



Planning and Sustainable Development

Correspondence address Cornwall Council - Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
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www.cornwall.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Leyton

Surname

Lark

Company Name

N/A

Address

Address line 1

Aurigny

Address line 2

Trewartha

Address line 3

Veryan

Town/City

Truro

County

Country

United Kingdom

Postcode

TR2 5QJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Proposed replacement of the existing garage at Aurigny, Trewartha with a high specification double garage with kiln room and home office/study.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Cement board

Proposed materials and finishes:

Natural slate Solar tiles with a natural slate finish

Type:

Walls

Existing materials and finishes:

Single skin concrete block and render painted magnolia

Proposed materials and finishes:

Thermally insulated timber and concrete block system, to provide high thermal insulation finished in smooth white render

Type:

Windows

Existing materials and finishes:

single glass panes

Proposed materials and finishes:

Triple glazed to provide high thermal insulation

Type:

Doors

Existing materials and finishes:

Aluminium garage door and a wooden side door

Proposed materials and finishes:

New double garage door, High specification wooden doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

See: Householder Planning Pack and Design & Access Statement - Proposed Replacement Garage at Aurigny, Trewartha, Veryan, TR2 5QJ

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

See: Householder Planning Pack and Design & Access Statement - Proposed Replacement Garage at Aurigny, Trewartha, Veryan, TR2 5QJ

Will any trees or hedges need to be removed in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

The existing garage has a parking area in front of the garage door that is too short for a car to park squarely in front of it without encroaching onto the unmade road that is the main access road for other residents. This severely restricts the usefulness of the parking area and limits the number of vehicles that can be accommodated to one. The proposed scheme addresses this issue. See: Householder Planning Pack and Design & Access Statement - Proposed Replacement Garage at Aurigny, Trewartha, Veryan, TR2 5QJ

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

"Considerations:

Taking in to account the size of the plot and proposed building it is considered a reasonable scale. Should the application be approved, a condition would likely be imposed to ensure that there is no commercial use of from the site.

Given the previous concerns raised in PA19/04775 & PA20/08871 it would be advisable to provide a statement setting out the need for the proposed building. This should explain the proposed garages relationship with the with the existing structures and surrounding, the reasons for siting in its proposed location, and any other information felt to support the proposal. The impact on the AONB has to be addressed and minimised where possible.

Impact on the landscape -

The site lies in a visible position within the landscape due to its location at the edges of a small hamlet in open countryside with sporadic farming development surrounding the immediate area.

Policy 23 of the Cornwall Local Plan advises that development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance. And that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes.

The proposed garage is considered to be appropriate in the style and scale. The removal and replacement of the existing garage which has little merit, is likely to constitute a material improvement. This is due to the proposal being of a better standard and offering improved amenity to the host dwelling. The use of vernacular/local building style and colours will help blend the proposal in to its landscape and immediate surrounding. These include but are not limited to natural slate roof and rendered wall finishes. Careful design and material choice will be key in creating a proposal that fits within the surrounding and AONB.

Should an application be submitted it is considered that it should be accompanied by a landscape statement, detailing how the proposal has been designed to fit within its setting.....

Conclusion:

In summary I can advise that provided the proposal is supported by the additional documentation and suggestions advised above, including a landscape statement and a statement setting out the need, the proposal has the potential to achieve officer support. However, the Council reserves full judgement on the acceptability of the proposal until such time that an application is submitted."

See: Householder Planning Pack and Design & Access Statement - Proposed Replacement Garage at Aurigny, Trewartha, Veryan, TR2 5QJ

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Leyton

Surname

Lark

Declaration Date

17/04/2023

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Leyton Lark

Date

19/04/2023