



## Regulatory Service – Development Management

**Correspondence address** Cornwall Council - Planning, New County Hall, Treyew Road, Truro, TR1 3AY  
**Telephone** 0300 1234 151 | **Email** [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Demelza

Surname

Carey

Company Name

### Address

Address line 1

The Meadows

Address line 2

Brill

Address line 3

Constantine

Town/City

Falmouth

County

Cornwall

Country

United Kingdom

Postcode

TR11 5QA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

400.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Demolition of existing two bedroom bungalow and construction of new two storey dwelling

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Residential Dwelling

Is the site currently vacant?

Yes

No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Timber Cladding and White Render

**Proposed materials and finishes:**

Locally sourced stone and white render

**Type:**

Roof

**Existing materials and finishes:**

Natural Slate

**Proposed materials and finishes:**

Natural slate with concrete ridge tiles

**Type:**

Windows

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

Grey Powder Coated Aluminium with triple glazing

**Type:**

Doors

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

Grey Powder Coated Aluminium with Triple Glazing

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Natural Stone Walls

**Proposed materials and finishes:**

Natural Stone Walls

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Concrete

**Proposed materials and finishes:**

Bitmac or Brick Paving

**Type:**

Lighting

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

n/a

**Type:**

Other

**Other (please specify):**

Rainwater Goods

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

Dark Grey UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Location Plan  
Existing & Proposed Floor Plans  
Existing & Proposed Site Levels  
Existing & Proposed Elevations  
Proposed Site Plan  
Landscape Proposals  
D&A Statement

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Proposed Site Plan PR001, Proposed Site Levels PR002 & Landscape Proposals PR006

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

3

### Total proposed (including spaces retained):

3

### Difference in spaces:

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course



Soakaway

Main sewer

Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Self-build and Custom Build

Please specify each type of housing and number of units proposed

|                                |
|--------------------------------|
| <b>Housing Type:</b><br>Houses |
| <b>1 Bedroom:</b><br>0         |
| <b>2 Bedroom:</b><br>0         |
| <b>3 Bedroom:</b><br>0         |
| <b>4+ Bedroom:</b><br>1        |
| <b>Unknown Bedroom:</b><br>0   |
| <b>Total:</b><br>1             |

|   |                                |                                |                                |                                |                                |                                |
|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <b>Proposed Self-build and Custom Housing Category Totals</b> | 1 Bedroom Total                | 2 Bedroom Total                | 3 Bedroom Total                | 4+ Bedroom Total               | Unknown Bedroom Total          | Total                          |
|   | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="1"/> | <input type="text" value="0"/> | <input type="text" value="1"/> |

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Self-build and Custom Build

Please specify each existing type of housing and number of units on the site

|                                |
|--------------------------------|
| <b>Housing Type:</b><br>Houses |
| <b>1 Bedroom:</b><br>0         |
| <b>2 Bedroom:</b><br>1         |
| <b>3 Bedroom:</b><br>0         |
| <b>4+ Bedroom:</b><br>0        |
| <b>Unknown Bedroom:</b><br>0   |
| <b>Total:</b><br>1             |

**Existing Self-build and Custom****Housing Category Totals**

| 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4+ Bedroom | Unknown | Total |
|-----------------|-----------------|-----------------|------------|---------|-------|
| 0               | 1               | 0               | 0          | 0       | 1     |

**Totals**

|   |   |
|---|---|
| Total proposed residential units            | 1 |
| Total existing residential units            | 1 |
| Total net gain or loss of residential units | 0 |

**All Types of Development: Non-Residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

**Employment**

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

**Hours of Opening**

Are Hours of Opening relevant to this proposal?

- Yes  
 No

**Industrial or Commercial Processes and Machinery**

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

PA23/01142/PREAPP

Date (must be pre-application submission)

17/11/2023

Details of the pre-application advice received

In relation to the amended design, in general, the proposed alternative suggested is considered a significant improvement. While there is a range of forms of property in the near vicinity to the application site, the form and material finish generally remains of fairly consistent, traditional Cornish style (with dual pitched roofs, stone and slate finishes evident, as well as render). The proposed property would be perceived as a prominent unit, marking the gateway to the rural settlement. It is therefore considered appropriate that the revised design follows a more traditional design. This is effectively displayed through the hipped, dual pitched roof with indicated stonework finish. Such an option takes cue from adjacent properties and would also be considered a high-quality finish, offering opportunity to significantly improve the quality of design in the area - particularly comparative to the existing unit. It is therefore considered the amended elevation supplied would suggest accordance to policy 12 of the CLP in respect of design.

Notwithstanding the above, full plans demonstrating site layout have not been supplied, it is not therefore entirely clear how the dwelling would be accommodated on the plot or how it may relate to surrounding units. The adjacent unit to the south-west appears reasonably high relative to ground level for a two-storey unit. The proposed property, it is advised, should be of a scale and level such that eaves and ridge heights are lower than this existing adjacent unit (thereby offering a more gradual introduction to development from the countryside and appearing to move with the natural topography). While the plot is of reasonable size, the previous proposal took up much of the plot, leaving only modest amenity space. It is considered the available amenity space remaining would likely be sufficient, however, there are features on the existing plot which are considered to contribute to the existing semi-rural character. Of note, there are stone boundary features at present. These are considered of value, being a consistent boundary option in rural settlements such as this and should be retained in the event of a full re-submission. It is unclear how this may impact upon levels within the site. It is also advised that opportunities should be sought to retain existing landscaping around the site and enhance soft landscaping if possible (based on the location of existing mature trees in the vicinity, it is not considered this is likely to be of concern).

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

## Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Paul

Surname

Gendall

Declaration Date

29/11/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Gendall

Date

2023/11/29