

Montagu Town Planning Limited

PLANNING POLICY ASSESSMENT, TRANSPORT AND EXPLANATORY STATEMENT

**LAND AT SYCAMORE COTTAGE,
TREWINNARD ROAD,
PERRANWELL STATION**

APPLICATION FOR PLANNING PERMISSION FOR THE
PROPOSED ERECTION OF A DETACHED DOUBLE STOREY DWELLING
AND THE FORMATION OF A NEW VEHICULAR ACCESS

CLIENTS: MR & MRS M SHORT

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Montagu Town Planning Limited



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1. Introduction

- 1.1 This Statement has been prepared by Montagu Town Planning Ltd on behalf of Mr and Mrs M Short who own the application site.
- 1.2 This statement is submitted in support of a detailed planning application for the proposed erection of a detached double storey dwelling and the formation of a new vehicular access on the site.
- 1.3 A detailed consideration of the various planning policies is provided below. That said, it is considered that the development complies with the requirements of the Development Plan for the following reasons:

The proposal complies with Policy 3 of the Local Plan as the development will provide a detached dwelling on a site which forms part of the developed part of the village;

The site is located within the developed part of the settlement of Perramwell, as identified in Map 3 of the Perranarworthal Neighbourhood Plan 2021-2030 (PNDP);

The proposal is of a scale and appearance which will not result in any significant harm to the prevailing character of the area;

The proposal is designed such that it will not adversely impact upon the privacy and level of amenities enjoyed by the occupants of either the proposed development or on those of the neighbouring dwellings; and

A safe means of vehicular access can be provided to the site.

2. Site Description

- 2.1 The site comprises of a roughly rectangular shaped parcel of land at Sycamore Cottage that measures some 700 square metres in extent. With the exception of a glasshouse and raised patio the site is currently undeveloped and forms part of the garden to Sycamore Cottage.

- 2.2 A roadside hedge defines the northern boundary of the site. A further hedge and wall defines the eastern and southern boundaries of the site, respectively. There are dwellings located to either side of the application site. Agricultural land is located to the south of the application site.
- 2.3 The site is located on the southern side of Trewinnard Road. There are a range of houses located on either side of the road.
- 2.4 The character of the residential area within which the site is located comprises of a mixture of detached single and double storey houses set within well managed plots. The majority of these houses address the public highway. They all have vehicular access to the public highway. In respect of the houses located on the southern side of the public highway, due to their location adjacent to the highway and the size of the roadside hedges and walls, these houses can be easily seen from the highway. Houses on the northern side of the highway differ somewhat, as these houses are located further away from the highway, with significant vegetation which screens these houses from the highway and, as such, glimpses of these houses are achieved from the highway.
- 2.5 The site is not located within any national or local landscape designations. The application site is not located within the Conservation Area for the village, nor are there any Listed Buildings located adjacent or in close proximity to the site.

3. Application Proposal

- 3.1 As has been mentioned previously planning permission is sought for the proposed erection of a detached double storey dwelling and the formation of a new vehicular access on the site.
- 3.2 The extent of the application site (outlined in RED) is detailed on the Site Location Plan (Drawing No.P-01). This plan also shows the context of the application site, the

location of Sycamore Cottage, located to the west, Medecrest, located to the east and Trewinnard Road, located to the north.

