



## Conversion of existing garage to a holiday let

1 Black Cross, Newquay, TR8 4LU

### Travel Plan

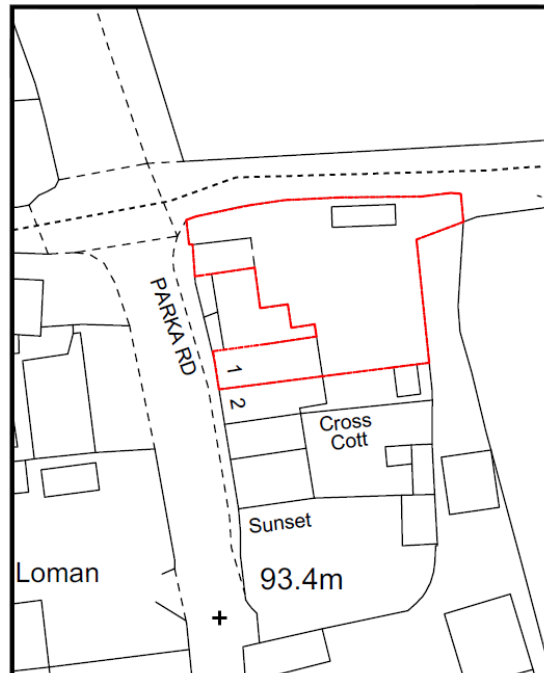
## Application Site

The application site is a terraced property with a detached garage. It is located in within St Ender Parish Council. The property is located at a crossroads, and fronts on to Park Road. It is closely located to the A39 and there is a bus stop turning area to the north of the site.

The garage is located to the north of the site measuring approximately 6 metres in depth and 3 metres width, it has a a ridge height of 4 metres and an eaves height of 2.4 metres.

The surrounding area has large green spaces and river valleys (Fal Rio, Truro and Falmouth). The site is not in a conservation area and is not a listed building.

**Figure 1: Site location plan**



## Proposal

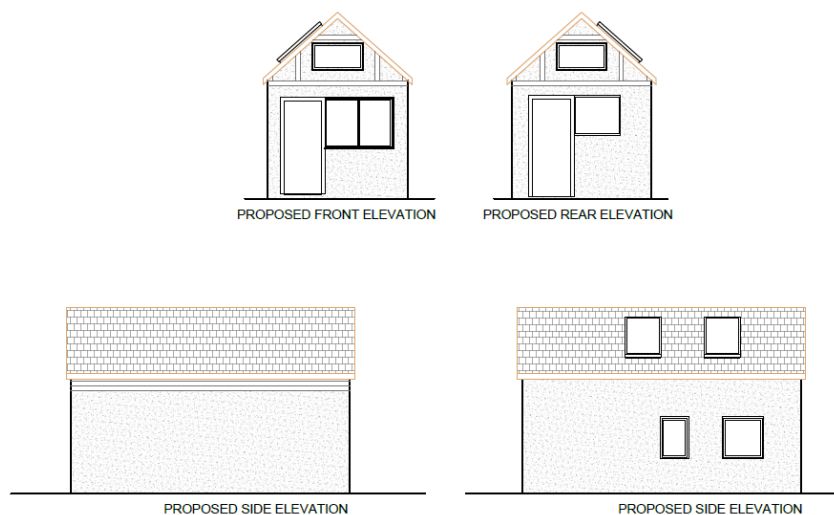
The application is seeking a to convert a detached garage into a holiday let.

Minor changes to the external appearance of the building are proposed. These will comprise the replacement of existing windows and doors to upgrade their security and thermal efficiency. The roof structure will also be replaced, this is currently felted but it will be replaced with tiles to improve the insulation of the building.

Internally the property will be upgraded, including the addition of a new showerroom.

There is sufficient space on the property for the parking of a number of cars, and a parking area will be allocated in front of the holiday let building for holidaymakers.

