

23 JAN 2024

REPLACEMENT DWELLING AT GREEN ACRES,DOUBLEBOIS,LISKEARD.

DESIGN AND ACCESS STATEMENT.

CONTEXT.

The site is situated adjacent to the Atlantic Caravans premises which has been in operation by the applicants since 2010. The business deals with sales, maintenance and storage of caravans and motor caravans.

The building currently on the application site is a 1950's Woolaway type bungalow constructed with concrete posts with infill panels to the walls and a tiled pitched roof. The current building is unsuitable for the following reasons:

1. The walls are 50mm thick concrete panels and have no insulation, making the property impossible to heat.
2. There is damp proofing within the construction. The building suffers from rising damp and condensation.
3. The roof structure is sagging.
4. Moisture penetration is causing the reinforcement in the structural posts to rust and this in turn is causing the concrete to spall off the posts.

The issues and costs which remedial work would entail, make this unfeasible, therefore the applicants wish to demolish the current bungalow and construct a new dwelling to current standard. The site slopes from south to north with a flat plateau at the mid point where the existing building is sited.

There is an existing vehicular access on to the B3360, and parking for two vehicles within the site. Additional parking is available in a large parking area on the land immediately to the east of the site.

It is intended that the new dwelling will be used solely by the applicants.

THE PROPOSAL.

The proposal is to construct a single storey, 3 bedroom dwelling measuring approx. 12m x 8m on plan with a projection on the north side measuring approx. 5.6x3m on the area of the site currently occupied by the existing bungalow. The new unit will have accessible loft space. Accommodation comprises a Living Room, open plan Kitchen/Dining Area/Hall, three bedrooms, family bathroom, ensuite bathroom and storage.

External finishes will be coloured render to the walls, grey concrete tiles to the roof and upvc or powder coated aluminium windows and doors.

Existing parking and access arrangements will remain.

Facilities for the storage of refuse/recycling bins is shown on the drawing. Bins will be taken to the site entrance on collection days.

Storm water will discharge to soakaways, foul drainage will discharge into the existing septic tank sited in the NW corner of the site.

External works will comprise the extension of the existing driveway, the remainder being private garden/lawns.

ECOLOGICAL MATTERS.

A bat and rare species report is attached to this application. No bats have been found on the site.

The existing hedges on the south, east and west sides of the plot are to be retained. The southern hedge is to be top planted with hazel, blackthorn, hawthorn and buckthorn bushes.

The existing lawn on the south side will be interspersed with a mix of native wild flowers comprising Field Poppy, Cornflower, Yellow Rattle, Cowslip, Birdfoot Trefoil, red and white campion and Oxeye Daisy. This is a combination of annuals and perennials.

Swift boxes are proposed in the gable ends of the new dwelling.

As the existing level plateau on the site will accommodate the new building, bulk excavation and earth movement will be kept to a minimum as there are no changes in ground levels proposed. This will result in no excavated material being transported and tipped off site.

There are no trees on the site.

Regarding light pollution, no external lighting is proposed and the new building will cause very little light pollution to the surrounding area.

#### TRANSPORT PLAN.

The nearest settlement with any facilities is Dobwalls, approx 0.75Km away, which has a post office, large convenience store and a public house and school. The larger towns of Liskeard and Bodmin are approx 2 and 7 miles away respectively.

There is a regular bus service passing through Doublebois on the A38 which stops at Liskeard and Bodmin.

As the proposed dwelling is to be used by the applicants who already occupy the site, there will be no increased car use resulting from the development than currently exists.

#### ENERGY STATEMENT.

An energy statement is attached to the application demonstrating that the new unit will be immensely more energy efficient than the existing dwelling.

#### THE STATEMENT.

Advice contained in Circular 1/2006 and advice by CABE indicates that applications should include information on:-

The Use of Buildings and External Spaces.

This is immediately clear from the plans submitted, and will comprise private gardens and parking/turning areas. There is no conflict with neighbouring land use.

The amount of development.

The submitted plans clearly show the extent of the development, and leave no doubt as to the amount proposed. The proposal cannot be considered over-development.

The layout.

Both within the site and in relation to its surroundings the layout is satisfactory. No overlooking will occur of any neighbouring dwellings. The scale is appropriate to neighbouring buildings. There is no definable pattern of building styles/finishes in Doublebois.

Landscaping.

Landscaping proposals are noted above and shown on the drawings.

Appearance.

Materials common to the area are proposed and the design is appropriate to its setting.

Access.

The existing vehicular and pedestrian access from the site is to be retained, therefore no increased traffic hazards will be caused by the development.

The proposed development acknowledges and reflects the requirements and desires of policy in its use, design and materials proposed, and when completed will provide a modern, energy efficient, low maintenance dwelling for the enjoyment of the applicants who intend remaining in Doublebois and continue running their successful business.