



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Remodelling work to site including the provision of an additional storey including permission to use site as dwelling(retrospective) at: White House, Chywoone Hill, Newlyn, TR18 5AR

Planning Statement

Written and prepared by Planning By Design

Application

Planning By Design (**The agent**) has been instructed to prepare and submit a planning application to Cornwall Council (**the Planning Authority**) for the Remodelling work to site including the provision of an additional storey (retrospective) (**The Development**) at: White House, Chywoone Hill, Newlyn, TR18 5AR (**the Site Location**). The following Planning Statement has been constructed in support of this planning submission and seeks to demonstrate how the development is compliant from a planning policy perspective and in line with the context of the local area.



Figure 1: Site location plan (not to scale, see plans)

The development

The nature and provision of this householder planning application comes following enforcement investigation made by the councils enforcement department at the site address following redevelopment works at White House, Chione Hill, Newlyn, TR18 5AR, which have been carried out from December 2022 to now. The works have on site refurbishment works

including the provision of new external timber cladding along with the provision of an additional story as per the supplied planning drawings and designs. At the time of development, the applicant and construction contractor were not aware that the proposed works would be in breach of planning control and the provision of this application seeks to retain all development work that has been previously carried out. Historically, two units at the site were considered to be one dwelling with the site location being considered as an ancillary annex. Following the provision of on site development works, permission is requested to use the site as a self contained dwelling.



Figure 2: Existing (As built elevations) (not to scale see planning drawings and designs)

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

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Cornwall Local Plan Strategic Policies 2010-2030;
- Cornwall Design Guide 2021

National Planning Policy Framework (NPPF)

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.

Analysis: *The proposed development represents sustainable development in line with the NPPF as it will deliver clear social, environmental and economic benefits to the applicant and wider area.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Analysis: *As highlighted through the supplied planning drawings and designs, the proposal will not result in any change to the areas existing landscape character thanks to the provision of significant screening measures through natural landscape features which will hide the development from direct public viewing.*

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

Cornwall Local Plan Strategic Policies 2010 - 2030

The Local Plan (the Plan) sets out our main planning approach and policies for Cornwall. Further details including allocations are provided by additional Local Plan and Supplementary Planning Documents

Policy 2 – Spatial Strategy:

New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development. Overall, development should seek to meet the following objectives of the Plan for Cornwall:

1. Respecting and enhancing quality of place: Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;
- b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;
- c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;
- d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.

Analysis: *The proposal is compliant with Policy 2 of the Cornwall Local Plan as the development will not result in any detrimental impact to the existing landscape character of this area by way of visual impact due to the presence of significant screening measures available around the site boundaries by way of natural and built landscape features.*

Policy 12 – Design

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. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:
 - a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and
 - b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and
 - c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and
 - d. adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses; and
 - e. engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.

2. In addition development proposals should protect individuals and property from:
 - a. overlooking and unreasonable loss of privacy; and
 - b. overshadowing and overbearing impacts; and
 - c. unreasonable noise and disturbance

3. For larger developments a balance needs to be achieved between private, semi-private and public open space, which includes allotments, sports facilities, children's

play area provision and natural open space provision. The Council will seek the provision of larger areas of multifunctional green space rather than multiple smaller areas as appropriate in larger developments.

Analysis: *This proposed development is compliant with policy 12 of the council's local plan as it will not result in any overlooking, loss of privacy, overshadowing or any noise or disturbance thanks to the site's strategic position. Should the council have any concerns in this regard, the applicant is however willing to implement mitigation measures if required.*

Conclusion

In considering this application, it is hoped that the Planning Authority recognize that the development has been designed and scaled appropriately, in line with the existing property and areas surrounding streetscape. Over the past number of years, the surrounding area has been subject to a variety of applications to secure planning consent for larger proposals, which can be seen to have enjoyed a high rate of return, in the form of planning approval. This provides this proposal with a strong precedent for development which and promotes the justification that this proposal at the site is as acceptable in principle. While all on site works have been carried out prior to the acquisition of planning permission, it is hoped that the council recognize that all works have been carried out to a high standard and high quality finish as advocated by national and local planning policy, as well as the council's supplementary design guidance.

Should the Planning Department or any council consultees raise any concerns with any aspect of the proposal, Planning By Design welcome the opportunity to discuss this proposal prior to the release of any formal planning decision.

