

Design and Access Statement

32155 - Proposed 2no. walk-up apartments, inc. parking at land to south of 5 Mount View Terrace, Marazion, TR17 ODW

For: Mr. & Mrs. L.J. Farmer

Revision: / - 08.11.2023

Read in conjunction with:

OP01 - Floor, Location and Block Plans - Existing
OP02 - Indicative Location and Block Plans - Proposed
OP03 - Indicative Site Plan, Floor Plans and Elevations - Proposed
Planning application forms and documents



Project Description

Our Client is the owner of No. 5 Mount View Terrace, as well as the proposed site and 1 of the existing garages in the block of 2. Notice has been served to the owner of the adjacent garage in the block as part of this application.

The project involves removal of the existing structures on the proposed site, timber shed and single-storey flat roof double garage block and construction of 2no. walk-up apartments as well as a provision for 2no. replacement garages and parking.

Site Location

The site is located approximately 850m from Marazion Market Place to the North-East of the village and outside of the Marazion Conservation Area (ref: DCO183), South Coast Western Area of Outstanding Natural Beauty and Tregonning and Gwinear Mining District World Heritage Sites.

The site is situated within a residential area, and the plot is formed of the under-utilised front of 5 Mount View Terrace, Marazion with access is via. the uncategorised road named Trevenner Lane.

Existing dwellings at Mount View Terrace each have a rear garden and parking areas separately from this front land. Furthermore, a public footpath runs east-west between the plots and the dwellings they serve, providing an additional separation between the plots and their respective host dwellings.

The area is largely residential in character with residential dwellings fully surrounding the site. Mount View Terrace is relatively old in relation to the residential development to the south and west of the site. Mount View Terrace is believed to have been constructed in the early 1900's. Marazion Conservation Area is located to the south-west of the site approximately 190 metres away at its closest point.

The site currently acts as an additional garden to the host dwelling as well as providing parking and garage facilities. It is proposed to deliver a similar form to those recently approved at of No's. 1,3 and 4 Mount View Terrace.

There is currently no relevant planning history to the site.



Fig 1: Extract from Cornwall Council Interactive Map showing site location relative to Conservation Areas, AONB and World Heritage Sites.



Appearance

The proposed appearance is indicative as this matter is reserved; however, it has been shown that a development similar in appearance, form and materials to those previously approved in the locality is feasible within the proposed site.

Layout

A reserved matter, however, the application demonstrates that there is potential to provide 2no. 2B4P units compliant with Nationally Described Space Standards within the proposed site as well as private access and amenity space and parking. Additionally private access and parking to the host dwelling is maintained, as are garage and parking facilities for the owner of 1no. existing garage located on the site.

Scale

The proposal is for 2no. walk-up apartment as per indicative plans and elevations submitted as part of this application, however as a reserved matter the scale will be determined at the reserved matters stage.

It should be noted that with a proposed building footprint of 36% of the proposed site area vs. 39% for the approved development at No.1 Mount View Terrace and 36% for the approved development at No.4 Mount View Terrace, proposals as shown are at the lower end of the scale based on previous approvals.

