

December 2023



Householder Planning Permission & Listed Building Consent

## DESIGN AND ACCESS STATEMENT

External and Internal Refurbishments, Construction of Rear Conservatory & Associated Works

Bosallen, 2 Union Place, Truro. TR1 1EP

Prepared By Cornwall Planning Group



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## 1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of householder planning permission & listed building consent permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr T Melcer. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

### **External and Internal Refurbishments, Construction of Rear Conservatory & Associated Works**

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA22/10849 | Creation of Truro Community Hub, comprising of the demolition of 20th Century single storey extension to, and minor demolition and refurbishment of, former Wesleyan School. New extension to former Wesleyan School, and associated minor alterations to Truro Methodist Church, all with associated external works including new terraces, entrance ramp, alterations to car park and soft landscaping. | Truro Methodist Church Union Place Truro Cornwall TR1 1EP

PA20/08926 | Listed building consent for removal of existing rear store and single storey rear extension. Construction of extension forming a kitchen/dining area at ground floor level and a bathroom at first floor level. | 21 Union Place Truro TR1 1EP

PA18/10025 | Listed building consent for proposed conversion of existing outbuilding to shower room and new conservatory to front area. | 20 Union Place Truro Cornwall TR1 1EP

### **Material Key Points of the Application Proposal**

- The proposed works are sensitively designed to a high standard.
- The host building is of traditionally vernacular.
- The works will provide a higher quality of living standards to the proposed users, whilst improving the dwelling house living standards.
- The proposed works do not provide any visual impact or harm to any immediate neighbours.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

## 2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

<b>Policy 1</b>	<b>Presumption in favour of sustainable development</b>
<b>Policy 2</b>	<b>Spatial strategy</b>
<b>Policy 3</b>	<b>Role and function of places</b>
<b>Policy 12</b>	<b>Design</b>
<b>Policy 13</b>	<b>Development standards</b>
<b>Policy 16</b>	<b>Health and wellbeing</b>

<b>Policy 21</b>	<b>Best use of land and existing buildings</b>
<b>Policy 23</b>	<b>Natural environment</b>
<b>Policy 24</b>	<b>Historic environment</b>
<b>Policy 25</b>	<b>Green infrastructure</b>
<b>Policy 26</b>	<b>Flood risk management and coastal change</b>

### **3.0 Travel Plan and Transport Statement**

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

### **4.0 Regenerative, Low Impact Assets**

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- **Renewable Energy:** The proposed development could incorporate renewable energy sources such as solar panels and wind turbines to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable, or identified on the enclosed application drawings.
- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- **Biodiversity:** The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- **Water Conservation:** Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.
- The proposed dwelling in accordance with government legislation will have electric car charging points.

### **5.0 Green Infrastructure Statement**

- The proposals reduce the amount of hard landscaping and introduce more permeable surfaces and pollinator friendly native planting. The increase in permeable soft landscaping features will help to reduce the surface water runoff.
- The enlarged site layout plan on sheet 001 identifies the existing boundary treatments, proposed and various soft landscaping details forming part of our proposal.
- The intention of this application is to increase the biodiversity on site by incorporating new planting and biodiversity enhancements through planting and habitat creation across the site.
- The proposed works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.
- The incorporation of Green Infrastructure has played a pivotal role in the planning of this project, with the aim of facilitating the movement of both people and wildlife throughout the site, while also establishing a network of versatile spaces. The proposal for an onsite Biodiversity

Net Gain (BNG) is a testament to the development's commitment to preserving and enriching the natural environment.

- Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot. However a suitable planning condition can be applied if requested by Cornwall Council.
- The existing biodiversity will be retained as part of the proposed works. Existing site photographs have been provided demonstrating the existing ecology environment and biodiversity.

## **7.0 Conclusion**

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.