



Conversion of existing garage to a holiday let

1 Black Cross, Newquay, TR8 4LU

Planning Statement

Introduction

Studio Charrette has been commissioned to prepare a full planning application for planning permission for the conversion of an existing garage to a holiday let at 1 Black Cross, Newquay, TR8 4LU.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location and block plan;
- Existing and proposed block plans;
- Existing and proposed elevations;
- Existing and proposed floor plans.

Figure 1: Site Photo



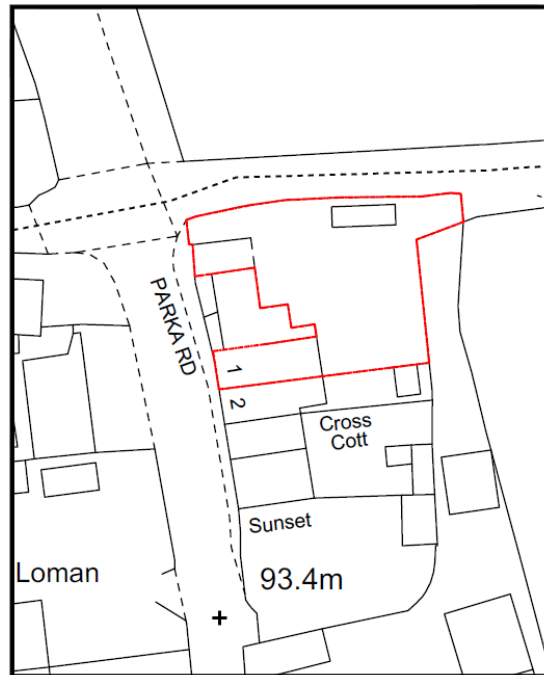
Application Site

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 2: Site Location Plan



Planning History

There have been no previous applications on the site. There are no planning conditions or obligations on the property to preclude the proposed development.

Proposal

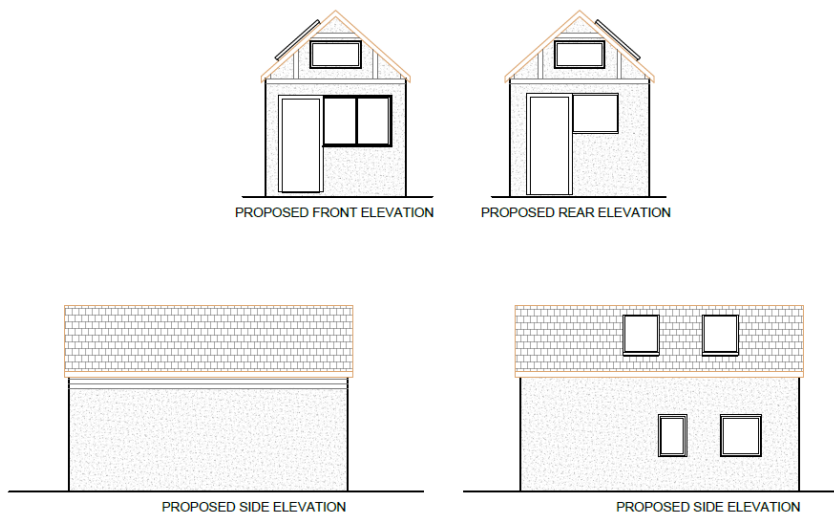
The application is seeking a to convert a detached garage into a holiday let.

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 3: Elevations



Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021)
National Planning Practice Guidance

Cornwall Local Plan Strategic Policies 2010-2030

- Policy 1 - Presumption in favour of sustainable development
- Policy 2 – Spatial strategy
- Policy 3- Role and function of places
- Policy 5- Business and Tourism
- Policy 12 - Design
- Policy 13- Development standards
- Policy 21 -Best use of land and existing buildings
- Policy 23- Natural Environment
- Policy 27- Transport and accessibility

North Cornwall Local Plan Part 1 and Part 2 (adopted 1999) saved policy ENV01- Protecting the Countryside and Landscape Character

Supplementary Planning Document

- Cornwall Design Guide 2013
- SUPCCDESIG - Cornwall Council - Design Guide for Domestic Alterations and Extensions to existing Dwellings
- Neighbourhood Plan

Policy Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is to convert an existing garage into a holiday let. The re-use of an existing building within a sustainable location, should be considered a sustainable development, in line with the NPPF.