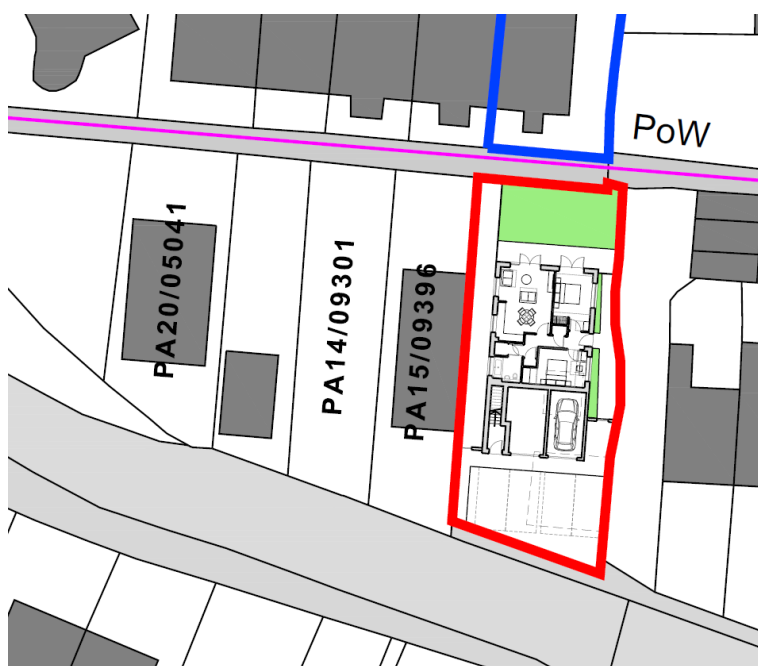


Fig 2: Block plan extract showing scale of proposal vs. similar approvals.



Access

Access is the only matter submitted for consideration under this application.

Each proposed dwelling will be provided with private entrance doors and parking for 1no. vehicle based on standard 2400mm x 4800mm parking bays. While also retaining parking and access for No.5 Mount View Terrace as shown on the submitted indicative site plan and allowing for separate ownership of 1no. garage and 1no. parking space by another party as per current scenario.

Like the existing situation, vehicular and pedestrian access is provided by the unclassified road named Trevenner Lane which has a speed limit of 20mph and is located off Trevenner Square. Visibility for vehicles emerging from the proposed site would be an improvement on the existing, due to the width of the plot and positioning of the structure being set back from the line of the existing garages.

Due to the location the site has great access to A Roads, with the A394 being just 0.7miles away and the A30 being 3.0 miles to the north east of the site.

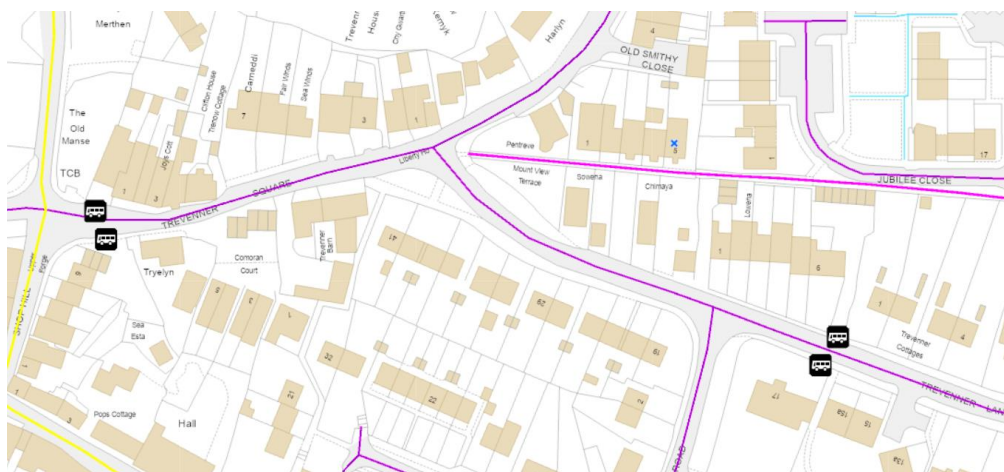


Fig 3: Extract from Cornwall Council Interactive Map showing local bus stops.

Planning Policies

The National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out the Governments planning policies for England and how these are to be applied. The NPPF replaces all previous national planning policy statements (except for PPS10).

The NPPF also has an impact on the weight given to policies within existing Local Plans. Planning policies from earlier Development Plans will be given weight according to their degree of consistency with the NPPF. As such, the policies of the plan will only be given weight if they accord with the NPPF. The starting point regarding planning policy is, therefore, the NPPF.



Paragraphs 1 to 6 provide the introduction to the NPPF, identifying that the NPPF is the Government's planning policy. Setting out the requirements of the planning process and providing a framework which constituents and their relevant councils can produce their own distinctive local and neighbourhood plans, which reflect the needs of the local communities. It sets out that all applications are required to be decided in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material in the decision-making process and the principal policy to consider where the development plan is out of date.

