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Lighting Statement

Site Address: 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW

Date: 4th May 2023

Revision: *

Proposed new dwellings to 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW

Introduction

This lighting statement has been prepared by Richard Tusic architect, for Mr Michael Rowley for his sole use in relation to 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW.

Lighting Statement

Applications which include flood lighting, significant amounts of external lighting or glass on elevations within an Area of outstanding Natural Beauty; Bodmin Moor and West Penwith International Dark Sky designations or the open Countryside, trigger the submission of a lighting statement.

Lighting statements are required to understand the impact of the predicted light spill on the character of the surrounding area.

Guidance is provided within the following documents:

Cornwall Area of Outstanding Natural Beauty information on Dark Skies in Cornwall.

Cornwall Council Dark Sky Guidance (this shows where designations are and also provides advice on lighting).

Planning Practice Guidance: Light Pollution

Design-led policy

An option which could be applied in all parishes would be to introduce design measures to reduce internal lighting spilling externally. Traditionally, this has been given limited consideration but there has been an appeal case in West Sussex which recognised the impact of light spill from a small domestic property with relatively large amounts of glazing on the character and tranquillity of the neighbouring South Downs National Park.

A design-led policy must be mindful of permitted development rights but can influence light spill in all other cases.

Suggested policy wording:

Proposals for development will be supported where it is demonstrated that, light spill from within buildings will be reduced by:

- (i) avoiding or recessing large areas of vertical fenestration;
- (ii) avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs; and
- (iii) within a site, locating and orientating development as sensitively as

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possible.

This approach will be more effective where permitted development rights are restricted i.e. in the Area of Outstanding Natural Beauty, World Heritage Site, conservation areas, Article 4 direction areas or due to certain planning conditions.

Design proposals

The current design proposals have been based on an extant planning permission for the site – PA20/10942. The new planning application has been submitted to address several issues in connection with the existing permission. It should be noted that the elevations, and areas of glazing as already approved, have not significantly changed.

The proposals do not have large areas of vertical fenestration, a limited number of roof lights, which would normally be permitted development, and there are no conservatories.

The units have been orientated to suit the original dwelling on the site, and the existing pattern of neighbouring residential units.

The new units are within an existing settlement, and surrounded by similar dwellings with various levels of artificial lighting. The new units will have a minimal impact on the dark night sky, considering the existing residential area they are located within.