- 3.3 The Existing Topographical Survey Plan (Drawing No. 230321/01) shows the existing boundary features which enclose the site, the adjoining dwellings, the roadside boundary hedge as well as the road.
- 3.4 The Proposed Block Plan (P-05) shows the location of the proposed dwelling on the site, as well as the location of the new vehicular access and the extent of the garden serving the proposal. The driveway and manoeuvring area to the front of the proposed dwelling will be surfaced with brick pavers.
- 3.5 Drawing No.P-03, details the floor plans of the proposed dwelling. The floor area of the proposed dwelling and integral garage will each measure some 174 square metres in extent. Internally, the accommodation comprises of an entrance hall, a cloak room, a utility room, an integral garage, an open plan kitchen/dining area, a separate lounge and a study/home office. At the first floor level there are 3 bedrooms, one en-suite bathroom and a family bathroom.
- 3.6 Drawing No.P-04, details the elevations of the proposed dwelling. Externally, the dwelling will be undercover of a pitched hipped slate roof, with external walls finished with a combination of painted smooth render at the ground floor level, with grey cement fibre boards at the first floor level. External doors will comprise of a composite front door, with grey aluminium door frames and double glazed units. Grey aluminium window frames and double glazed units are proposed. UPVC rainwater goods are proposed. An up-and-over garage door is also proposed.
- 3.7 Foul sewage will drain to the main sewer and run-off water will drain to on-site soakaways.
- 3.8 The following plans and documents are submitted as part of the application:

Dwg. No.P-01 - The Site Location Plan (scale 1:1250) and Block Plan (scale 1:500);

Dwg. No. 230321/01 - The Existing Topographical Survey Plan (scale 1:200);
Dwg. No.P-02 - The Constraints and Oppertunities Plan (NTS);
Dwg. No.P-03 - The Proposed Floor Plans (scale 1:100);
Dwg. No.P-04 - The Proposed Elevations (scale 1:100);
Dwg. No.P-05 - The Proposed Site Plan (scale 1:200);
A Design and Access Statement;
An Energy Statement undertaken by Energy Access; and
The Planning Policy Assessment, Transport and Explanatory Statement
compiled by Montagu Town Planning Ltd.

4. Transport Statement

- 4.1 The site is located within the developed part of the village and close to bus stops, which will allow access to public transport links. These bus stops are located to the east and to the west of the site. Access to these bus stops can be easily and safely achieved walking to and from the site. These busses can also provide access to Perranwell Station, located to the north.
- 4.2 A new vehicular access will be formed to serve the proposed dwelling, which will provide good visibility of oncoming traffic using the public highway. This access will also serve as a pedestrian access, which would help walking and cycling opportunities. The Proposed Block Plan shows that there is a large vehicle parking and turning area located to the front of the proposed dwelling. This space is also suitable for larger vehicles.

5. Planning Policy Context

- 5.1 The revised National Planning Policy Framework (NPPF) published in September 2023 provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the Development Plan unless material

considerations indicate otherwise in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

- 5.2 The introduction of the NPPF is a material consideration in planning decisions. The Development Plan for the Council covering this area of Perrenwall includes the adopted Cornwall Local Plan Strategic Policies 2010 - 2030.
- 5.3 The Perranarworthal Neighbourhood Development Plan 2022 has been made and now forms part of the Development Plan.
- 5.4 The proposed scheme has been considered against the following guidance and specific policies, provided below, and is considered to be in conformity with these policies, as detailed within Section 7 of this Statement.

National Planning Policy Framework (NPPF)

- 5.5 The following sections of the NPPF are considered to relate to the proposal, namely:

- Section 2 – Achieving Sustainable Development;
- Section 5 – Delivering a Sufficient Supply of Homes;
- Section 9 – Promoting Sustainable Transport;
- Section 11 – Making Effective Use of Land;
- Section 12 – Achieving Well-Designed Places;
- Section 15 – Conserving and Enhancing the Natural Environment.

Cornwall Local Plan Strategic Policies 2010-2030

- 5.6 The formal adoption of the Cornwall Local Plan is seen as a transition to a more positive and permissive set of guidance of which to assess planning applications and planning appeals against.
- 5.7 The following policies are considered to relate to the proposal, namely:

- Policy 1 – Presumption in favour of Sustainable Development;

Policy 2 – Spatial Strategy;
Policy 3 – Role and Function of Places;
Policy 12 – Design;
Policy 13 – Development Standards;
Policy 21 – Best Use of Land and Existing Buildings;
Policy 23 – Natural Environment; and
Policy 27 – Transport and Accessibility.

