

Proposed Conversion & Extension of a Detached Outbuilding
Currently Used as a Home Office to Create a Self-Contained
Annexe within the Grounds of Little Polwin Cottage, Helston,
Cornwall

Design & Access Statement

On behalf of:

Mark Hardaker

December 2023

Prepared by:



Penmellyn

Design & Land



· INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

7 Trythance Barns
St Keverne
Helston
CORNWALL
TR12 6NY
Tel: 01326 280122

Contents

	Page
1.0 Introduction	3
2.0 Location & Description of Development Site	3
3.0 The Proposals	4
4.0 General Policy Considerations	4
5.0 Design & Access Statement	5
6.0 Conclusion	6

1.0 Introduction

1.1 This statement has been prepared on behalf of the applicant, Mark Hardaker and will accompany a full planning application seeking approval to carry out the proposed development which comprises the conversion and extension of a detached outbuilding currently used as a home office to create a self-contained annexe.

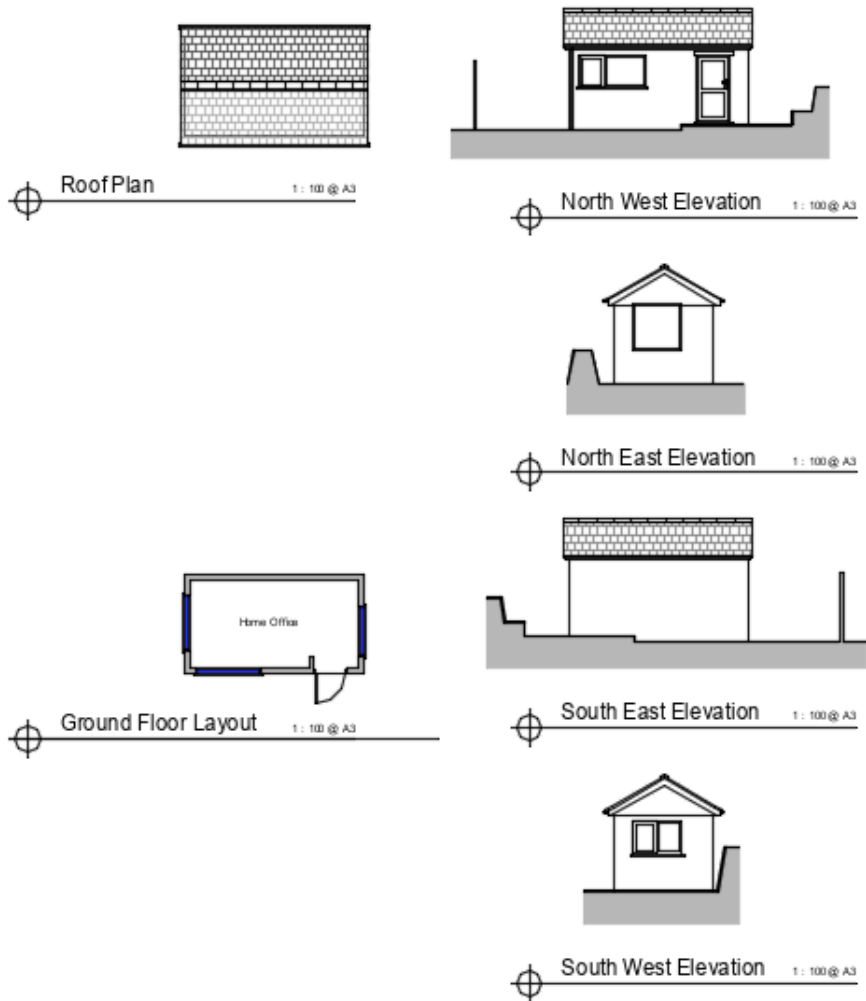
1.2 This statement should be read in conjunction with the following drawings which have been submitted in support of this planning application:

- **001 - Location map;**
- **002 - Block Plan as Existing;**
- **003 - Floor Plans & Elevations as Existing;**
- **004 - Block Plan as Proposed;**
- **005 - Floor Plans & Elevations as Proposed**

2.0 Description of Development Site

2.1 The proposed development is situated in the far north east corner of the extensive rear private gardens associated with the applicant's principal residence known as Little Polwin Cottage. The application site is outlined in a red on the submitted Location Map.

