

DESIGN ACCESS STATEMENT

9 GRESHAM CLOSE
NEWQUAY
TR7 2LF

PROPOSED DEMOLITION OF EXISTING GARAGE, CONSTRUCTION OF GAMES ROOM & NEW GARAGE

SEPTEMBER 2023

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EXECUTIVE SUMMARY

This document supports the application to replace the existing garage with a games room/gym and construct a replacement garage with associated landscaping.

The statement should be read in conjunction with the following documents attached to the application:

- Application Form

Given that the principle of development has been established with the existing dwelling, the proposed extension is considered to be consistent with policies contained within the Cornwall Local Plan and NPPF.

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EXISTING SITE

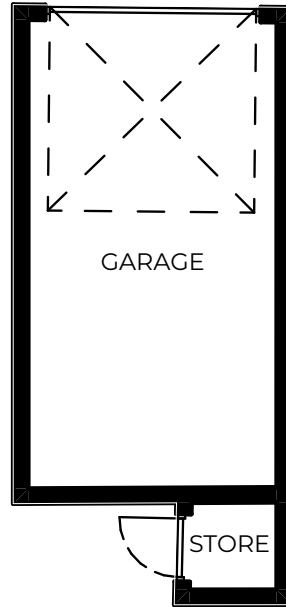
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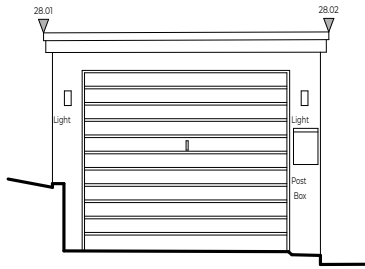
LOCATION PLAN



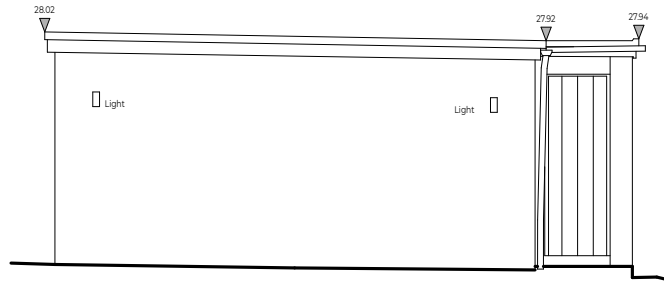
GOOGLE MAP IMAGE



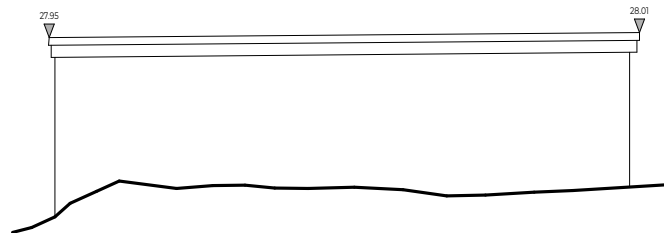
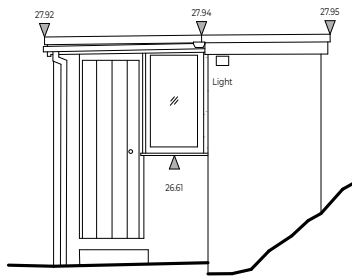
9 GRESHAM CLOSE | EXISTING ELEVATIONS



