

Design and Access Statement

This statement has been prepared in support of the application for full planning permission change of use from existing full time holiday apartment to full time residential use, and an extension of its existing balcony over an existing flat roof positioned in front of the balcony. Application number PA23/09878.

The application follows discussions with Gillian Keast, Emma Peters and Laura Banbury of Cornwall Planning Department regarding historical applications relating to the whole site. The current enclosed proposals have been designed to reflect previous applications on the whole site, and the rationale for their eventual planning decisions.

Application site appraisal

The application site is positioned at the bottom of a grassy cliff which is designated an area of Outstanding Natural beauty. This is a large open space with elevated views over the beach and Atlantic sea. To the rear of the property it benefits from a balcony with views over the beach and dunes. Whilst the allocated private parking is 150m from the property, there is generous public parking available within 30m. With the front door directly accessible to the public walkway, there is excellent and most importantly, flat-level access to the cliff, dunes and beach.

Design proposal

As the area is of Outstanding Natural Beauty I have been careful to consider the likely visual impact of the proposed balcony extension would have. I have consulted with Stoma Building control and discussed the process to ensure the finish floor level is inline with adjoining properties to the southern elevation. Taking into account the requirement to meet current building regulations in particular the insulation values, providing an engineered solution with consultation with Ben Priestley of Superfoil and Bradley Cameron from Tyvek to ensure the overall height is maintained compensating with hybrid installation of insulation and moisture control barriers means in principle this would be possible. The existing balcony flooring has performed exceptionally well providing controlled drainage through the stone resin, which visually blends into the dunes. With marram grasses providing privacy screening through clear glass balustrades, this provides an attractive screen that in a breeze adds relaxing movement and sound to the area. The use of 316 stainless steel throughout ensures longevity and low maintenance. Overall I am confident I have taken into account the location and potential concerns of the neighbouring properties along with members of the public who visit the area, to add to the overall local flora and to the built environment. Integral storage solutions will be implemented to maximise the available space and to ensure the area is kept tidy and organized.

The extension of the balcony will not impact the visual appearance from the rear of the property as it will be sited on the existing footprint of a flat roof also owned by the same freeholder as my leasehold property.

This balcony will provide additional storage (external) in the means of under seat storage to ensure its safe in all weather conditions.

The proposed change of use will provide increase housing stock for both short and medium term rentals, which is in high demand in the area.

Refuse and recycling will be stored within a bespoke bench located in the front of the property for which I received permission from the freeholder to install. The property is the first of a staggered run of properties. By effecting this extension of the balcony it brings it in line with properties numbered 13–16.

The existing flat roof has been in place since the site was developed, and properties 20-18 and 16-13 have benefitted from a group decision to extend their balconies over the flat roof in front of their balconies. From records I note that number 17 applied for a balcony extension (planning reference C1/PA25/0599/06/R) on 13/06/2006 and permission was granted for a new structure to be built. My proposal of utilizing the existing flat roof in front of my property will not effect the visual appearance of this elevation as they will all sit inline. In addition, the glass balustrade and potted marram grasses will blend the extended balcony in to the dunes in front,

Highway considerations

There are no highway considerations relevant to this proposal, as the existing access is only by foot to the front of the property.

Trees and hedges

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that the potted marram grass will help support the local aesthetic.

Flooding

Flooding details on the environmental agency website have been checked and there are no flooding implications for this site. Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Policies

This proposal has been applied with consideration to modifying condition 9 on planning application 51009/C dated 21/07/72.

Previous points raised have now evolved as more individuals engage in remote working or have diverse lifestyle needs. With proper storage solutions which can contribute to a clutter free environment, promoting a productive and comfortable atmosphere. With step free access to amenity space supports well being with the necessary area to support this application.

Access

This application is adjacent to an area of Site Specific Scientific Interest, along within An Area of Outstanding Natural Beauty. The utilization of an existing flat roof supports the ability to appreciate such a beautiful location.

Conclusion

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide much needed quality housing for the short to medium term rental with sympathetic scale, form and encompassing the use of aesthetically supporting materials for the site location.