

Design and Access Statement

FOR THE PROPOSED HOUSEHOLDER APPLICATION AT

GREENCLOSE,

SANDY LANE , HARLYN BAY

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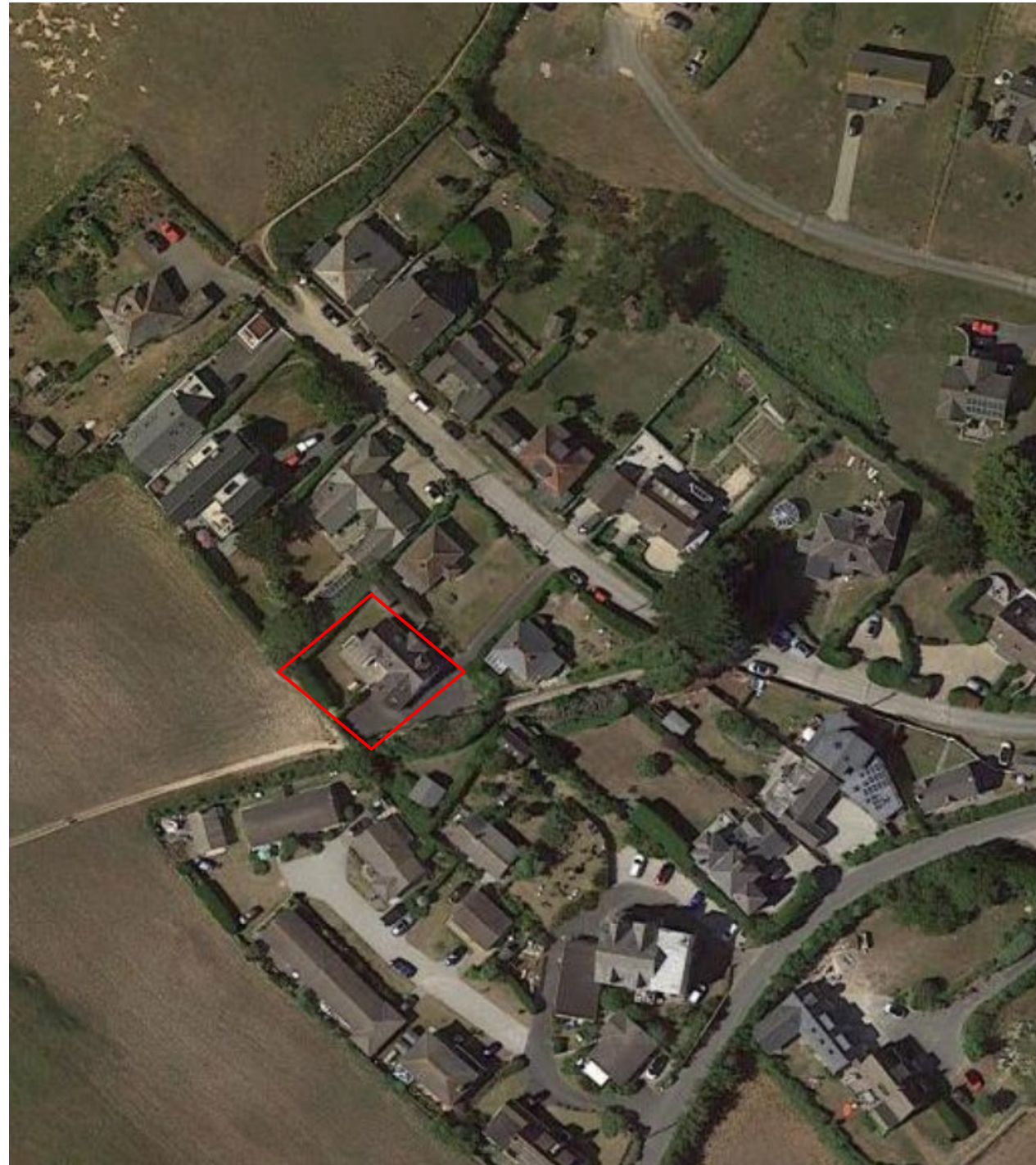
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Cropped screenshot (Snipping Tool) from Google Maps with labels switched off. Site boundary shown in red, to match Site Location and Block Plans (OS Map).

1 introduction

This statement is submitted in support of a Householder Application which seeks to gain consent to alter and extend an existing dwelling at Greenclose, Sandy Lane.

BWA's brief was for the extension of the existing dwelling to increase accommodation and alter and extend the living areas proportionate to the site. The proposal will also provide external storage for the applicants. The proposal will have an aesthetic in keeping with the Cornish cultural context and the site's location in a semi-urban, semi-rural location.

2 the existing site and historical context

The site lies within the Carnewas to Stepper Point Area of Outstanding Natural Beauty. The area is characterised by "an extremely varied coastal scenery, from the high headlands of Trevoze Head and Stepper Point to the large cliffs and rocky stacks of the Bedruthan Steps. Small coves and gentle sandy bays give way to sand dunes at Constantine Bay, whilst a gently rolling inland plateau gradually rises toward distant higher ground at Bear Downs. High, windswept headlands with panoramic views are to be found at Stepper Point, including the yawning Camel Estuary." According to Landscapesforlife.org.

The site itself is located off Sandy Lane, with vehicular access through two adjacent neighbouring properties. The site is bordered by adjacent properties to the North East and South, with open agricultural land to the West. There is a Public Right of Way 545/3/3 running along the Southern border of the site.

On the site there is an existing two storey dwelling with an integrated garage, and a domestic garden to the West and North of the dwelling, with access running between Polventon and Undertowan to the South of the dwelling. The dwelling is characterised by gable slate roofs, with rendered blockwork walls and uPVC window and door frames.

3 planning history

There have been numerous planning applications relating to the site.

- E1/89/0914 | Demolition of existing bungalow and garage and erection of dwelling and garage [card 0624 mer] | Greenclose, Sandy Lane, Harlyn Bay, Padstow. Refused, May 1989.
- E1/89/2011 | Erection of dwelling and garage to replace existing [card 0624 mer] | Greenclose, Sandy Lane, Harlyn Bay, Padstow. Approved, September 1989.
- E1/97/0122 | Formation of dormer window to replace rooflight [card 0624 mer] | Greenclose, Sandy Lane, Harlyn Bay, Padstow. Refused, April 1997.

4 design and access proposals

The proposed site layout is for:

- i. the dwelling to be extended Northwards on the site,
- ii. The access to be retained as existing,
- iii. Extra external storage to be located on the southern border of the site,
- iv. The scale will be appropriate to the size of the existing dwelling,
- v. The proposed materials will reflect the existing materials on the site,
- vi. The form of the proposed extension will mirror the existing gable wall form.

The proposed materials – a combination of natural stone,, painted render and a slate roof – are in keeping with the existing form, local vernacular and contemporary comparable residential construction in the vicinity.

5 Conclusion

This proposal has developed that premise with a design that is sensibly proportioned to the site, the existing form of the dwelling and neighbouring dwellings, and a visual language that is complimentary to both the immediate and wider context.