NORTH ELEVATION
1:50



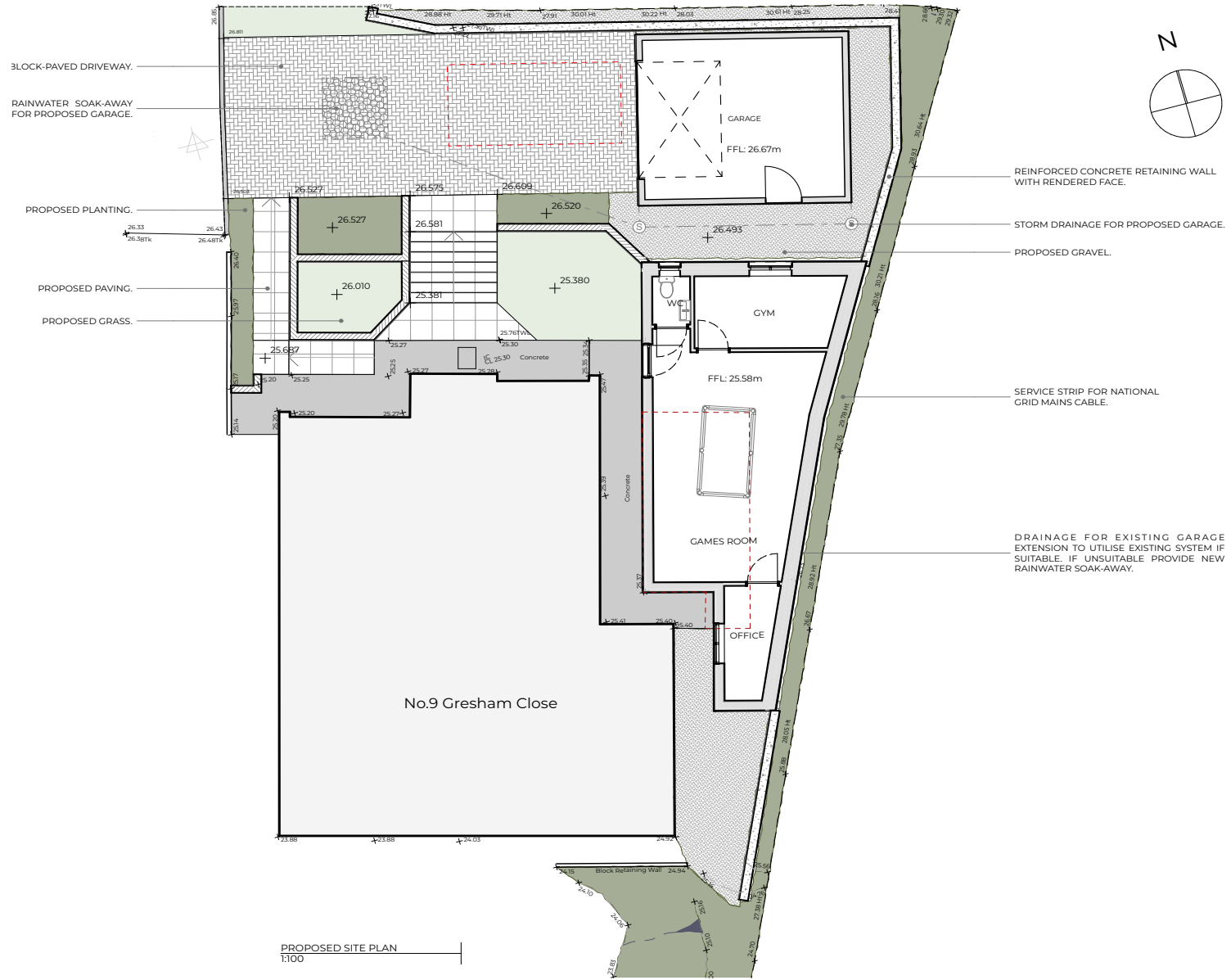
WEST ELEVATION
1:50

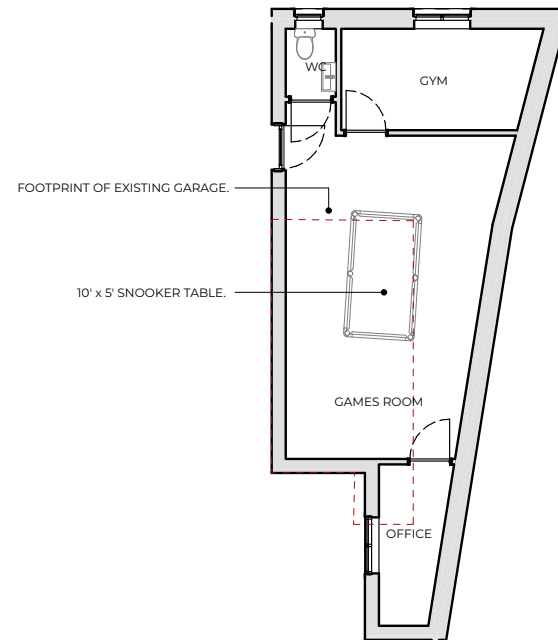


PROPOSED DESIGN

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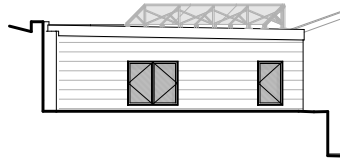
9 GRESHAM CLOSE | PROPOSED SITE PLAN



