

Application for Planning in Principle for the Erection of a  
Single Dwelling on land at Fairview Farm, Carnkie, Helston,  
Cornwall TR13 0DZ

# Design & Access Statement

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On behalf of:

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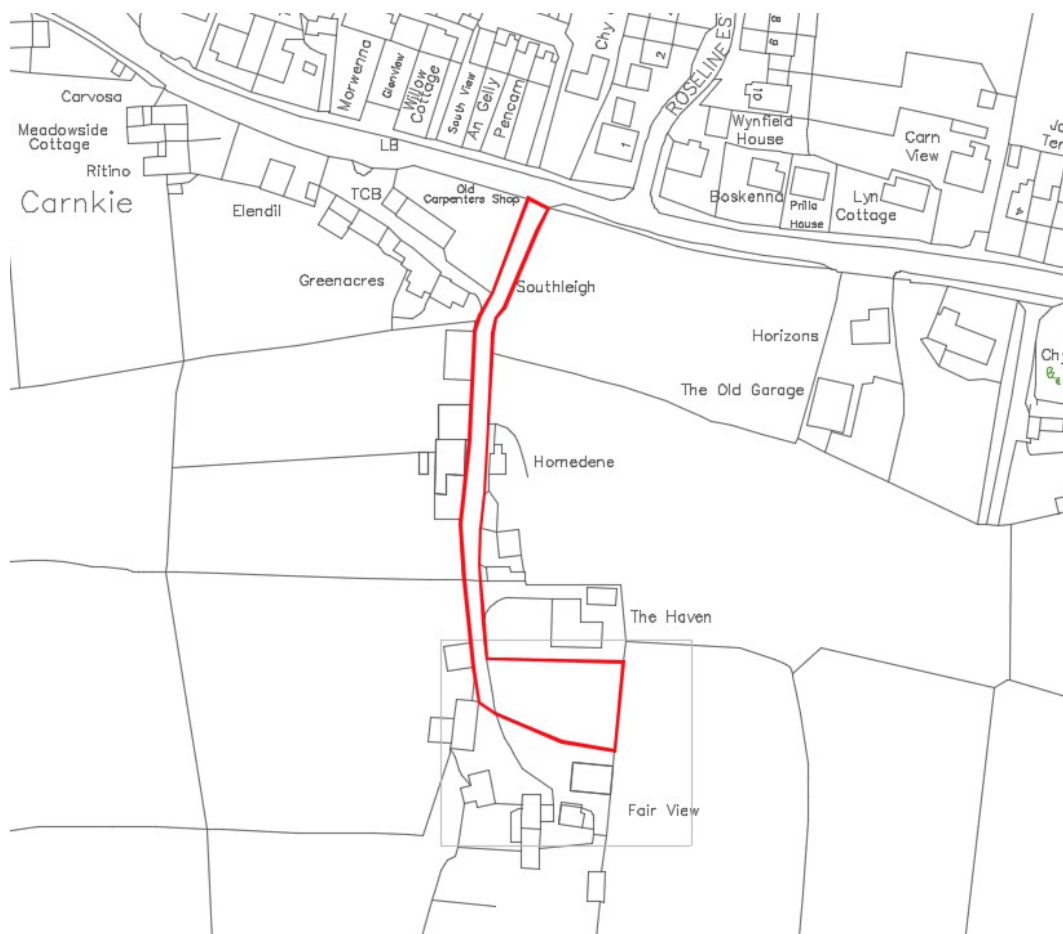
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## 1.0 Introduction

- 1.1 This Statement has been prepared in support of a Stage 1 Planning in Principle (PiP) application for a proposal comprising the erection of a detached property on an infill site situated between Fairview Farmhouse to the south and 'The Haven' immediately to the north. The application site lies within the established settlement of Carnkie in the rural parish of Wendron.
- 1.2 A 'PiP' is a type of planning permission targeted at housing-led developments which separates the consideration of matters of principle from the technical detail of the development.
- 1.3 As confirmed by National Planning Policy Guidance, the scope of a PiP application is limited to “location”, “land use” and “amount of development”.
- 1.4 This PiP application relates to the red edge application site boundary as defined by the submitted Location Plan, see extract below.

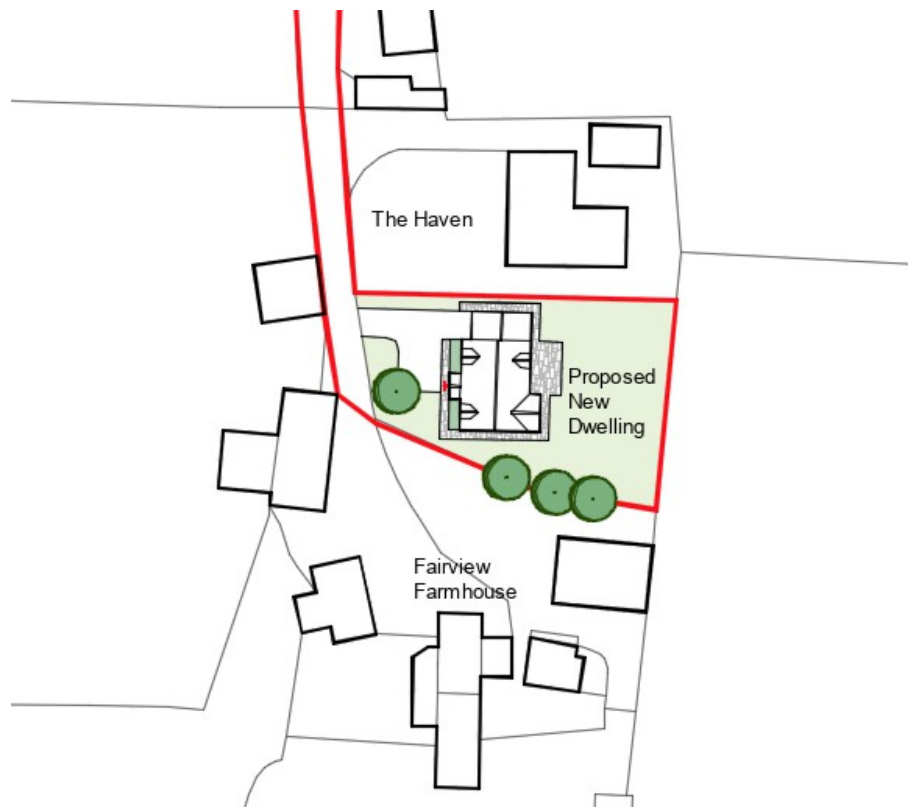


1.5 The site is not subject to any designations that would fall under Article 2(3) land, such as a Conservation Area, National Park, AONB, Wildlife Site or a World Heritage Site. The site does not lie within a Flood Zone.

## 2.0 The Proposals

2.1 This PiP application proposes a single dwelling to be erected on the site which will be accessed off the existing driveway via an existing gated access. The site is bordered by well established natural hedgerows which will be retained as will the significant scattered trees. The dwelling will front the access drive behind front gardens with on-site parking whilst private amenity spaces will be located in the rear of the site.

2.2 An indicative site layout drawing has been prepared to illustrate how the site might be developed with a new detached dwelling and an extract from this drawing is provided below.



### **3.0 Assessment of the Proposal**

3.1 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.’*

3.2 The development plan documents covering the area are the adopted Cornwall Local Plan 2016 (the CLP) the *‘made’* NDP and the Climate Emergency Development Plan Document (the CE DPD). The 2023 version of the NPPF represents a material consideration.

#### **Cornwall Local Plan**

3.3 Outside of the principal settlements, the CLP does not specify settlements that are suitable for new build market-led housing. Through paragraph 1.57 of the CLP, which falls within the preceding text to Policy 3 – Role and Function of Places of the CLP, it is explained that: “The majority of parishes that do not have a town or village named in Policy 3 can meet the remaining housing requirement through the following:

1. Existing sites with planning permission;
2. Infill;
3. Small scale rounding off;
4. The development of previously developed land within or adjoining settlements; and
5. Rural exceptions sites.”

3.4 Paragraph 1.64 also explains that outside of the mains towns and city in Cornwall *“development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities through windfall development, including infill sites and exceptions sites. Development should be of a scale and nature appropriate to the character, role and needs of the local community.”*

3.5 The Chief Planning Officer Advice Note (CPOAN) provides more detail on the Council’s interpretation of the application of Policy 3 and also Policy 21 c) and its supporting text.

3.6 In terms of the delivery of policy 3 of the CLP, the proposal falls under the criteria 2 as an “infill” site.

3.7 Criteria 2 – CPOAN states on “infill” as follows:

*“this is development that would fill a gap in an otherwise continuous frontage which would normally be a road frontage. The layout and density of the development should be in character with and similar to others in the continuous frontage. Development should not diminish a large gap that is considered important to the setting of the settlement.”*

3.8 The site has existing built development on two sides, Fairview Farmhouse to the south and 'The Haven' immediately to the north. The size and shape of the site will provide a logical completion of the settlement boundary in this location and the proposal will not visually extend building into the open countryside and is of a scale which is commensurate to the size of the village.

