

## Justification, Design & Access Statement, with Flood Risk Assessment

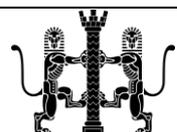


Fig. 1: Front, South-East elevation of 31, Polmennor Drive, Carbis Bay

Project: 1924 – Retrospective Planning Permission for New Front Door, Alterations, Garage Conversion & Fencing

Address: 31, Polmennor Drive, Carbis Bay, St Ives, TR26 2SQ

Applicants: Ms Sumray



## Proposals

Ms Sumray owns and resides at 31, Polmennor Drive, Carbis Bay, which is a detached bungalow, with her 3 young children. This application is for retrospective Planning Permission for refurbishment work carried out when she first bought the property in the Autumn of 2019, which she was not aware required Planning Permission.

The bungalow required major refurbishment - most of which was internal - with new windows and doors throughout, including a new Front Door to replace the original Side Door access. As a single mother with young twin boys at the time, Ms Sumray wanted to create a safe, secure garden for her children to play in, so she had a fence built across the front boundary and the side of the drive, ensuring the boys could not slip out onto the public highway. Finally, Ms Sumray had the Garage converted to create a Utility & Playroom. The footprint and height of the property was not increased and apart from the Front Door & new window in place of Garage door, no other new windows or doors were added.

These proposals will not change the use class of the dwelling, which will remain as Use Class C3 – Dwellinghouse.

## Access

Access into the property was into from the drive and path, up ambulant disabled stepped access to the new Front Door. All new electrical socket outlets and switches were placed between 450mm and 1200mm above finished floor level, with horizontal and vertical circulation in accordance with Part M of the Building Regulations.

## Flood Risk

The site is within a Critical Drainage area but is not within Flood Zones 2 or 3 of the Environment Agency flood map. The floor levels within the property will be no lower than the existing levels, which is more than 150mm above the external Ground level on all sides of the property. Surface Water run-off remains as existing.

## Green Infrastructure Plan & Statement

Since this application is a householder application, a Green Infrastructure Plan is not relevant to this application, but no trees were felled, and the green space was not affected by these proposals.