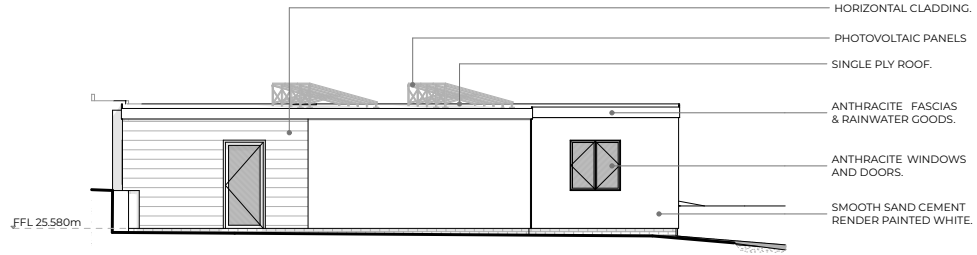


FLOOR PLAN

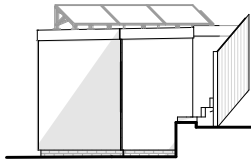
9 GRESHAM CLOSE | PROPOSED GAMES ROOM ELEVATIONS



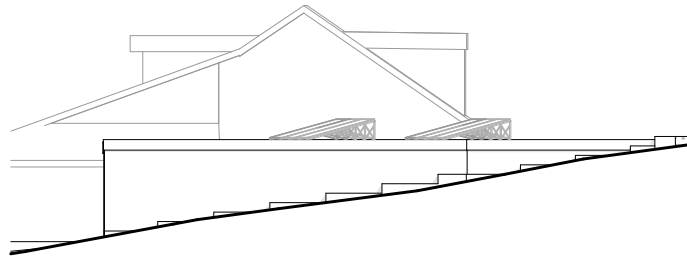
NORTH ELEVATION
1/100



WEST ELEVATION
1/100

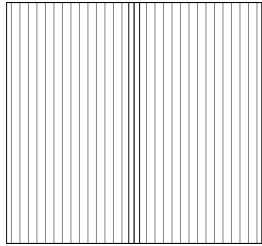


SOUTH ELEVATION
1/100

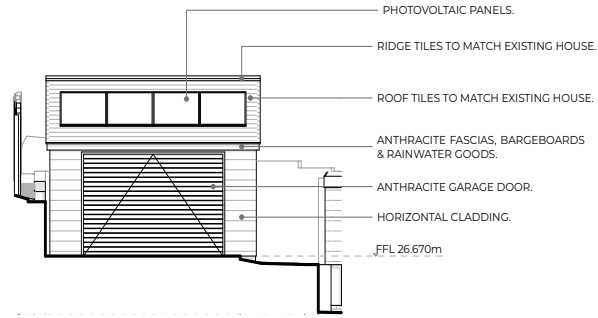


EAST ELEVATION
1/100

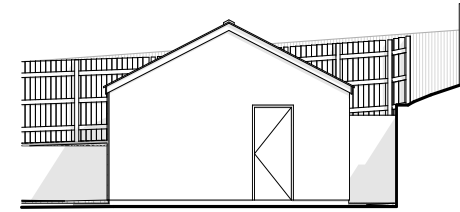
9 GRESHAM CLOSE | PROPOSED GARAGE PLANS & ELEVATIONS



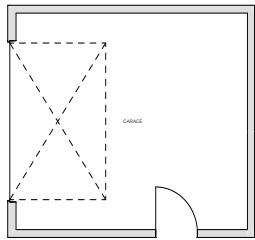
PROPOSED ROOF PLAN



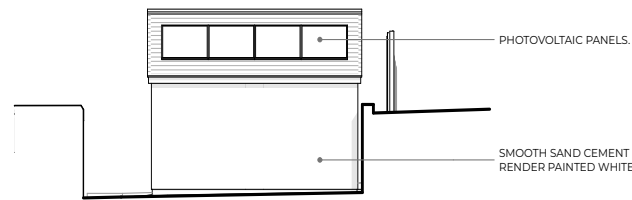
WEST ELEVATION
1:100



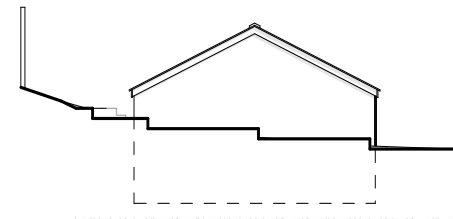
SOUTH ELEVATION
1:100



PROPOSED FLOOR PLAN
1:50
FLOOR AREA 28.37m²



EAST ELEVATION
1:100



NORTH ELEVATION
1:100

CONTEXT, PROPOSAL & USE

Mr Ennor, the applicant, seeks to increase ancillary accommodation at his home in Newquay.

It is proposed to replace the existing garage and replace it with a new building containing games room, gym and office, and construct a new garage with wider & straighter driveway to it, along with associated enabling groundworks.

