

DESIGN, ACCESS AND PLANNING STATEMENT

REPLACEMENT DWELLING AND ASSOCIATED LANDSCAPING WORKS

AT

SONANDER, TREDRAGON ROAD, MAWGAN PORTH TR8 4DF



ON BEHALF OF MRS J BONOLLO

FEBRUARY 2024

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1.0 Introduction

LSC have been instructed to act on behalf of Mrs J Bonollo to prepare a Design, Access and Planning Statement to accompany a planning application for the redevelopment of the property known as Sonander, Mawgan Porth T8 4DF (hereinafter referred to as 'the site').

The proposals include the demolition of the dwelling and its replacement, with landscaping works to the front and rear of the property.

This statement is intended to provide a clear explanation of the proposed works and justification for the proposals in the context of material planning considerations including the principle of development, visual and amenity impacts, and to provide the policy context within which the proposed development should be assessed.

The application has been submitted with full plans and specialist reports for consideration by Cornwall Council Officers and consultees.

2.0 Site location and context

2.1 Location

The site is located within a residential area to the east of the popular coastal settlement of Mawgan Porth, on Cornwall's north coast. Mawgan Porth, which features a large beach that is popular with families and surfers, consists primarily of private residences and holiday homes however also benefits from a range of facilities including hotels, holiday parks, shops, and pub.

The commercial area of Mawgan Porth lies to the south-west of the settlement, close to the main beach access, however the settlement has established itself along the hillsides that rise from the beach. Due to the topography, most properties benefit from views of the beach and sea, with dwellings primarily laid out across two or three levels of living accommodation.

Mawgan Porth has seen an increase in development in recent years, with a combination of high quality new and replacement dwellings introducing a range of contemporary architectural styles to the area contributing to an interesting and varied streetscape.

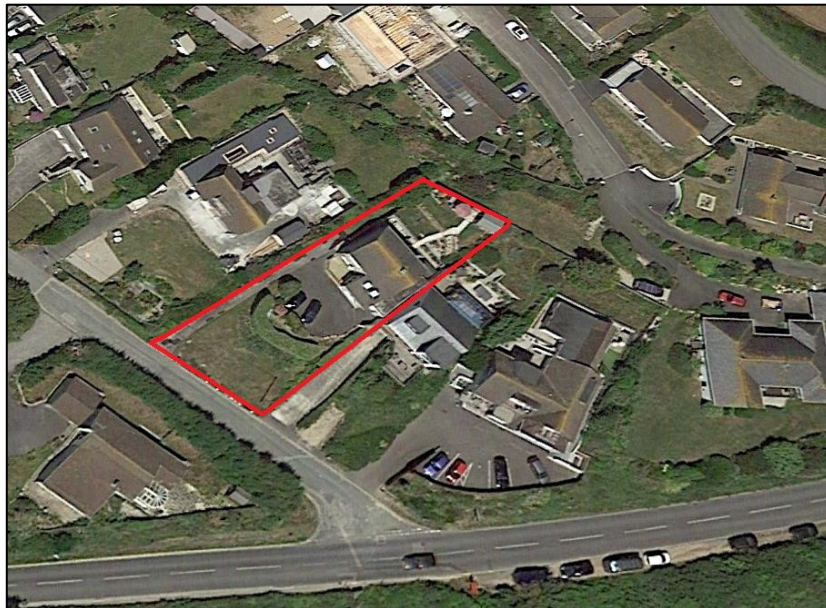
Images within this statement provide an indication of some of the contemporary designs that have been introduced to the area, which include a variety of roof types such as flat or monopitched designs alongside more traditional pitched roofs, and a range of materials that include timber cladding, render, zinc, natural stone, and large areas of glazing used as an integral design feature.

The extract from Google Earth below provides an indication of the site's location within the wider context of the settlement of Mawgan Porth, while the image below provides a more

detailed indication of the setting within the immediate area including neighbouring properties.



Site location in context of Mawgan Porth (circled in red)



Site shown in neighbouring context

2.2 Site description and surrounding development

The site is accessed from Tredragon Road, off the B3276, and consists of a long rectangular plot measuring approximately 0.8ha. Sonander, which is detached, is set towards the rear of its plot and is served by a driveway along the northern side of the boundary, with a parking area set immediately to the front of the dwelling. The dwelling faces to the south-west and includes a large exposed garden to the south-west, which slopes down to the road level. The dwelling is partly screened from the road by a hedge that bisects the garden, and a full view of the house is only possible from long range views, or from within the parking area.

The existing dwelling is not of great architectural merit, comprising pebble dash elevations with some areas of stone, a concrete tiled roof and irregularly sized and positioned windows to the front and rear elevations. The dwelling comprises two storeys, however features an asymmetrical roof, with a long sloping section with roof lights that extends over the projecting ground floor section. Internally, the accommodation comprises a dining room, kitchen, living room, bathroom garage and utility at ground floor level, with four bedrooms and bathroom at first floor level. The accommodation does not maximise its location with bedrooms located at first floor level and views from the communal ground floor areas dominated by the parking area and the hedge that obscures views of the coast.