Perranarworthal Neighbourhood Plan 2022

5.8 The following policies are considered to relate to the proposal, namely:

Policy 1 – Location and Scape for new Housing Development;
Policy 12 – Trees, Cornish Hedges and Hedgerows; and
Policy 20 – Transport and Communications.

Climate Emergency DPD 2023

5.9 The following policies are considered to relate to the proposal, namely:

Policy C1 – Climate Change Principles;
Policy G1 – Green Infrastructure;
Policy T1 – Sustainable Transport;
Policy T2 – Parking; and
Policy SEC1 – Sustainable Energy and Construction.

6. Planning Assessment

Green Infrastructure

6.1 Policy G1 of the Climate Emergency DPD requires that green infrastructure should be central to the design of schemes. Development proposals will be expected, where appropriate to the scale and nature of the scheme, to meet with the following principles of green infrastructure design, namely, consider local landscape character,

incorporate sustainable drainage, conserve and enhance local distinctiveness and include the provision of bat and bird boxes and the use of bee bricks.

- 6.2 The proposal does not result in the significant loss of boundary landscaping. The provision of bee bricks, bat boxes and bird boxes can be introduced into the fabric of the proposed building. Run-off surface water will be drained into an on-site soakaway.
- 6.3 Policy 12 of the NDP requires that proposals demonstrate that they incorporate and retain trees, Cornish Hedges and hedgerows in order to improve biodiversity. Whilst a section of the roadside hedge is to be lost in order to provide the new vehicular access, a significant section of the roadside hedge is retained.
- 6.4 In light of the above mentioned, the proposal will comply with the requirements of Policy G1 of the Climate Emergency DPD and Policy 12 of the NDP.

Sustainable Energy and Construction

- 6.5 Policy SEC1 of the Climate Emergency DPD requires that residential development proposals will be required to achieve Net Zero Carbon and submit an Energy Statement, complying with the two criteria listed.
- 6.6 An Energy Statement has been compiled and demonstrates that compliance with the above mentioned policy is achieved in that the proposed development will be highly energy efficient (both passively and through the Low and Zero Carbon M&E). There is no off-set payment needed for the proposal, as the renewable energy generated meets with the policy targets.
- 6.7 In light of the above mentioned, the proposal will comply with the requirements of Policy SEC of the Climate Emergency DPD.

Principle of the Development

- 6.8 The NPPF recognises that planning policies and decisions should play an active role in guiding development towards sustainable solutions; however, in doing so should also take local circumstances into account, to reflect character, needs and

opportunities of each area (paragraph 9). It recognises overall that sustainable development has to be a balance of economic, environmental and social factors with no one factor being dominant. Paragraph 10 of the NPPF states that development should be considered in the context of the presumption in favour of sustainable development.

- 6.9 Policy 1 of the Cornwall Local Plan – Presumption in favour of sustainable development, states that *‘When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework’*. The Policy states further that *‘When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement’*. It is evident that when considering Policy 1 to the application proposal, the development proposal clearly accords with the criteria as set out.
- 6.10 The site is located in a sustainable location, within the developed part of the village. In this location the principal of the provision of new dwellings is accepted. Whilst the site is currently partially developed, the entire site is nevertheless located in a sustainable location and, as such this area of land is an underutilised space that could be used for an alternative use.
- 6.11 The proposed development will conform to Policy 2 through the provision of three new double storey dwellings all of which are well designed and of a high quality; the design of which demonstrates a cultural, physical and aesthetic understanding of its location.
- 6.12 The requirements of Policy 3 generally set out the Government’s advice to support small scale residential schemes suitable for local, or smaller builders.
- 6.13 Policy 1 of the NDP identifies the development boundaries of settlements within the Parish, Perranwell is specifically referred to. The Policy presumes in favour of supporting sustainable development on sites within the development boundaries, for

small scale infill development that respect the setting, scale, form and character of the settlement.