LOCATION

9 Gresham Close is an existing dormer bungalow set down from the site entrance with a curved driveway descending to the parking and garage to the side. There is a large garden to the rear. The site is a short drive from the boating lakes in Newquay.

MATERIALS & APPEARANCE

The contemporary design comprises horizontal cladding and white render. The games room will have a single ply membrane roof shaded an anthracite grey, and the garage will have PV panels set into the roof with tiles to match the main house where PV panels do not cover.

All windows and doors will be anthracite uPVC.

AMOUNT

Replacement/extended games room. New garage to end of straightened driveway.

SCALE

The scale is considered appropriate for a family home.

LANDSCAPING & ACCESS

The access will be widened and straightened to access the new garage.

RENEWABLES

The applicant has proposed solar photovoltaic panels to the two buildings in order to offset electricity use in the dwelling and two ancillary buildings

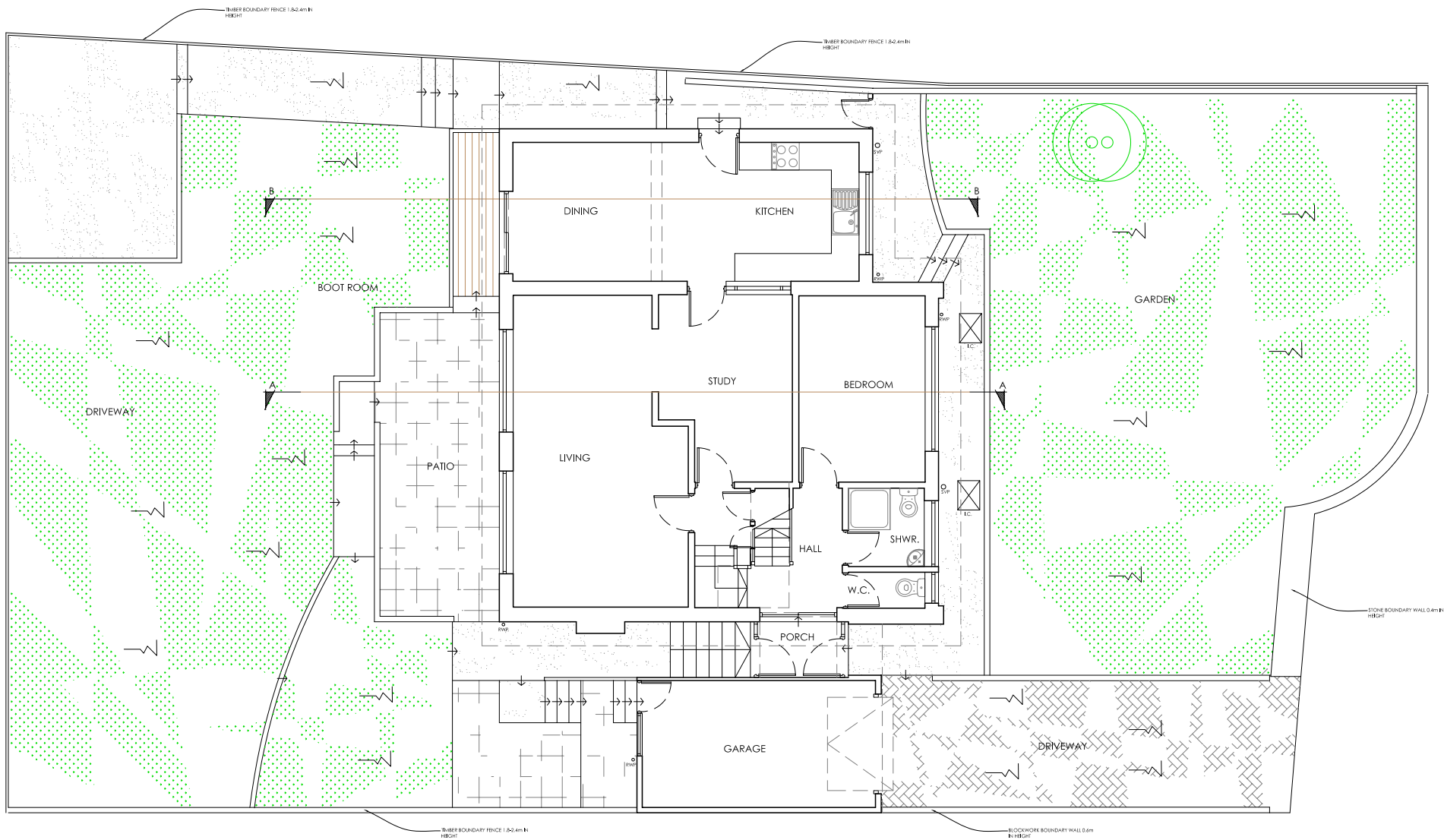
CONCLUSION

The proposed alterations provide an updated family home, inkeeping with surrounding architectural styles.