The proposed development is for business and tourism purpose. Policy 5 states that business and tourism development should integrate well within the area and that the area is well served by public transport. The area has many leisure and tourism activities as a result of its proximity to different river valley. The site itself is within a short walk distance of a local bus stop and less than a 20minute walk from St Columb Road station. It is therefore an appropriate location for new tourism accommodation.

Due to its sustainable location and proposed work not detracting from the character and use of the site, the proposed use of the property and site will promote business and tourism within the location and also make efficient use of the site. This would provide a sustainable approach to accommodating growth, providing a well balance mixed of economic, social and environmental benefits. This is in accordance to Policy 2 and 3.

NPPF Paragraph 130 requires proposals to be of high-quality and to respect the development pattern, scale, height, massing, and the materials and appearance of the surrounding townscape. Policy 12 states that the Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic

character. The change of use from garage would not include any major changes to the property. There will be minor changes to the existing design as part of the proposal, and the overall massing will remain unchanged. It will therefore comply with Policy 13. The proposal would reflect the character and appearance of the surrounding. It would sustain the local distinctiveness and character, protect and enhance Cornwall's natural environment. The proposal accords with Policy 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030

The development in its nature scale and design will not impact on parking arrangement of the site, flooding or any other planning constraints. It sustains the local distinctiveness and character, protects and enhances Cornwall's natural environment and the proposal accords with policy 23 of the Cornwall Local Plan Strategic Policies 2010 – 2030, ENV01 North Cornwall Local Plan Part 1 and Part 2 (adopted 1999) saved policy, paragraphs 170 and 172 of the NPPF.

There are no neighbouring properties to the proposed development site and so it would not have any significant impact on any residential amenities in terms of overbearing relationships, noise, odour, overshadowing or overlooking. As such the proposal accords with Policy 12 (2) of the Cornwall Local Plan Strategic Policies 2010-2030

The site provides sufficient amenities and parking space. There are seasonal traffic around the site however the proposed development is minor and will not result in any harmful impacts on the local highways network. The site is accessible via public transport.

The conversion and use amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF.

Sustainable Design Statement

The Cornwall Climate Emergency DPD was recently adopted and sets out the Council's response to the climate and ecological emergencies. The proposed development at Wainies Brook responds positively to the policies set out in the DPD, providing a high quality, sustainable development. Here we demonstrate how the proposal responds to the key climate change principles:

Make the fullest possible contribution to minimising greenhouse gas emissions:

The proposal will result in the re-use of an existing building. The re-use of existing buildings, compared to demolition and construction of new buildings ensures the embodied carbon in the existing building will not be released.

Mitigate against and improve resilience to the effects of climate change:

The proposal will not result in the removal of any existing soft landscaping, hedges or trees. There will be no extensions to existing hardstanding or loss of permeable surface as a result of the proposed development.

Contribute positively to the health, wellbeing and resilience of our communities and the natural world:

The proposal will provide an idyllic retreat for visitors to the area, allowing people to experience the health and wellbeing benefits of this rural location. The provision of new tourism accommodation will also make a positive contribution to the local economy.

Use and reuse land efficiently:

The use of the existing garage as a holiday let will bring this site back into positive economic use and will support the local economy by providing local jobs and supporting the local tourism industry.

Contribute positively to environmental growth, protecting irreplaceable habitats and the integrity of ecosystems, restoring natural processes and strengthening nature recovery networks, and ensuring a net gain for biodiversity:

The proposal will not result in the loss of any natural environment.

Maximise the ability to make trips by public transport, sustainable and active modes of transport in all developments through careful design and mix of uses that actively support walking and cycling rather than car use for day to day living

The site is also 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. Furthermore, active travel is supported by a number of local walking and cycling routes. Guests will be provided with details of public and active travel links on booking.

Conserve and enhance our natural and historic environment and cultural heritage according to their international, national and local significance and increase built and natural environment distinctiveness through locally distinctive, high quality and sustainable design and multi-functional green infrastructure provision

The proposed development is for the re-use of an existing redundant domestic garage. No changes to the existing design or massing are proposed. It will therefore be an appropriate scale for the site and will not result in any harm to the character of the area.

Avoid or minimise light, water, air and noise pollution and improve or maintain air and water quality

The proposed development is minor in scale. It will not result in any harmful light, water, air or noise pollution.

Protect and enhance carbon storage in our natural environment

All existing trees, hedges and soft landscaping will be retained as part of the proposal.

Conclusion

Following a review of the relevant applicable policy and material considerations, it is our professional view that the development is in compliance with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidance of the NPPF.

Appendix

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RTPI

Chartered Town Planner

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Royal Institute of British Architects