

2 ROSE MORRAN, ZENNOR

**PROPOSED SIDE & REAR EXTENSION
DESIGN & ACCESS STATEMENT**

AUGUST 2023

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1 Introduction

1.1 Project Summary

This application is for a new side and rear extension of a family home to provide an additional bedroom and facilitate the internal rearrangement of living spaces to provide a larger kitchen and home office. The application also seeks permission for the replacement of the existing garage door with a new glazed double door, the replacement of one window with a new double door and three new rooflights.

Careful consideration has been given to ensure the proposed works have minimal impact on the natural environment, local infrastructure and neighbouring properties. The design is to be consistent and sympathetic with the existing house and adjoining property to sit well in the landscape and surrounding context.

This document supports the planning application for such an extension. This document is to be read in conjunction with the relevant Architects drawings.

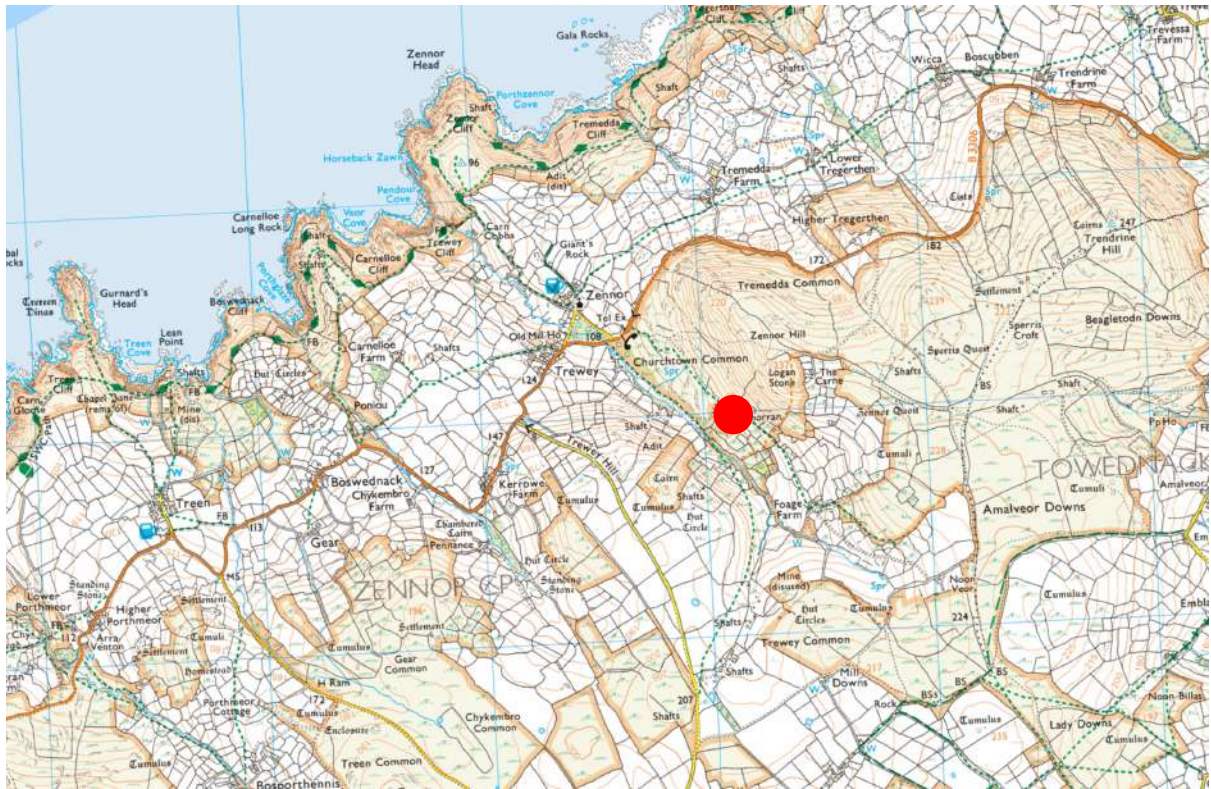
2 Context

2.1 Site Location

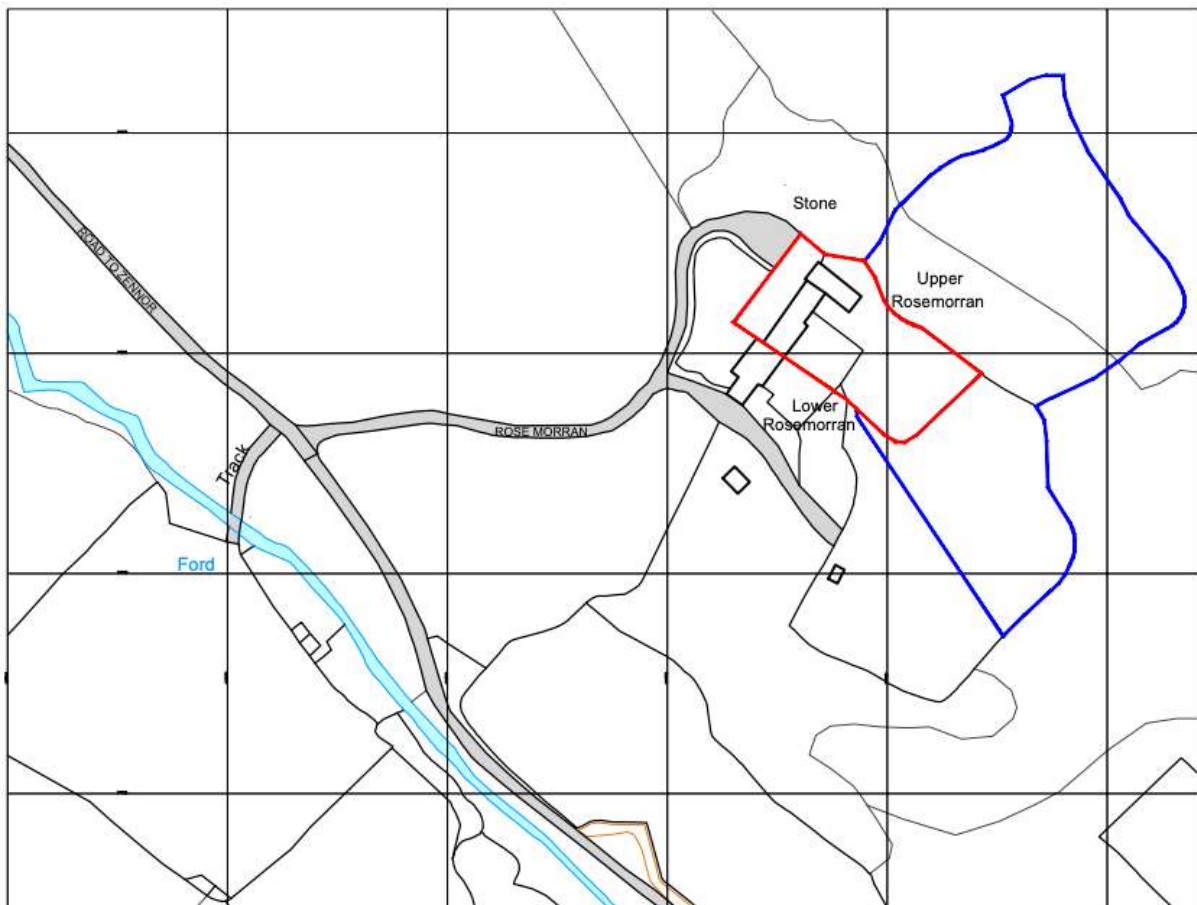
No.2 Rose Morran is located approximately 0.6miles to the south east of Zennor, along a lane which runs up the Foage Valley from Zennor to Foage Farm. The lane is positioned to the south of the B3306 which connects Zennor to St Ives.

The property is a semi-detached, one and two storey private house. The external walls are solid granite under a pitched roof finished with natural slate. The house has an entrance porch on the front elevation.

The property is sat in a site measuring approximately 0.57Ha consisting of a large garden and two paddocks with low granite stone wall boundaries. The front of the property is a combination of grass and gravel parking/turning areas. The setting is rural, backing onto the Foage Valley moorland.