2.2 The existing building is a modest single storey concrete block built outbuilding under a tiled roof. The outbuilding benefits from double glazed uPVC windows and is connected to mains electricity. The applicant has used the outbuilding as a home office for a number of years. The building is illustrated on our submitted drawing, extract below.



2.3 Access to the application site is provided directly off the A3083 which abuts Little Polwin Cottage. A path currently leads down through the rear garden to the outbuilding.

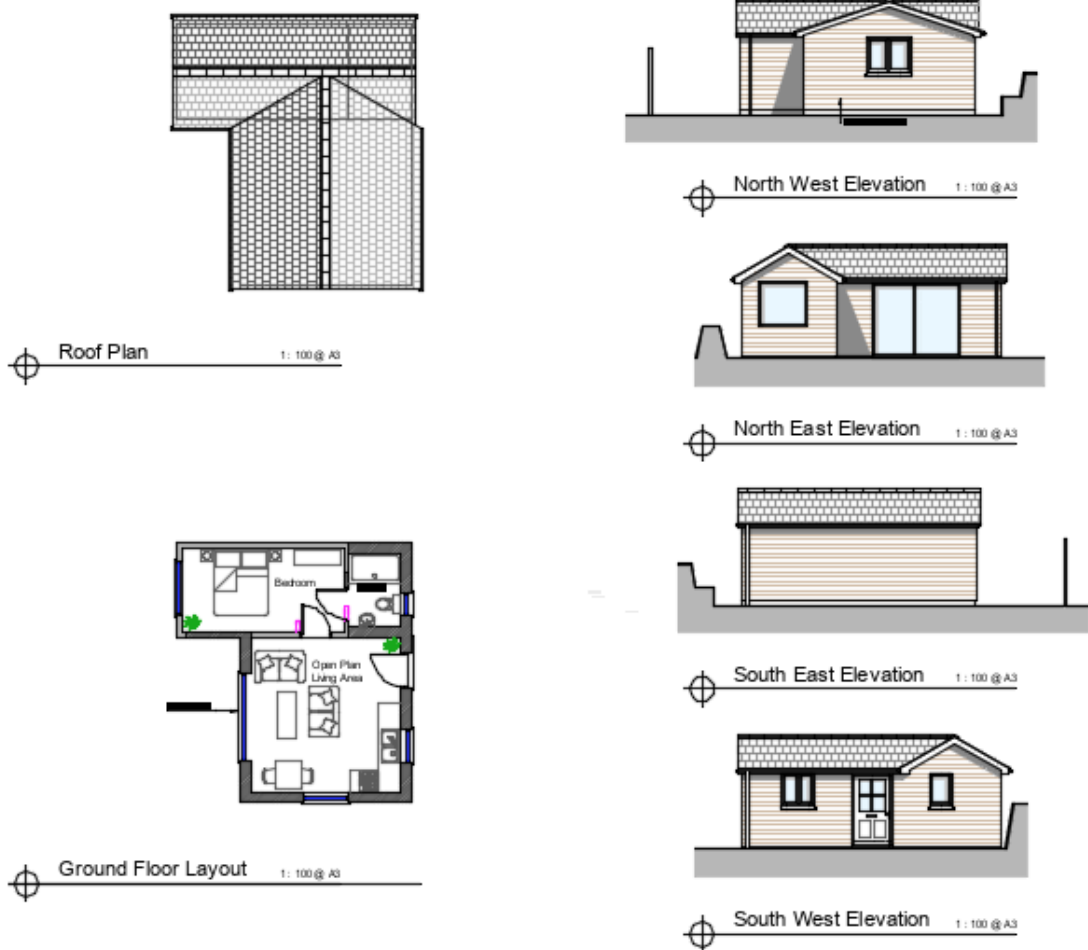
2.4 The application site lies within the fringes of the South Coast (Western) Area of Outstanding Natural Beauty.

3.0 Proposals

3.1 The applicants aim is to create a self-contained annexe which can be used by visiting family and friends.

3.2 To achieve this aim, part of the proposal involves a new single storey extension to the outbuilding which will help create additional accommodation. The existing roof will be retained and the new roof will have a lower pitch to ensure the ridge heights are the same.