Paragraph 7 explains that the purpose of the planning process is to contribute to sustainable development. The document considers that there are three prongs to sustainable development: economic, social, and environmental all of which gives precedent to the need for the planning system to perform numerous mutually dependent roles.

The focus of the NPPF document is to support the growth of sustainable development, with ideology at the heart of the policies, it ultimately effects the plan-making and decision-taking of any new development.

Decision-Taking:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Plan-Making:

- all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The document seeks to establish a sustainable and fair decision-making process for Planning Approval, not only in ecological design but also design for communities.

Cornwall Local Plan – Strategic Policies 2010 – 2030

The Cornwall Local Plan revised in 2016, contains policies relevant to this proposal, they underpin the development and the ideologies we intend to abide by. The following policies are the most pertinent to our proposal;

Policy 1 - Presumption in favour of sustainable development

This policy broadly sets out the means of conforming with the Local Plan with reference to the criteria for sustainable development as set out in the NPPF.

Policy 2 - Spatial Strategy

Policy 2.1 states that all future developments must respect and enhance the quality of the local community. Our proposal aims to bring more social economic value to the area as well as respecting the location. Materials and style in accordance to the NPPF policy GD-2



Policy 2.2 also includes providing solutions to current and future issues, which we have addressed with the inclusion of Photovoltaic panels to the roof where practical.

The Western area of Probus sits outside of the main village, with fewer residential properties and greater areas of agricultural land and structures.

Policy 3 - Role and function of places

This sets out to define the roles and functions of places. The site must clearly relate to the established settlement and respect the character of the locality. Preference is given to site on previously developed land.

Policy 5 - Business and Tourism

While the purpose of the proposal is not for a commercial let, it will indirectly effect local economic growth via. the use of local businesses and materials to build the development. In turn increasing local job opportunities and allowing for 2No. new dwellings for residents, who will subsequently be investing into the local economy and businesses.

Policy 12 - Design

This sets out guidelines for the insurance of high quality design which is safe and distinctive. This is something which is an overarching theme with the design, encapsulating a modern development whilst incorporating local and high-quality materials. In further detail the build will also assist in the local economic growth of the area and consider not only the social sustainability of the proposal but also the environmental with consideration to materials and renewable energy.

Policy 13 - Development Standards

Development standards ensure that the building abides by safe regulations and that practical design is met. This policy underpins the design for our proposal and as such the inductive layouts submitted comply with Nationally Described Space Standards.

Policy 14 - Renewable and low carbon energy

This outlines the aims and objectives relating to low carbon technology, to be a green peninsula, resilient to rising energy costs and providing a strong response to climate change obligations. Related policies are designed to promote renewable and low carbon technology while addressing any adverse impacts, such as visual impact.

Proposals seek to include an area of Photovoltaic panels for electricity generation due to the rising cost of energy, potential supply issues and as a conscious effort to reduce the carbon footprint.

Policy 21 - Best use of land and existing buildings

This policy sets out to ensure the best use of land and is an element given significant consideration within the proposal as currently the land is underutilised. The proposal will provide sustainable local housing close to amenities.

Policy 27 - Transport and accessibility

States that All developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated. Compliance with this policy included within the proposals.



Conclusion:

The proposal will deliver a high-quality residential development to the Mount View Terrace / Trevenner Lane area of Marazion. The proposed development in line with planning policies 1, 2, 3, 5, 12, 13, 14, 21 and 27; as well as the NPPF having an overarching impact on the design.

The scheme will be in accordance with the adopted policies, but will also aim to deliver a strategic social economic growth for the area, with an underpinning prevalence to sustainable development.

The proposal demonstrates a fineness of design and construction that is in-keeping with the local community. Therefore, will be supported by the policies due to its consideration for retention of character for the district.

The evaluation of the design proposed is that the site is underdeveloped, as such proposals put forward would benefit the area and provide a scheme of high quality and sustainability.