In terms of amenity and open space, the site is set back and to the rear of the plot with a lawn to the south-west, however does include a rear garden area that is set at a higher level than the ground floor of the house. The property benefits from expansive views of the coast from the higher levels.

In respect of adjoining development, the rendered dwelling to the south-east is set at along a similar building line as Sonander and has garaging at ground floor level, with accommodation at first and second floor levels, with contemporary zinc clad extensions set within the slate roof. The neighbouring dwelling to the north-west is set some way forward of Sonander, and has been extended and refurbished relatively recently. This dwelling features a slate roof, with render and timber clad elevations, and features terraces to its front elevation to benefit from views to the south-west, west and north-west. Development behind the site to the north-west is located at a higher level and at some distance such that these houses are not seen within the same context as the proposal site.

In terms of potential constraints to development, the site does not lie within an area designated for its landscape qualities, does not lie within any flood plain or Critical Drainage Area, and there are no Tree Preservation Orders within the site area. There are no historic elements such as Listed buildings or Conservation Areas that present a constraint to the site's development in heritage terms, with most development in the area having been undertaken in the 20th and 21st Centuries.

2.3 Site and area photographs

The photographs below provide an indication of the existing property and its setting within the immediate area.



Site viewed from Tredragon Road



Front elevation of Sonander



Driveway leading to parking area



Rear elevation and garden area



Neighbouring property to the south-east of Sonander



Neighbouring dwelling to the north-west of the site

The images below show examples of relatively new and approved developments within Mawgan Porth, evidencing the architectural variety within the area, and the use of natural and traditional forms and materials that ensure that these individual properties contribute positively to their surroundings.



Newly completed dwelling



Centrally located contemporary dwelling



Older and contemporary forms present within the Trenance area of Mawgan Porth





Contemporary development on hillside



Centrally located chalets

3.0 Relevant planning history

Planning history related to the site is limited to its original approval in 1987;

C2/82/00032 - Erection of dwelling and garage – Approved 23 Nov 1982

4.0 Site conditions

4.1 Ecological assessment

In accordance with local and national planning policy and legislative requirements, and due to the proposed demolition of the existing dwelling, a preliminary roost survey was undertaken in order to assess the potential presence of protected species within the area, with particular consideration to bats and birds.

The purpose of the preliminary assessment was to:

- Identify any ecological, bat or other protected or notable species issues that may impact the proposals.
- Make preliminary recommendations for mitigation and enhancement opportunities where required.
- Specify further survey work if required in accordance with best practice guidance.

The survey confirmed that the building has negligible value for roosting bats and offers no opportunities for breeding birds. Recommendations have been made in respect of precautionary measures, timeframes and opportunities to enhance biodiversity as detailed below – all of which are able to be implemented or incorporated within the development.

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Building	Survey Results Summary	Impact Assessment	Recommendations	Biodiversity Opportunities ²	Enhancement
Roosting bats building B1	<p>Building B1 has negligible value for roosting bats due to a lack of suitable roost features and the absence of any evidence of bats recovered from within the building. The building is in excellent condition. Only one feature suitable to provide access for bats was found to be blocked off within the loft. It is considered highly unlikely a bat could access the roof through the barrier.</p> <p>DNA analysis on the droppings recovered from within the loft returned a result of pygmy shrew.</p> <p>A desk study found one EPSL for bats 1.4km from the site. Given the high volume of new development that has taken place around the site, the absence of EPSL records suggests the exposed coastal aspect is less favourable for roosting bats.</p>	<p>Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the demolition to this building.</p>	<p>As a precautionary measure, a soft destructive search of the roof tiles on the east corner of the roof will be conducted by hand prior to mechanical demolition of the building.</p> <p>In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p>	<p>The installation of 1 bat boxes at the site will provide additional roosting habitat for bats.</p> <p>The bat boxes will be installed on the new building or an integrated box can be incorporated into the fabric of the new building.</p> <p>Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p> <p>E.g., Wildcare Beaumaris bat box Wildcare Segovia build-in woodstone bat box. Or a similar brand.</p> <p>Due to the exposed conditions, only Woodcrete or integrated boxes should be used.</p>	
Foraging and commuting bats	<p>The site is located on the coastline and is subject to prevailing sea breeze and saline conditions. As such, vegetation in the locality is reduced to hedgerow and shrubs which offer a limited foraging resource. There are no mature trees within the site or surrounding gardens.</p>	<p>A plan of the proposed landscaping for the site has not been provided. As such, the impact to existing hedgerows cannot be established. Given the location of the site within an established block of residential properties, the removal of hedgerow habitat is unlikely to have a significant impact on foraging and commuting bats.</p> <p>The site is situated within new developments, all of which have dormers, roof lights and Velux windows. Given the density of housing surrounding the site, it is not anticipated the replacement dwelling will have significant impact on the levels of light spill into the surrounding area.</p>	None.	<p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:</p> <ul style="list-style-type: none"> