

## PLANNING NOTE

**FOR: SUBMISSION OF S73 APPLICATION**

**AT: WOOD FARM, REDRUTH ROAD, WENDRON, TR13 OPT**

**VERSION: 1**

### Introduction

A previous application for the conversion of three former agricultural barns to residential dwellings was approved in October 2020 reference **PA20/05684**, and subsequently a certificate of lawfulness ref: **PA23/0705** was granted which confirmed commencement of work in relation to PA20/05684.

CAD Heritage have been engaged to review the previously consented scheme and propose amendments to Plot (Barn) 1 only; reviewing the consented scheme to provide a better standard of accommodation and an enhancement to the appearance of the barn.

The approved scheme, inherited by the current Applicants, had some shortcomings – including areas of substandard accommodation with head height at 1.8m (approximately 6ft) and one bedroom not being accessible from within the barn – the only access to being via an old, external stone staircase not meeting modern Building Regulations requirement for everyday access. In general terms, the internal layout was not considered better suited to occasional or holiday-let use, rather than practical every day family living.

The revised proposal provides a well-proportioned and high-quality family home, satisfying all relevant Building Regulation requirements, whilst retaining the spirit and conversion character of the original application.

The applicants have undertaken pre-application discussions with both the Local Member and the Planning Department (PA23/00863/PREAPP). The Pre-app Planning Officer, who was also the case officer for PA20/05684, has advised that, subject to the provision of certain details, that the revised proposals for Plot 1 offer an enhancement over the previous design. The application has been made on this basis.

### Proposal

The Pre-app Planning Officer has confirmed the proposal can be submitted under Section 73, varying Condition No. 2 of PA20/05684, relating to the approved plans. This application seeks to substitute plans for Plot 1 only, including a change to the size of the curtilage of Plot 1, with confirmed boundary treatments for Plot 1 and its division with Plot 2, but with the overall proposal remaining within the approved red line.

As a Section 73 application is a fresh application, there is an opportunity to review existing conditions.

Condition 3 of PA20/05684 related to the boundary treatments of each Barn. As the boundary treatments for Plot 1 are now covered within the revised proposals for Plot 1, the new application includes the re-wording of Condition 3 to cover the boundaries of Plots 2 and 3 only.

### Planning Issues

The changes to the design of Plot 1 have considered the requirements of Policy 12 (Design) of the Cornwall Local Plan Strategic Policies 2010-2030, together with design advice within the Cornwall Design Guide 2021, the Chief Planning Officer Advice Note: Good Design in Cornwall, and Section 12 of the National Planning Policy Framework. It is recognised that the Wendron NDP is at very early stages of preparation.

The proposed design changes deliver a visual enhancement to the building, and to the wider setting, which reflect local distinctiveness.

The drawings provide details relating to the stonework proposed; so that it can be matched in with the existing stonework, together with details of the balcony and stairs leading to the first floor.

Bearing in mind the fall-back position, the application proposes a scheme which provides a higher standard of accommodation and an overall enhancement to the farm complex.

The proposals are of an appropriate scale, layout, and height, with suitable materials, which respond sensitively to its rural setting.

### Approved Plans Substitution + Additional Drawings

For the avoidance of doubt, the submitted application seeks the following drawing substitutions:

Previously approved, to be removed from approved plans list	Proposed Substitution	Comment
Site/location Plan 1146.01 received 08/07/20	3203-1-003	Revised to show adjoining land in ownership of new Applicant via blue line.
Block Plan 1146.11 received 08/07/20	3203-3-001	Revised to show adjoining land in ownership of new Applicant via blue line. Revised to show amended plot-division boundary positions between Barns 1 & 2
Proposed 1146.12 received 08/07/20	3203-3-100-A	Revised as proposed floor plans for Barn 1 shown on drawing 3203-3-100
Proposed 1146.13 received 08/07/20	3203-3-201-A	Revised as-proposed South and West elevations for Barn 1 shown on drawing 3203-3-201-A
Proposed 1146.14 received 08/07/20	3203-3-200-A	Revised as-proposed North and East elevations for Barn 1 shown on drawing 3203-3-200-A

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For and on behalf of CAD Architects Ltd.