**Figure 2: Elevations**

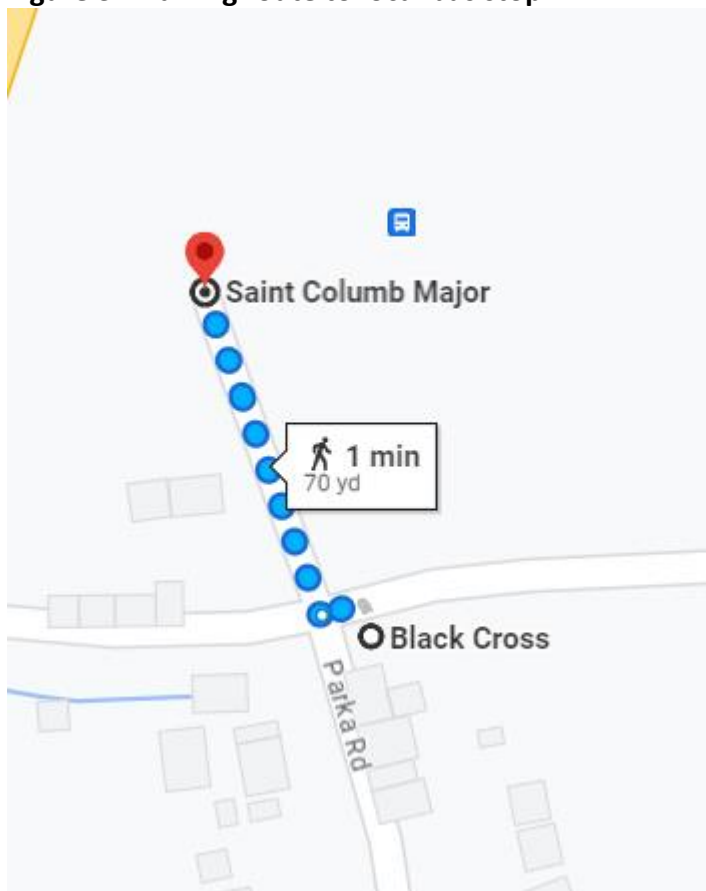


## Travel Statement

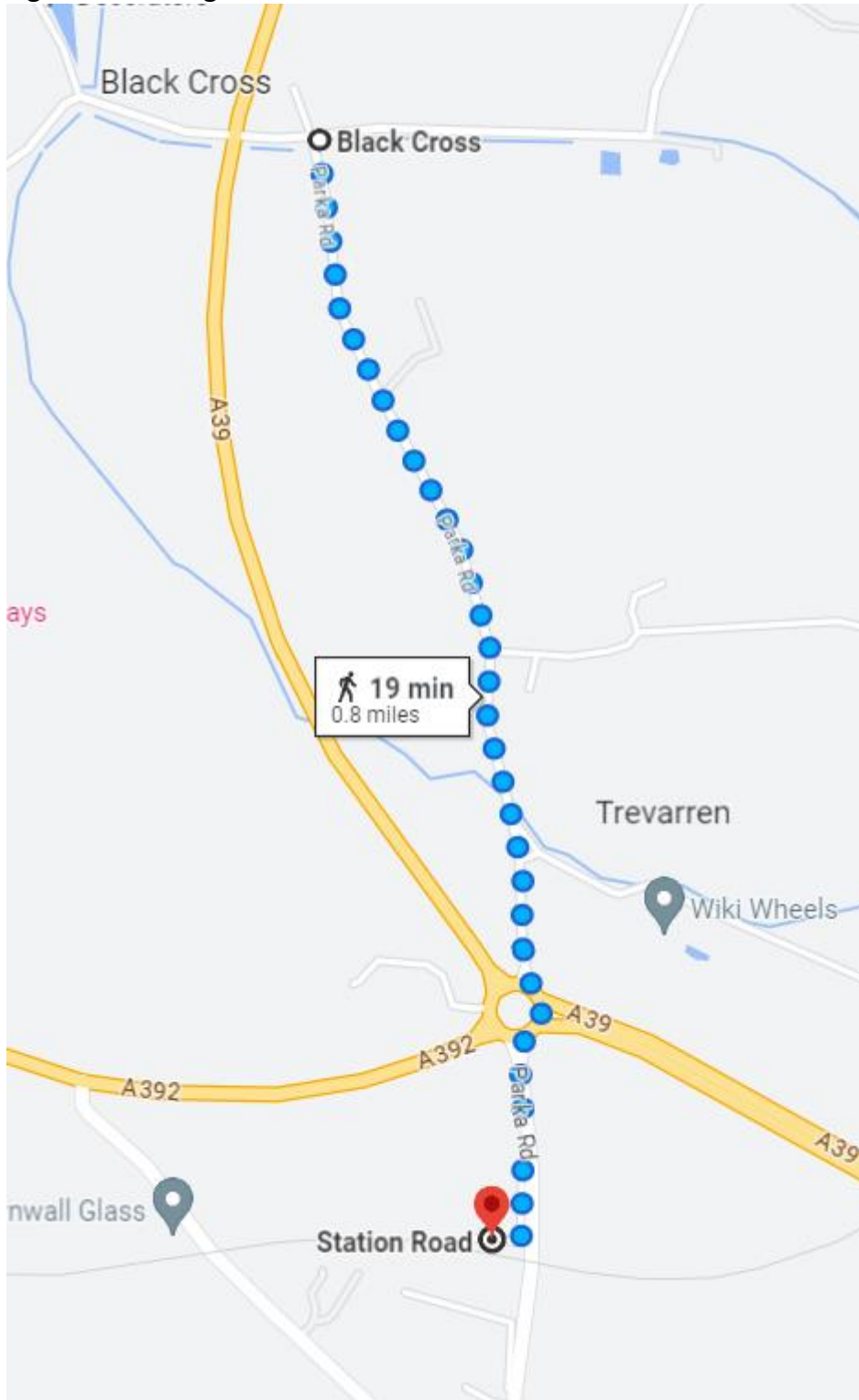
1 off-street parking space will be available for guests at the holiday let.

The site is within a short distance of public transport links, with local bus stops being less than a 10 minute walk away and St Columb Road station being less than a 20 minute walk away.

**Figure 3: Walking route to local bus stop**



**Figure 4: Walking route to local train station**



Active travel is supported by a number of local walking and cycling routes. Guests will be able to store bicycles in the private area outside of the holiday let within the curtilage of the dwelling.

Guests will be provided with details of public and active travel links on booking.

