

October 2023



DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Refurbishment of existing 4 flats, demolition of existing non-original rear extensions, and construction of new extension to form 7 flats without compliance with condition 2 PA18/06615 for amendments to east facing balconies and second floor window dated 28 December 2018

The Old Post Office, Market Jew Street, Penzance, Cornwall. TR18 2LU

Prepared By Cornwall Planning Group

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1.0 Introduction

This planning application has been submitted to Cornwall Council in the form planning application under Section 73 of the Town and Country Planning Act 1990 referred to in consideration of this application on planning permission PA18/06615. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr D. Potter.

This application is submitted to:

- Vary condition 2 to alter the drawings.

Condition 2: The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning

Material Key Points of the Application Proposal

- The bay windows on the East elevation are proposed balconies with bi-folding doors.
- There is a proposed side window in the study on the second floor, South elevation.
- The proposed works are sensitively designed to a high standard.
- The host building is of traditionally vernacular. The proposed works lead to an enhancement to the immediate and surrounding area.
- The works will provide a higher quality of living standards to the proposed users, whilst improving the dwelling house living standards.
- The proposed works do not provide any visual impact or harm to any immediate neighbours.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

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 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 24 Historic environment

3.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

- The consideration should also be given that the area is highly sustainable and there is no requirement to provide on site parking in support of our application.
- The application site is well located to existing bus links, trains, public transport and facilities. It is anticipated that the applicants will require minimal use of private vehicles.
- The area contains various sustainable services that can be accessed by foot. These are traditional public house(s), school(s), shopping facilities, post offices and church. It is assumed the transport activities of the application site could be regarded as minimum reducing the carbon activities of the occupants.

4.0 Effects on Heritage Assets

Conservation Statement

The application site falls within a Conservation Area. Paragraph 16 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

We believe our proposal conforms to paragraphs 184 to 202 for the following reason as outlined below.

5.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- **Renewable Energy:** The proposed development could incorporate renewable energy sources such as solar panels and wind turbines to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable, or identified on the enclosed application drawings.
- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- **Biodiversity:** The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- **Water Conservation:** Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.
- The proposed dwelling in accordance with government legislation will have electric car charging points.

6.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.