3.3 The annexe will have an open-plan living/kitchen/dining area, a bedroom with separate en-suite with shower facilities. The resulting building will closely resemble the present building as illustrated below but will have a new timber cladding to the external walls which will help the building assimilate into its rural surroundings. There will be new doors and windows to provide additional natural light and these will be white uPVC to match the existing.



3.4 The proposed annexe will utilise the main dwelling for services including electricity, water and foul waste drainage will be connected to the private septic tank situated within the gardens.

4.0 General Policy Considerations

Self-Contained Annexe

4.1 Planning guidance has been provided by Cornwall Council in respect of annexe development. This was updated in May 2020. Whilst the guidance does not have the weight of "adopted policy" it is however intended to provide consistency in planning decisions.

4.3 In general planning terms, annexes should normally:

- Have a functional link with, and be ancillary to, the principal dwelling. This means that the occupants of the annexe would rely on facilities within the main dwelling or would require the support of its occupants or vice versa.
- Be in the same ownership as the principal dwelling and remain as such.
- Be within the curtilage of the principal dwelling and share its vehicular access.
- Be well related to the principal dwelling and could be an extension to the principal dwelling, a detached new building or the conversion of an existing building. In the countryside, annexes should be a physical extension to the principal dwelling wherever possible. If it is not possible to extend the dwelling then clear justification must be provided to demonstrate why the annexe needs to be within a separate building. As a guide, the annexe should not exceed 50% of the footprint of the existing dwelling and it should be demonstrated how it can be incorporated into the main dwelling when there is no longer a need for the annexe.
- Have no boundary demarcation or sub division of garden areas between a curtilage annexe and principal dwelling.
- Be of a scale subservient to the principal dwelling and comply with the Council's normal design standards.

4.4 In terms of this application, whilst the annexe is self-contained, it will share the same services, access, driveway, parking and garden as the host dwelling. Whilst the annexe is physically detached from the main dwelling, it will remain under the same ownership.

4.5 It is our considered opinion that the annexe will be in general conformance with the

Council guidance criteria referred to above.

5.0 Design & Access Statement

Residential Amenity

- 5.1 Given the isolated nature of the application site, we believe that the proposals will not have an unacceptable or harmful impact on neighbouring residential amenity. We also believe that the proposals will not have a dominating or visually overbearing relationship given its discreet position within the site.

Layout

- 5.2 The proposed annexe utilises the existing outbuilding and therefore the layout of the site generally will not be altered.

Scale and Form

- 5.3 The proposed annexe building measures 31.00m² and will be single storey under a low pitched slate clad roof. The scale of the annexe will therefore not overly dominate the immediate setting or the wider landscape.

Appearance

- 5.4 The design of the proposals and use of sympathetic external materials seeks to maintain the character of a simple outbuilding.

Access

- 5.5 Policy 11 of the Cornwall Local Plan (2010-2030) requires the provision of safe road access and sufficient space within the site for parking and turning of vehicles. There is safe access onto the public highway and more than adequate space available for the parking of vehicles on the site. As such, the proposal as such accords with policy 27 of the Cornwall Local Plan (2010-2030).

6.0 Conclusion

- 6.1 The annexe will be ancillary to the main dwelling and due to its proximity to the main

dwelling, it would not be appropriate as a separate residential unit. Therefore, it is considered that a condition restricting the use of the annexe to family members and guests of the applicant will be acceptable.

- 6.2 The proposal has appropriate justification which would ensure the occupation will be ancillary to the host dwelling. The proposed building will be located in the garden and in direct view from the host dwelling. Also, the size of the proposed building is not excessive.
- 6.3 When all these factors are considered with regard to the Council's guidance, the proposal is considered to be acceptable, subject an occupancy restriction.
- 6.4 With regards to visual impact, the proposed building would be similar in size and scale to the existing former outbuilding. The proposal would be in-keeping with the present character of the immediate rural area and the wider visual impact would be limited given the position of the proposed annexe in relation to the host dwelling. The proposal therefore accords with policies 12 and 23 of the Cornwall Local Plan and it is reasonable to expect planning permission to be granted.