- 6.14 The site is boarded by other dwellings to either side, as well as a roadside hedge and a rear hedge/wall. The proposal will provide a single dwelling on this plot as part of an infill development.
- 6.15 In light of the above mentioned the development will comply with the requirements as set out in Policies 1, 2 and 3 of the CLP, Policy 1 of the NDP and the requirements of paragraphs 9 and 10 of the NPPF.

Impact Upon Residential Amenity

- 6.16 Section 12 of the NPPF relates to achieving well-designed places. Paragraph 127 of The Framework accepts that the need to secure high quality and inclusive design goes beyond aesthetic considerations, and this is clear from the high-quality design, which incorporates both traditional and modern elements resulting in a pleasing appearance.
- 6.17 As required in paragraphs 129 and 130 of the NPPF, the proposed development will add to the overall quality of the area for the lifetime of the development; create an attractive and comfortable place to live; optimise the potential of the site; respond to local character and reflect the local surroundings; use materials through innovative design and be visually attractive through considered architecture and landscaping.
- 6.18 Policy 12 of the Local Plan provides that development proposals will be judged against fundamental design principles of character; layout; movement; adaptability, inclusiveness, resilience and diversity; and process. The policy also requires that development proposals should protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing and overbearing impacts; and unreasonable noise and disturbance.
- 6.19 It is evident from the Proposed Site Plan the proposed development is located in such a manor so as to ensure that the dwelling is a suitable distance away from the neighbouring dwellings located to the north, east and to the west so as not to cause

any loss of privacy, overshadowing, or loss of light. The proposed dwelling has been designed and is located on the plot so as to ensure that it is of an appropriate massing and scale considering the existing residential development adjacent to the site.

- 6.20 The proposed design goes beyond simply the appearance and materials of buildings. It has been demonstrated that the overall form of development is entirely appropriate to the locality in its layout and form, responding in a considered and creative manner to site constraints. The reinforcement of local distinctiveness is an acceptable planning aim. The proposed design makes an effective use of land.
- 6.21 It has been demonstrated on the accompanying floor plans and elevations that the proposed dwelling is wholly suitable in terms of preserving and enhancing the essential character and appearance of the area. There is more than sufficient separation distance between the proposed and the existing houses so as to ensure that there is no loss of privacy or loss of natural daylight.
- 6.22 Window openings have been specifically designed in the elevations of the proposed dwellings such that they do not cause any loss of privacy between the occupants of the proposed house and the existing houses located surrounding the site. There is sufficient spaces between the existing dwellings and the proposed dwelling which is characteristic of development in the immediate area.
- 6.23 The design is representative of traditional shapes and takes design cues from similar forms of development located in the surrounding area. The proposal is clearly distinctive of good Cornish vernacular design. In addition, the accompanying proposed site plan demonstrates that the vehicle access and parking, and external amenity space will be appropriately and proportionately provided. Furthermore, given the existing boundary treatment between the proposed dwelling and the existing dwellings to the north, east and to the west this will ensure that privacy between the proposed and existing dwellings is both maintained and secured.
- 6.24 Externally, the proposed dwelling will be finished with a range of materials that are found within the immediate area, being a slate roof covering, a combination of smooth

painted render walls and grey cement fibre board cladding, alluminum windows and external doors and UPVC rainwater goods.

