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Supporting Statement including Heritage Statement

For
Permission in Principle (PiP) for a single dwelling

At
*St Ruan,
Tresahar Road,
Falmouth
TR11 4EE*

The Proposal and Site Context

This proposal is for a Permission in Principle (PiP) application in accordance with the Planning Practice Guidance (the PPG) and the Town and Country Planning (Permission in Principle) Order 2017. A PiP is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for the proposed development (first stage) from the technical detail (second stage). This application is for the first stage.

The proposal is for a new dwelling for the applicant to move into that will be more suitable for her future needs. The location for the dwelling is situated to the southern half of the large domestic curtilage associated with the detached dwelling St Ruan. Access to the parcel of land will be via a new vehicular entrance to the north-western corner of the site, adjacent to an existing entrance serving St Ruan itself. An existing domestic garage serving St Ruan will in part be removed to facilitate the site access, it is intended the remainder of the garage will be retained, as will be specified on a subsequent technical details stage (for note indicate plans submitted as part of this application show the potential replacement building).

The site falls towards the western edge of the Falmouth Conservation Area (the CA).

The Falmouth Cornwall and Scilly Urban Survey (the CSUS) identifies the property as falling in the '*modern extent*' of the historic development of Falmouth (figure 3 of the CSUS). The CSUS report also does not highlight the building or its grounds as representing '*surviving historic components*' (figure 5 of the CSUS).

The property post-dates the 1907 Ordnance Survey Second Edition surveys for the area and is first shown on the 1935 published OS Survey. The Survey mapping sets out that the property and its boundary walls to the north and to the west were constructed around the same time period as the property itself.

Assessment of the Proposal

Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 2 and 47 of the National Planning Policy Framework 2023 (the NPPF) dictate that '*applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.*'

The relevant development plan documents covering the area are the Cornwall Local Plan (the CLP), the Falmouth Neighbourhood Development Plan (the NDP) and the Climate Emergency Development Plan Document (the CEDPD).

The revised NPPF from 2023 represents a material consideration as it outlines through paragraph 218.

The Falmouth Conservation Area Appraisal (the FCA) and the CSUS, also are considered material in this case.

Principle

The application site evidently falls within the urban extent of Falmouth, with residential uses on all sides. Further, the site represents domestic curtilage, and therefore constitutes '*previously developed land*' in accordance with the definition in the NPPF Glossary.

Through Policy 3 of the CLP the criteria for the type and location of appropriate sites for new build market housing includes support for '*infilling*' within the built form of the settlement; '*small scale rounding off*'; and '*previously developed land within or adjoining settlements*' as supported by policy 3 of the CLP. Further, making '*Best use of land and existing buildings*' in sustainable locations is also supported by policy 21 of the CLP.

The site has an active frontage to the public highway to the east and is positioned between St Ruan to the north and the adjacent property no. 12 to the south. The proposal clearly represents the '*infilling*' of a small gap between a linear run of existing development. Further, the site is in domestic use, and is therefore '*previously developed land within or adjacent to settlements*' as per the criteria under policy 3 for '*previously developed land*' sites.

Further to the above, policy 21 of the CLP '*Best use of land and existing buildings*' sets out that to ensure the best use of land, encouragement will be given to suitably located proposals. This includes increasing building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land.

Thus, as the scale of the development is for a single dwelling, it is commensurate in scale with its surroundings whilst making for a more efficient use of this large site, the proposal therefore accords as a point of principle with policies 3 and 21 of the CLP.

Turning the NDP, Policy HR 3 explains that development proposals coming forward for housing development and mixed-use regeneration will be supported where they are at the highest appropriate densities, subject to a number of set criteria. Policy HR 4 of the NDP supports self-build developments, that amongst other factors, Incorporates the principles of the Building for Life 12 standard (or any successor schemes) and the Cornwall Design Guide. The proposal meets these objectives by increasing the density of the site utilising a large area of domestic garden space to provide for accommodation of the applicant that will be more suitable to her future needs.

Due to the siting amongst existing development, the active road frontage, the existing domestic use and the location within the settlement, the site is presented as an '*infill*' and '*previously developed land*' development in accordance with Policy 3 of the CLP. The proposal is also supported via Policy 21 c) of the CLP which encourages the use of '*Other development within a settlement*'.

As a consequence, it is clear that the development of the site is supported as a matter of principle with the aforementioned policies in the CLP and the NDP.

Effect Upon the Character and Appearance of the Area and the Falmouth CA

The site is already in domestic use and contains dwellings and built form to either side. The site has the ability to site a new build dwelling with associated garden and amenity space that is compatible with its surrounds. It is the applicant's intention to construct a low-level accessible dwelling that due to the established boundary enclosures of the site, will not be readily visible from public vantage points in any case.

Turning to the effects of the development on the CA, as set out at the start of this report, the building and the predominance of its enclosures date from C20 between 1907 to 1935. The CSUS does not identify the building or the site as having any particular historical significance, the building was also not locally listed through the NDP process. As a consequence, there is capacity for the site to accommodate change without prejudicing a heritage attribute that contributes to the CA. Further, due to the intention for a low-level design and the ability to assimilate an appropriate built form within the existing large domestic curtilage, the proposal would not prejudice the heritage features within the surrounding area.

As a result, it is submitted that the proposal is acceptable from a visual amenity perspective. It is in full accordance with design and landscape policies contained in the development plan, such as Policy 12 and 24 of the CLP, Policies DG1, DG2 and DG4 of the NDP, and the design policies contained within Sections 12 and 16 of the NPPF.

Residential amenity

the detail of the development will be brought forward through a subsequent second stage application. However, due to the size of the site, and its relationship with site boundaries and existing neighbouring properties, it is evident that any detailed proposal would not unduly result in loss of light, overbearing, overlooking or loss of views to the neighbouring residential uses. Further, the site would also provide for a good standard of outdoor amenity space for future occupiers reflective of plot sizes in the immediate vicinity.

As a consequence, the proposal will align with Paragraph 130 f) of the NPPF and the design and development standard Policies 12 and 13 contained within the CLP.

Green Infrastructure

All existing hedging and trees will be retained through the proposals. This is a matter that can be controlled via a subsequent second stage application.

Travel Plan and Accessibility

The site already has a vehicular entrance leading onto the highway to the north, and the proposed entrance will adjoin this existing entrance and will provide for a good standard of emerging visibility in either direction. The site also has the capacity to accommodate on-site parking and turning.

Thus, any subsequent second stage application will be acceptable in highway safety terms and will align with Policy 27 of the CLP and paragraph 111 of the NPPF.

Other material planning matters

The European Sites Mitigation SPD (the ESM SPD) was formally adopted by Cornwall Council in the Summer of 2021. It outlines that residential development within the '*Zones of Influence*' (The ZOI) of three different European Sites should now provide the necessary mitigation. The application site falls within the ZOI of the Falmouth and Helford Special Area of Conservation. As part of this submission a sum of £352 paid by the Owner to the Council to address the requirements of the policy stated above.

There are no other planning matters that are considered material in this case.

Conclusions

The development constitutes the sustainable development for which the CLP, the NDP, the CEDPD and the NPPF place a presumption in favour of. Therefore, the development should be approved.