

PLANNING /DESIGN & ACCESS STATEMENT FOR CORNWALL COUNCIL

PROPOSAL: Residential Annex at Langata, Tregadillett, Launceston PL15 7EX
APPLICANT: Carl Jeffery
APPLICATION TYPE : Full Planning application



RELEVANT PLANNING POLICY/ FIT TO POLICY

Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 1, Class E, Buildings incidental to the enjoyment of a dwelling house
Cornwall Council Annex Guidance Note , May 2020

The planning application takes account of the above SI and SPD and much of the proposal complies with these requirements. There are some criteria that would not fall within the site's PD rights, however, since this proposal is not eligible anyway as Permitted Development for other reasons, these criteria can properly be part of an approval, if there are no good planning reasons to the contrary.

AMOUNT (all measurements are in gross internal floor areas)

The Proposal is for single storey curtilage building of 60.35 sq m. usable floor area.

RELATIONSHIP TO SURROUNDINGS

The site slopes gently to the SW and is entirely within the existing domestic curtilage and about 6m to the NE of, and behind the Applicant's property known as Langata, in the established settlement of Tregadillett

There are several neighbouring residential properties, the nearest being at the following distances from the proposed new structure:

- 12m to the NW
- 12m to the NE

- 11m to the E
- 17m to the S

The new structure will be more than 2m from the boundary of the Applicant's property and the existing site is partially screened by the following boundary features:

- 1.5m high established privet hedge to the NW
- 2m high larchlap fence to the NE
- 1.2 m high to the bock wall to the SE

LAYOUT

Layout is shown in plan TM813a.P1 - The new Annex will be located behind the Applicant's property and approached by the existing driveway which will be extended into the rear garden to provide a turning & parking area for the Applicant's dependants' vehicles.

SCALE (m)

Length	10.2m
Width	7.0m
Height to Eaves	2.5m
Height to Ridge	3.7m

LANDSCAPING

The existing site is partially screened by the following boundary features:

- 1.5m high established privet hedge to the NW
- 2.0m high larchlap fence to the NE
- 1.2 m high to the bock wall to the SE

APPEARANCE (as shown on Plan TM813a.P2)

This will be a timber clad single storey building, with a mono-pitched roof, using the following external materials:

ROOF :	slate grey coloured box-profile steel roof cladding
WALLS :	vertical natural timber cladding
WINDOWS:	black/grey uPVC casements
DOORS :	glazed with black/grey uPVC frames
RAINWATER GOODS:	black/grey uPVC gutters and downpipes

The roof ridge will below that of the existing property

USE

This will be a residential use, ancillary to that of the main dwelling at Langata.

The Applicants have made the following statement about the intended use of the development:

Carl and Sharon Jeffery – Applicant’s statement.

My wife and I have lived in the Launceston postcode area all our lives and moved to Tregadillett when we got married in 1994. We spent 18 years living in Tor View before moving down to Langata in 2012. Our children Nathan and Amber who were born in Tregadillett have only ever lived here and love the village that we reside in.

With both of them now grown up, driving and with partners of their own who visit frequently, living with so many people in the household can have its own challenges.

Nathan [REDACTED] and with his partner would like to be more independent and have a place of their own. Both Nathan and his partner work locally with Nathan being an agricultural engineer who supports the farming community throughout Devon and Cornwall, but is based in Launceston. Being on call and being close to his place of work is essential to the company.

Limited affordable houses for sale and prices extremely high in this area, along with current high interest rates has made it very difficult for them to be able to find any properties within their price ranges.

[REDACTED]

My wife and I came up with the suggestion of utilising part of our rear garden with some additional accommodation. This would be in the form of an extension of our curtilage using a shared drive with increased off-road parking and to be solely for our own personal use and would never be considered for renting out, or for other people to live in. This would be kept within our family.

We all are employed and have a car each and with myself and Nathan also having works vehicles there could be 8 vehicles here at any one time. By incorporating more parking with the Annex extension more parking spaces would also mean less on the highway at the bottom of the drive.

We have looked at many options at our property and have considered different designs, by trying to develop a reasonable size annex and parking area, whilst leaving the front of the property as the green space for us all to use. We have also looked at making this build as sustainable as possible with the design and utilising our solar power and battery storage to run the annex. The design has also been considered for the future with the size of the annex to think about the possibility of our son and his partner extending their family.

By planning ahead and looking at all the options, we feel that this would be a suitable option for us all and not have any impact on other householders, traffic or the local village.

ACCESS & PARKING

The Annex will use the existing driveway to the property which will be extended into the rear garden to provide a turning & parking area for at least 4 additional vehicles - this will allow off-street parking for all the occupiers vehicles at this address in future (currently some on-street parking is used)

Access onto the highway is onto a single track village road with a 30mph speed restriction.

Mark Dyson Surveyors Ltd