- 6.25 Taking all of the above mentioned into consideration, it is submitted that the proposed development will not harmfully affect the amenities of neighbouring occupiers in terms of overlooking, loss of privacy or overbearing in accordance with Policy 12 or the guidance within the Cornwall Design Guide.
- 6.26 Policy 13 of the Local Plan requires that all new development will be expected to provide sufficient, on- site open (or private amenity) space, car parking provision, and space for storage for domestic activities and recreation, as well as collection of waste, recycling and compostables.
- 6.27 Policy 20 of the NDP requires that new residential development provide adequate levels of off-road parking.
- 6.28 As demonstrated on the accompanying plans and drawings, the application site will provide a detached dwelling of high quality and in a manner, which complements its simple, functional form and appearance. The internal layout of the proposed dwelling has been referred to previously in detail. The Proposed Block Plan demonstrates that there is ample provision of functional external spaces which are sheltered and adequate car parking provisions which will serve the proposed dwelling. The amenity space is set in a location to the front, side and rear of the proposed dwelling, which will be screened by existing boundary hedges.
- 6.29 In conclusion, the Proposed Block Plan clearly demonstrates that adequate and suitable amenity space and car parking provision will be provided to serve the proposed dwellings. The proposed dwelling is specifically sited on the site so as to maximise solar gain. Storage for domestic activities and recreation will likely be achieved within the private amenity spaces provided serving the plot.
- 6.30 The proposal accords with the advice provided in section 12 of the NPPF, Policy 13 of the Local Plan and Policy 20 of the NDP.

Best Use of Land and Existing Buildings

- 6.31 In accordance with the requirements of paragraph 119 of the NPPF the proposed development would allow for the effective and efficient use of this site. The proposed density, as required by paragraph 124, is suitable for the settlement, taking into consideration the existing development and prevailing character within the settlement. The development provides a different type of housing, in order to meet the identified need.
- 6.32 Policy 21 of the Local Plan seeks to ensure the best use of land and existing buildings. The policy seeks to protect the best and most versatile agricultural land from development. The site comprises of underutilised parcel of land, which is located in a sustainable location. In addition to this, the proposed development is for the provision of one dwelling on a large parcel of land, which considering the density of the existing development, is of an appropriate scale and as such this proposal clearly demonstrates that the development complies with the requirements of this policy.

Natural Environment

- 6.33 Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 6.34 Policy 23 of the Local Plan seeks to sustain local distinctiveness and character and where possible to enhance the natural environment and assets.
- 6.35 Policy 12 of the NDP requires that proposals demonstrate that they incorporate and retain trees, Cornish Hedges and hedgerows in order to improve biodiversity.
- 6.36 As has been mentioned previously, the development will result in a loss of a section of the roadside hedge, in order to facilitate the new vehicular access. That said, the Proposed Site Plan demonstrates that a significant portion of the hedge will be retained nevertheless.

6.37 In light of the above mentioned it is considered that the development complies with the requirements of Policies 2 and 23 of the Local Plan, Policy 12 of the NDP as well as with the requirements of Paragraph 174 of the NPPF.

Impact Upon Highways

6.38 Section 9 of the NPPF relates to promoting sustainable transport. Policy 27 of the Local Plan relates to transport and accessibility. The policy requires the provision of safe and suitable access for all people and that the development should not cause a significantly adverse impact to the local or strategic road network. Furthermore, the policy requires that development be located so that the need to travel will be minimised and the use of sustainable transport modes can be maximised.

6.39 Policy T1 of the Climate Emergency SPD requires that development be designed and located in order to minimise the need to travel. The proposal is for a small-scale form of development, which will provide 1 new house suitable in scale in this sustainable location. As has been mentioned, bus stops are located to the east and to the west of the application site. The proposed parking provisions for the residential development meets with current policy guidance. Overall, the proposal will have a negligible impact upon the highway network.

6.40 Policy T2 of the Climate Emergency SPD and Policy 20 of the NDP requires that development should provide for suitable on-site parking. The development will provide a suitable amount of on-site parking for vehicles in relation to the size of the proposed dwelling. The proposed vehicular access is in a location which affords unobstructed views of other users of the highway and, therefore it is not considered that the existing access will introduce any highway safety issues.

