

**PLANNING STATEMENT**

**ERECTION OF TWO DWELLINGHOUSES.**



**LAND SE OF PERRAN ROUND HOUSE**

**ROSE**

**PERRANPORTH**

**CORNWALL**

**PETER POSTLE -TYNULA LTD**

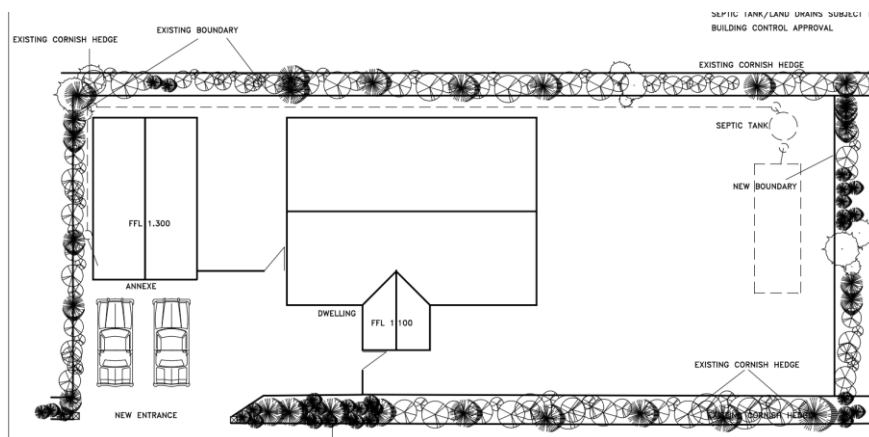
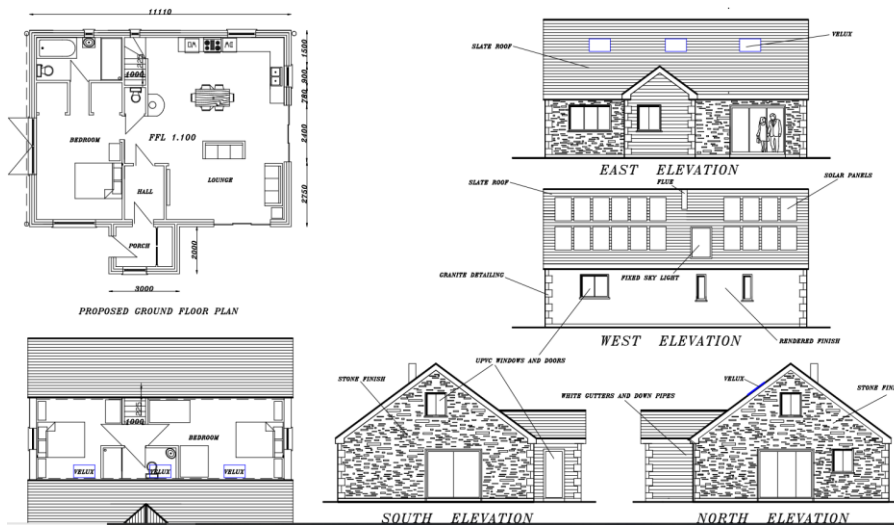
**JANUARY 2024**

1.0 INTRODUCTION:

1.1 Influence Planning are instructed to submit a planning application on behalf of Tynula Ltd hereafter referred to as "The Applicant". The Architectural Drawings have been produced by Robert Burrows Architect.

