

## PLANNING STATEMENT

**Proposed Dwelling in lieu of approved “reinstatement of former dwelling” including provision of ground mounted Solar PV array and associated works**

*At*

**Land SW of Fairfield’s Farm, Penhallow, Truro, TR4 9lt**

*For*

**Mr T Snell & Miss J. Trenerry**

### **SITE CONTEXT**

The application site comprises a derelict former dwelling, set within a site area of around 0.28 Hectares. Access to the site is via an unmade track which in turns leads to the main road.

Planning permission has recently been granted (PA22/06217) for the reinstatement of the former dwelling to provide a modest 2-bedroom property through complete renovation and interior linings to achieve the required building regulation specifications.

After careful consideration, the applicants have concluded that the eventual approved reinstated property would not be suitable for their young growing family, having only 2 bedrooms, 1 bathroom and restrictively small internal living space. It is for this reason that the applicants are seeking a completely new dwelling, of suitable scale and design to replace the approved reinstatement.

### **APPLICANTS CONNECTION TO THE LAND**

Miss Trenerry has lived in the Parish for all of life and has lived with her parents at Lambriggan Croft (immediately adjacent to the application site) for around 18 years. Her Mother and elderly Father still live on the family farm and for this reason it is essential that the long standing connection to the immediate area is continued along with her own young family, thus allowing future care for her parents whilst maintaining an independence within their own family home.

### **PROPOSAL**

Aside from personal ties to the area and the need for a large family home, the clients also feel that a new build dwelling will prove far more sustainable and therefore environmentally friendly.

### **SUSTAINABILITY**

A replacement dwelling would be constructed to the recently updated building regulation standards and also must be compliant to Cornwall Councils recently adopted CEDPD Policy SEC1, where exceptionally robust insulation standards, building fabric airtightness and Impeccable Energy Efficiency become the key requirements to deliver a truly sustainable home for now and the future.

The accompanying Energy Assessment by Energy Access demonstrates how the new dwelling is designed to meet the stringent requirements through the above-mentioned insulation standards and air tightness, as well as incorporation of a highly efficient Air Source Heat Pump, Mechanical Ventilation & Heat Recovery system (MVHR) and a suitably designed Solar PV array with battery storage.

The resulting property will easily comply to the stringent standards required by CEDPD Policy SEC1 and will therefore comfortably exceed the requirements of the Building Regulations.

## **ELECTRIC GENERATION**

Whilst the Energy Assessment recommends a roof mounted Solar PV array of 6.3 Kw, it is actually proposed to provide an ground mounted Solar PV array of 12.5 Kw complete with battery storage.

## **SUSTAINABLE DRAINAGE**

Due to the sites location, it is proposed to install a 4200 Litre foul drainage Septic Tank with land suitable drainage.

All surface water will be stored on site via rainwater harvesting, enabling re-use within the property and with an overflow to surface water soak aways designed to BRE Digest 365.

## **DESIGN & MATERIALS**

The proposal is traditional in form, being 2 storeys, under a natural grey slate covered pitched hipped roof. The front elevation will be natural stone faced to complement the rural setting and all other walls will be rendered and painted off white which, again being traditional for rural properties.

The principle structure is 2-storey in height, and of a simple rectangular form, a single story element will provide suitable living space whilst maintaining a low roof line.

The approved reinstatement of the former dwelling would have had a finished ridge height of 95.90 in relation to the Topographic Land Survey. The replacement dwelling will have a finished ridge height of 96.55 and is therefore just 65cm above the approved ridge height. This is a modest increase when factoring in the vastly enhanced insulation methods and modern living standards of the new build.

## **LANDSCAPING**

Whilst the site is predominantly open with well-established hedges, it is intended to provide sensitive planting to screen the proposed ground mounted Solar PV Array. As this is an enhancement measure, we do not feel that a detailed landscaping scheme is necessary, and the proposed planting will be fruit trees.

## **BOUNDARIES**

It is proposed to construct a simple timber post and rail fence along the site boundary. This simple method of enclosure is considered an appropriate, traditional means of enclosure.

## **CONCLUSION**

We strongly feel that the more environmentally friendly and sustainable building techniques of the new build dwelling will achieve a more versatile and future proof home for the applicant's young family, within a suitably sized property, located adjacent to Miss Trenerry's childhood home.

By comparison the approved reinstatement scheme would result in a property which is poorly constructed, has limited internal living space, with only 2 bedrooms and of very limited insulation standards.

We and look forward to your consideration in due course.