6.41 Given the small scale form of development proposed and the modest increase in the volume of traffic from the application site and considering the sustainable location of the site, it is therefore considered that that there are no highway reasons for the Council to refuse to grant planning permission for the development as the proposal complies with the guidance provided in section 9 of the NPPF, Policy 27 of the Local

Plan, Policies T1 (Sustainable Transport) and T2(Parking) of the Climate Emergency DPD and Policy 20 of the NDP.

Sustainable Development

- 6.42 Paragraph 11 of the NPPF advises that at the heart of the NPPF is a presumption in favour of sustainable development. Where development proposals accord with the development plan, as this development does, it should be approved without delay.
- 6.43 It is considered that the proposal would contribute to an **economic** role through its contribution towards the local economy through employment during building operations and the purchase of materials. There will also be an economic benefit from the occupants of the new dwelling who will be using local services, such as shops, the schools and other facilities in the area, the income from which would help to support local services and increase the available income spend within the surrounding and wider areas. **Socially** the development would help meet the needs of the occupants of the houses by providing suitably sized well-designed dwelling which will not result in any demonstrable landscape, or visual impacts. With regard to the **environmental** objectives, the development represents an effective and efficient use of the application site. The design, massing and scale of the development will protect and enhance the character of the site and surrounding area. The proposed design and use of the range of local external natural materials protects and conserves the character and appearance of the area in which the site is located.

7. Conclusion

- 7.1 It is considered that this is an appropriate location for the development that is the subject of this application. The development accords with the guidance set out in paragraph 11 of the NPPF, which asserts the presumption in favour of sustainable development that is at the heart of the NPPF.
- 7.2 The NPPF establishes the case for making efficient use of land. From this, and together with the local policy, it is readily apparent that the proposed dwelling provided

on this adequately sized plot, will represent a scale and density of development that is appropriate, suitable and entirely satisfactory for this part of the town.

- 7.3 The proposal will allow a small-scale housing development of this site with 1 dwelling that is entirely appropriate in scale, design, form and appearance. The proposal complies with the Local Plan policy and Neighbourhood Development Plan Policy for small scale housing, with a quantity of development which is a scale that is entirely appropriate to the size and role of this part of the village.
- 7.4 The proposed dwelling will reflect traditional forms incorporating the use of external finished materials, which are prevalent in the area. The use of a palette of finished external materials that are present in the location will allow for the proposed development to integrate into the surrounding development. Considerate siting and appropriate design will avoid overlooking or privacy loss, overshadowing or overbearing impacts in respect of neighbouring dwellings. Given the size of the proposed garden serving the dwelling, any unreasonable noise or disturbance of existing neighbouring dwelling is also highly unlikely.
- 7.5 The proposed design acknowledges the constraints and opportunities provided by the site and represents good design, proportionate in scale, respecting the location within which the site is found and providing a high quality form of development with minimal impact on the natural environment.
- 7.6 Safe means of vehicular and pedestrian can be achieved.
- 7.7 The proposal is considered to comply with policies 1, 2, 3, 12, 13, 16, 21, 23 and 27 of the Cornwall Local Plan, as well as with Policies C1, T1, T2 and SEC1 of the Climate Change Emergency DPD and Policies 1, 12 and 20 of the Neighbourhood Development Plan through the provision of this dwelling, which will represent a form of development that is of appropriate scale and massing considering the context of the area. For all the reasons set out above, the proposal would not give rise to significant or demonstrable harm.

- 7.8 By reference to the relevant policies contained in the development plan, and considering all relevant material planning considerations, it is concluded that development the subject of this application is acceptable in all respects.
- 7.9 The proposal complies in all respects with the development plan for the purposes of Section S38(6) of the Planning and Compulsory Purchase Act 2004. Most particularly in terms of guidance contained in paragraph 11 of the NPPF and the policies, referred to above, in the Cornwall Local Plan, because the proposal is beneficial in social, economic and environmental terms and is therefore 'sustainable', planning permission should be granted without delay.