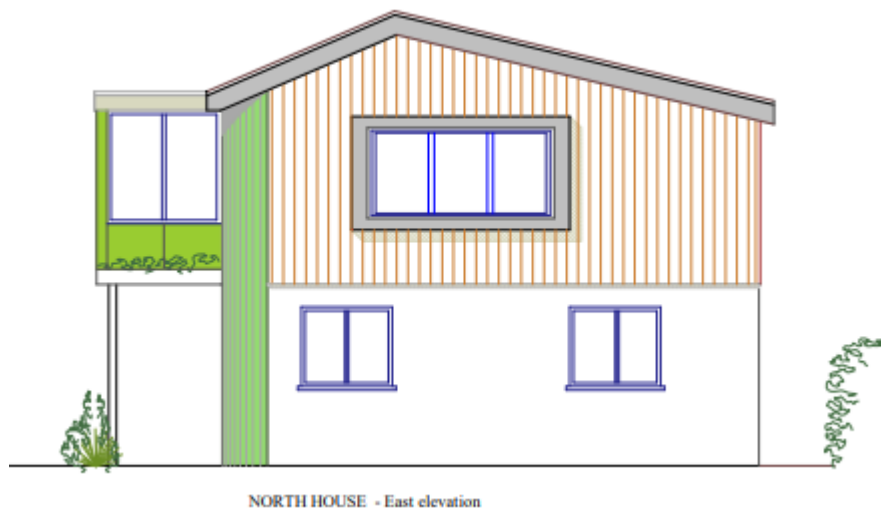
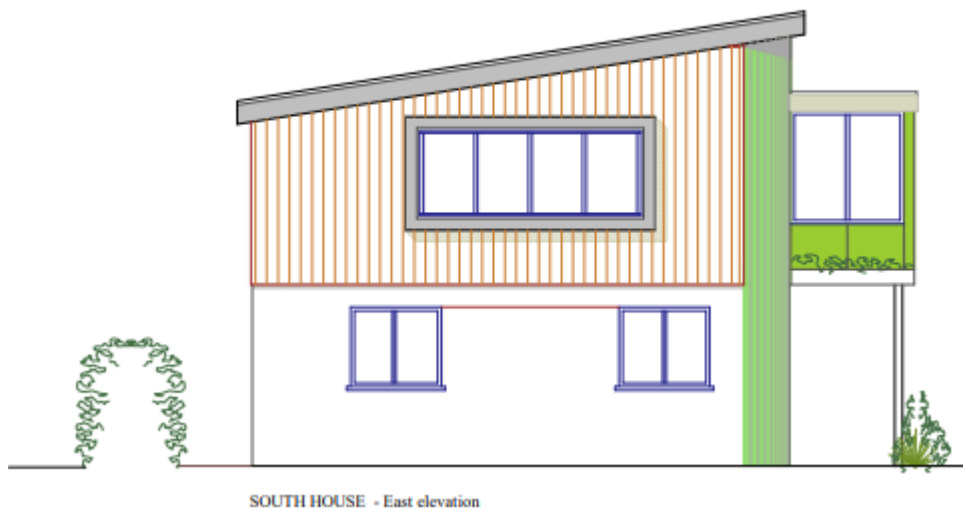
2.0 THE PROPOSAL

2.1 The proposal seeks to replace the approved planning application for the erection of a new dwelling and a detached annexe granted planning permission on 14<sup>th</sup> December 2021 reference PA21/08166.



Original extant planning permission PA21/08166.

2.4 The proposed scheme is for two detached dwellings which are contemporary in design terms but will ensure that the new dwellings are built to Net Zero Carbon as required by Policy SEC1 of the Climate Emergency Development Plan Document – Policy Adopted – June 2023. This is an important benefit to the housing stock of the area and a huge improvement to the original approval granted prior to the adoption of this more demanding planning policy. With such a change in policy the design and appearance of the dwellings will need to evolve to meet these new standards.



Proposed elevations facing the adjacent lane.

- 2.5 The development as a new planning permission will be subject to the Community Infrastructure Levy making a useful contribution to the funding pool allocated to Perranzabuloe Parish Council on local projects.
- 2.6 The recreational pressure mitigation towards the Special Area of Conservation (Penhale Dunes and Fal and Helfrod SAC) has already been paid at £532 per dwelling with a Section 111 Agreement in accordance with Policy 22 (European Sites Mitigation of Recreational Pressure) of the Cornwall Local Plan.
- 2.7 All other matters previously approved for the plot in relation to drainage and contamination mitigation, etc as previously agreed will be carried forward for this new redesigned planning submission.
- 2.8 Policy 21 of the Cornwall Local Plan encourages the increase in density of sites and making the best use of land. Given the plot development will generate limited additional visual impact and will have no adverse impact upon the amenity of neighbouring properties the proposal responds to the ambition of CLP Policy 21.
- 2.9 The proposal will deliver a significant design enhancement from an energy use perspective, delivering far more sustainable form of development than consented, whilst remaining a sensitive scheme in terms of visual impact. This scheme will modern sustainable recessive timber cladding at first floor level, metal profile sheeting on the roof, high levels of energy efficiency in accordance with Policies 3, 12, 22 and 23 of the Cornwall Local Plan – Strategic Policies 2010-2030 and Section 12 (Achieving well designed and beautiful spaces) of the recently updated NPPF of December 2023.

2.10 It is anticipated that this revised scheme on the site to provide two detached dwellings instead of the consented single dwelling with detached annexe detached can be approved without delay in accordance with Policy 1 of the Cornwall Local Plan – Strategic Policies 2010-2030.

---