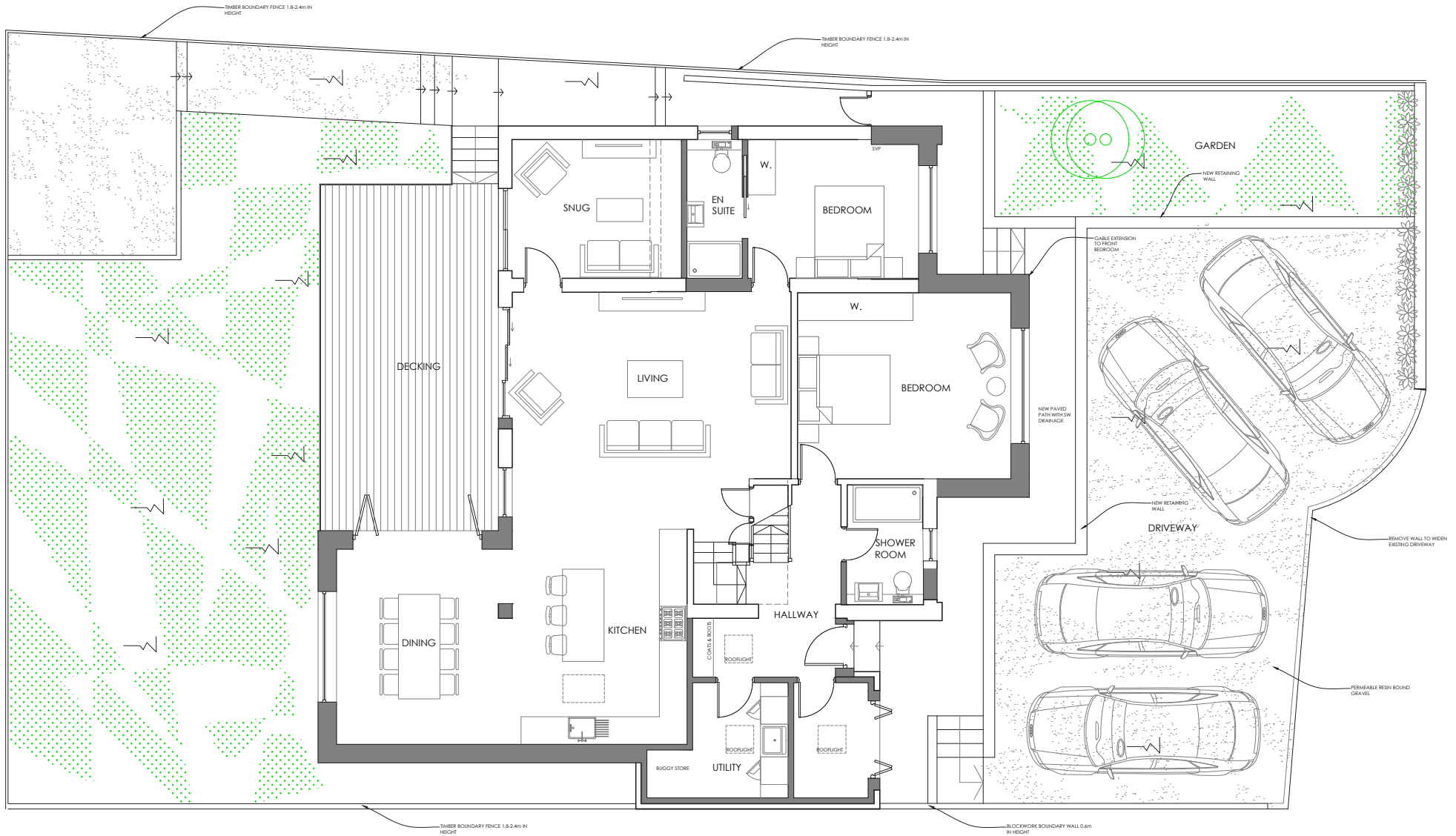
The development accords with the Cornwall local plan and takes fully into consideration the policies and guidance of the NPPF which is a material consideration.

RELEVANT PLANNING APPLICATIONS

DA
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PA23/02186 - 10 GRESHAM CLOSE: EXISTING SITE PLAN



PA23/02186 - 10 GRESHAM CLOSE: PROPOSED SITE PLAN