3.9 The proposal therefore fully aligns with the definition of 'infill' and is therefore a site in a suitable location in principle for accommodating new open market housing.



## **National Planning Policy Framework**

- 3.10 Reference is also made to the NPPF which through paragraph 79 states that *‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.’*

## **Wendron Parish Neighbourhood Development Plan**

- 3.11 The site falls within Wendron Parish. From a review of the Parish Council’s website, whilst it is evident work has advanced on a Neighbourhood Development Plan, (NDP) for the area, the document has yet to be formally adopted by the Local Planning Authority and therefore any emerging policies could be subject to challenge and change, therefore the document carries modest planning weight.

## **Principle**

- 3.12 The proposal is assessed principally against the CLP, the CEDPD and the NPPF. As a consequence, it is clear that the development of the site is supported as a matter of principle. The site is in a sustainable location, it is situated between existing residential dwellings and represents a single dwelling.
- 3.13 Should the LPA not agree that the site represents infill, and it is strongly felt that it should, reference is made to the definition of ‘Other development within a settlement’. This is “the development of land which does not entirely fit the definition of infilling (part of a continual frontage) or rounding of, but would be within the form and shape of that settlement”. This, it states, will be acceptable “where there would be no significant harm arising to social, environmental or economic considerations”.
- 3.14 It is not enough for the Council to feel that there would be harm – this has to be significant. It is felt that there is no real need to rely on this part of CLP Policy 3, but if the Council feels that the scheme does not represent infill, then its terms lend full support to this proposal.

## 4.0 Effect Upon the Character and Appearance of the Area

### Visual Impact

- 4.1 Policy 12 of the CLP refers to *'Design'* and requires through all new development that the area's distinctive character is maintained and the existing context is considered; that new development be of an appropriate scale, layout, height and mass with a clear understanding and response to its setting; and that development should provide continuity with the existing built form and respect the natural environment.
- 4.2 This approach is consistent with Section 12 of the NPPF, with Paragraph 130 requiring development to be *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'* and *'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).'*
- 4.3 The proposed dwelling will be designed so that it reflects the immediate vernacular utilising traditional materials. It will be of a form and scale which will be appropriate for the setting. As a result, it is submitted that the proposal has the potential to be acceptable from a visual amenity perspective in full accordance with Policy 12 of the CLP, Policy H6 of the NDP, and the design policies contained within Section 12 of the NPPF.

### Residential amenity

- 4.4 The NPPF through Paragraph 130 f) requires development to provide *'a high standard of amenity for existing and future users.'*
- 4.5 The proposal is provided within a large plot with the potential for a good standard of private outdoor living space. The outlook from the accommodation will be over private gardens and the access driveway leading to the site. Further through the massing of the proposal and separation distances from the adjacent dwelling, the proposal will not result in loss of light, overbearing, overlooking or loss of views to the neighbouring residential use.
- 4.6 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



4.7 As set out on the indicative plans, all existing hedging and boundary enclosures will be retained through the proposals. This aim will be fully demonstrated in the technical stage of the PiP process.

### **Travel Plan and Accessibility**

4.8 Policy 27 of the CLP requires that all new development 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.'*

4.9 Paragraph 111 of the NPPF outlines that *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*

4.10 The issue of highways and access generally will be fully assessed in the technical stage of the PiP process. However, as the site will be accessed via the existing entrance lane serving the adjacent property and parking and turning are provided within the site and there is a good standard of emerging visibility exiting from the site onto the public highway, the proposal is acceptable in highway safety terms and aligns with policy 27 of the CLP and paragraph 111 of the NPPF.

## **5.0 Conclusion**

5.1 This statement has shown how the proposals can be considered positively in policy terms as it involves infill development which is well related to the village of Carnkie. The application site is not seen in isolation and is in context with the adjoining built development and is ideally located for residential development being accessible by means other than a private vehicle.

5.2 Additionally, with the site being part of any established group of existing residential development, the addition of a further dwelling will not result in the proliferation of dwellings in a predominantly rural environment.

5.3 The proposals will deliver notable social, economic and environmental benefits in the context of development plan Policy 3 of the CLP which identifies PDL as suitable for housing.

5.4 The development makes use of a site in a sustainable location. There are no overriding concerns in relation to residential amenities or any other material planning considerations. The proposed development should therefore be supported in principle, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004 and being in accordance with the relevant policies of the NPPF and the CLP.