

Job Ref: Broadhurst/1/Planning/MAH

12th December 2023

Cornwall Council
Planning Department
PO Box 676
Threemilestone
Truro
TR1 9EQ



BY EMAIL ONLY

Dear Sir / Madam

Proposed Extension & Alterations to Existing House & Proposed Barn Conversion to Ancillary Annexe Accommodation at: Treskelly Farm, St Germans, Saltash, Cornwall, PL12 5PE.

Please find attached our pre-application advice submission relating to the above proposed works.

The proposal includes the following works:

1. The sensitive rebuilding of a dilapidated rear 'dairy' area of the original farmhouse to a new home study.
2. A single-storey extension and internal re-arrangement to create a new kitchen / family / garden room area opening onto the existing rear gardens.
3. Reconfigured driveway, parking and entrance area to the property (to allow easier access to the property at the entrance level).
4. New plant room in the barn for a new renewable heating system (to be either a wood-pellet bio-mass boiler or ground source heat pump with coiled feed pipes to be installed in lower garden area beneath proposed garden room extension).
5. Re-roofing barn with anthracite coloured metal sheet roofing and roof-mounted photovoltaic solar roof panels to generate electricity for the property and (with the new heating system) reduce the carbon footprint of the existing house.
6. Conversion works to the barn to provide additional ancillary domestic accommodation to the house (including self-contained annexe for an elderly member of the applicant's family).

We look forward to receiving your comments and confirmation as to whether you would be able to support a Householder planning application, should one be submitted on this basis.

Please contact me if you have any queries.

Yours sincerely

Mike Hope RIBA

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Encs:

Existing Photographs



Garden view of house



Side view of barn (left) and house (right)



Driveway view of barn



Ground floor view of barn interior



First floor view of barn interior



West end of barn facing drive



Garden view of remains of dairy



Courtyard view of remains of dairy



Neighbouring barn conversions (with metal roofs)