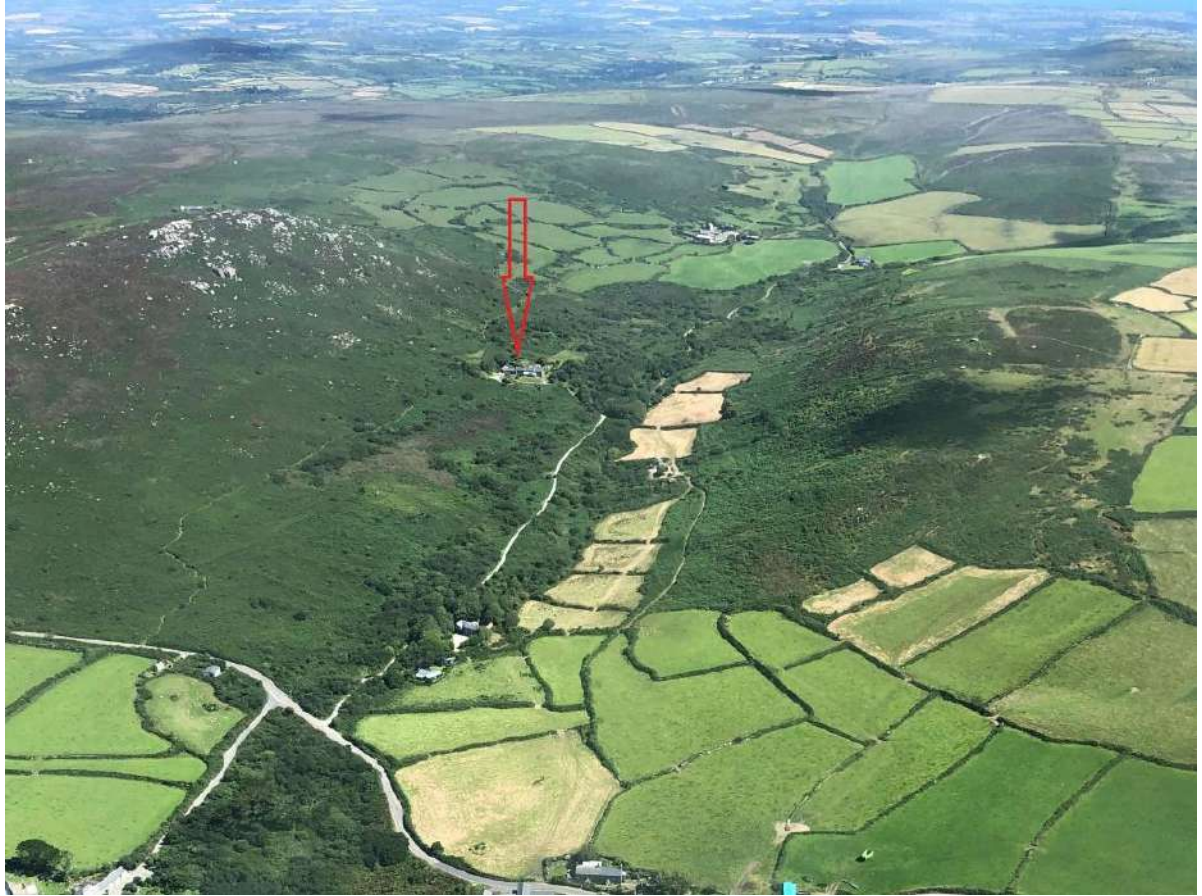


Site Location



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OS Plan



Aerial View looking south east

2.2 Site History

A search of the Cornwall Planning Register has found no planning history for the property. The only relevant planning history in the immediate surrounding includes the following application for the neighbouring property in 2014.

| Application Ref. | Description | Status | Date |
|------------------|---|----------|----------|
| PA14/09426 | New front porch Lower Rosemorrán, Zennor. TR26 3BU | Approved | Nov 2014 |

2.3 Site Analysis & Constraints

- The site is situated within the West Penwith AONB (Area of Outstanding Natural Beauty) and Penwith Heritage Coast area.
- The site is situated within the West Penwith International Dark Sky Park.
- The site is situated within the Churchtown Common to Trendrine Hill County Wildlife Site.
- The site is not a site of Special Scientific Interest but is situated close to the Penwith Moors SSSI.
- There are no Tree Preservation Orders Points on site.
- The site is not affected by an Article 4 Direction Order.
- A search of the Environment Agency (EA) Flood Map shows that the site is not situated within Flood Risk Zone or a Critical Drainage Area.
- The property is not listed and is not situated within a Conservation Area.

Source – Cornwall Council Interactive Mapping

2.4 Site Photos



Front of property



Front of property showing garage and adjoining house



Rear of property



Rear of property and garden

2.5 Context Photos



Zennor Village and coastline beyond



Moorland to the south of the application site



Church of Saint Sennar, Zennor.



Moomaids of Zennor Ice Cream Parlour, example of vertical timber board and batten cladding.

