

Addition of pitched roof and entrance porch canopy to existing flat-roofed side extension with changes to fenestration, and provision of a new vehicular access from highway to provide improved car parking and turning within the existing garden of the property at Higher Brooklands, Harrowbarrow, CALLINGTON PL17 8JN

for Mr Julian Potts

Application No. PA23/05167

1.0 INTRODUCTION

1.1 This application for householder planning permission comprises improvements to an unsightly single-storey extension on the west elevation of the house. In addition, a new access from the public highway is proposed, with a new parking and turning area introduced in the garden to the west of the house known as Higher Brooklands.

2.0 SITE AND USE

2.1 The application site lies to the immediate southern side of an unclassified rural road and is situated on the extreme eastern periphery of the settlement of Harrowbarrow in the parish of Calstock.

2.2 The unclassified rural highway adjoining the site forms the boundary of the Tamar Valley Mining District part of the UNESCO Cornwall and West Devon Mining Landscape World Heritage Site. The application site falls outside the WHS, but is visible from that designated land.

2.3 Higher Brooklands is a former farmhouse constructed in the late C19. It is arranged on a linear axis parallel with the highway.

2.4 The building is of rendered and/or colourwashed rubble construction under a pair of back to back apex roofs, finished with natural slate.

2.5 Unsightly C20 single-storey flat-roofed extensions have been added to the east and west elevations. On the southern side there is a lean-to conservatory of brown PVCu construction on a rendered masonry base.

2.6 A detached two-storey barn of stone construction under a part-hipped roof finished with natural slate is situated a few metres to the east of the main house. This barn has been utilised as an artist's studio and domestic store for many years.

2.7 The application site enclosed by the red line on the site plans has an area amounting to 1483m².

3.0 AMOUNT

3.1 The design proposals involve the following:

- a) Removal of existing glass-fibre flat roof coverings and fascias from the C20 single-storey side extension on the West Elevation.
- b) Construction of a new pitched roof with associated building-up of west gable. Roof to be of common rafter construction with integrated lean-to overhang on southern side to provide a covered access (open porch) to the dwelling. Roof to be finished with natural slate.

- c) Introduction of new sash window and external doorway in the west elevation of the main house.
- d) Amendments to fenestration on the existing single-storey side extension.
- e) Forming new vehicle and pedestrian gateway in existing boundary hedgebank to the west of the main house.
- f) Introduction of new timber gates and gateposts in the new opening in the hedgebank referred to above.
- g) Provision of new gravel hardstanding and footways within the garden of Higher Brooklands in order to provide adequate off-road parking for the dwelling.

4.0 DESIGN

- 4.1 The proposals for the replacement pitched roof utilise a timber structure, fascias and bargeboards under a naturally slated apex roof. The existing masonry walls of the extension will be built-up in rendered masonry to create the new west gable.
- 4.2 New timber gates will be installed to secure the property boundary following the creation of the new accessway from the public highway.
- 4.3 The new parking and turning area will be finished with aggregate chippings on a permeable sub-base.
- 4.4 Improvements to the biodiversity of the existing hedgebank will be undertaken as recommended by the project ecologist. In addition, a bird-nesting box will be added on the existing building.

5.0 ACCESS

- 5.1 The proposals improve access to the property and provide additional off-road parking for several vehicles.