its location identified by in the installation of a new 1.8m to 2.0m high close boarded fence along its length. This is identified on the proposed site plan. The existing boundary with the field beyond will be tidied and pruned where necessary but be kept as natural as possible.

The east boundary with the adjacent meadow, is defined by a Cornish hedge along its length. Sporadic tree growth exists along the whole length of the boundary.

To reduce urbanisation of the scheme this boundary will be left open to the field beyond with perhaps the introduction of a post and wire fence for the containment of pets.

The south boundary, with the adjacent carriageway, is also formed by a Cornish hedge. Sporadic tree growth exists along the whole length of the boundary. The existing access to the site are also within this boundary.

The new boundary to be created between the site and the existing dwelling, Sorrento, will be formed with a new Cornish Hedge along the entire length.

New hedgerows identified on the proposed site plan will be species rich as detailed in the accompanying Ecological Impact Assessment.

In addition to the new hedgerows, some new tree planting will take along the south boundary; again, to improve screening.

Finally, other than the patios and footpaths around the proposed dwelling, the sites will be laid to lawn. All landscape features are identified on the proposed site plan.

vi) **Performance (Sustainable and Environmental Approach)**

Sustainable and environmental concern is a key design driver of this development. The proposed development will be sustainable and environmentally friendly by adhering to the following:

1. The property will be heated by an Air Source Heat Pump thereby removing the properties reliance on fossil fuels.
2. A solar photovoltaic array will be installed on the south facing roof of the home office which will generate approximately 5.5Kw of electricity for the new dwelling. Battery storage may also be incorporated.

3. The property will be heated by an underfloor heating system allowing each room to be individually controlled and requiring less energy to heat the property.
4. The orientation of the proposed dwelling, whilst restricted by the site, has been carefully chosen to maximise both view and solar gain. Where appropriate, larger joinery items have been proposed to maximise solar gain.
5. High quality, double glazed windows and doors will help to reduce heating and energy consumption and prevent the release of considerable emissions of CO2.
6. The dwelling is provided with large areas of opening windows and doors to allow good natural ventilation.
7. The large areas of glazing prevent the need for artificial lighting during the daytime.
8. Solid construction to internal floors will provide a good level of thermal mass to the buildings, absorbing heat during the day and releasing latent heat during the night.
9. All light fittings will incorporate low energy lamps.
10. The overall design and construction will incorporate performance and disabled needs, as per the current building regulations.
11. An electric vehicle charging point will be provided on the new garage.

5. Access

Access to the new dwelling will be through the existing access further in the south boundary. This will be widened to accommodate the new dwellings. The widening will be solely to the west of the access to ensure no trees are affected by the widening.

Access to the new dwelling will be disabled friendly and fully compliant with the Part M of the building regulations. The intention is to provide a level hard surface ramped approach. Ideally this ramp will be formed as part of the footpath works and will be laid to run to the level threshold of the principle entrance door. The hard surface will be a minimum of 900mm wide with cross falls of no greater than 1 in 4. There will be a 1.2m long flat landing at the top and bottom of the ramp exclusive to any door or gate swing. For ramps up to 5m long, the maximum gradient will be 1 in 12, for ramps up to 10m long the gradient will be a maximum of 1 in 15. Internal arrangements within the dwelling will be fully compliant with Part M of the Building Regulations.

Means of escape from the dwelling will also be in accordance with the Building Regulations with sufficient space provided around the dwelling to afford easy dispersal in case of emergency.