3 Design

3.1 Layout & Use

The proposal aims to enhance the family home by adding a ground-floor kitchen, dining area, utility room, and an ensuite bedroom within the existing home and new modest side and rear extensions. This plan involves repurposing the current garage into the new kitchen, replacing the existing garage door with glazed double doors, and introducing conservation-style rooflights in the vaulted roof space. By relocating the existing kitchen from its small room, that space could be transformed into a home office.

In order to establish a stronger connection to the back garden, new doors would be integrated into an existing window opening from the living room.

To access the new bedroom, a new stud partition wall would be constructed to separate the existing ground floor bedroom with a new hallway. This modification would require creating a new window for the existing bedroom on the northern elevation to match the existing design.

Given the current inadequacy of the available space, the proposed extension and reconfiguration would supply the additional room needed, whilst improving the thermal efficiency of the new spaces, affording the occupants the ability to both reside and work comfortably within their family home. This proposal offers an opportunity to comprehensively modernize the property's layout and function, creating a smoothly flowing family home and a practical home workspace.

3.2 Scale, Appearance & Visual Impact

The proposal's dimensions have been carefully considered to offer the applicant the necessary extra living area, while maintaining a modest scale (5.4m deep x 5m wide). The rear extension follows the simple pitched form design, with slightly diminished width and height to establish a subordinate presence to the main dwelling. This notion of subservience is further accentuated through a deliberate material shift from granite to natural timber cladding.

The location of the proposed rear extension and established stone hedge boundaries means it is unlikely to be seen from any publicly accessible areas. Its aesthetic has been carefully designed to sympathetically integrate with the current property, yet intentionally distinguish itself from the existing house, ensuring a harmonious contextual integration.

3.3 Materials & Detailing

Using a simple palette of materials and modern construction techniques, the goal of the proposal is to fit in with the existing surroundings by using vertical timber cladding under a natural slate roof. The larch cladding with vertical board and batten detailing will naturally silver with age to blend better with the neutral tones around them. The mock-up 3D renders, shown below, allowed us to visualise the completed extension in its context of granite stone landscape. The simple pitched form design is reminiscent of a rustic barn style that fits well with the agricultural surroundings. Because of the shallow pitch of the proposed utility room side extension, making slate covering unsuitable, the roof covering for this element would be grey corrugated metal panels, continuing the agricultural design language and sharing the grey tone of the slate roof.



Existing Context



Proposed Rear View

3.4 Ecology & Landscaping

No trees will to be removed as part of the works.

3.5 Access, Highways & Parking

The existing ground floor is built with three separate levels, accessed via the porch in the centre of the floor plan. From the entrance hall, there are three steps up to the main living area and three steps down to the existing kitchen. The building levels will not change because of the proposal.

The proposed reconfiguration will result in the loss of the garage space, although, more than 50% of garage spaces are not used for the parking of vehicles.

The gravelled area at the front of the house provides sufficient space for resident and visitors parking and this will not be affected by the proposal.

4 Planning Statement

4.1 Summary

The proposal has taken into consideration the relevant policies from the following planning guidelines:

4.2 Zennor Parish Plan

- Landscape Protection & Archaeology
- Employment & Cultural History
- Design Matters
- Sustainability
- Dark Skies
- Transport
- Agriculture and Agricultural Buildings

4.3 Cornwall Local Plan

- Policy 1 Presumption in favour of sustainable development
- Policy 2 Spatial strategy
- Policy 12 Design
- Policy 16 Health and Wellbeing
- Policy 21 Best use of land and existing buildings
- Policy 23 Natural environment
- Policy 24 Historic environment
- Policy 25 Green infrastructure
- Policy 27 Transport and accessibility

4.4 National Planning Policy Framework

- Achieving sustainable development
- Plan-making
- Decision-making
- Making effective use of land
- Achieving well-designed places
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

5 Conclusion

We strongly believe that the proposed rear and side extension and associated works should be supported for the following reasons:

- The proposed reconfiguration and extension would provide a high-quality kitchen and dining space and additional bedroom whilst having no visual impact on the neighbouring property.
- The high quality design, materiality and detailing has been carefully considered to ensure it remains in keeping with the existing rural context.
- The modest size and scale of the proposal is appropriate and proportionate to its context and would have no impact on the amenity of the neighbouring property.
- The proposal would have no impact on the landscape setting.

Thank you for your consideration and we welcome the opportunity to work proactively and collaboratively with the Local Planning Authority to arrive at a positive outcome.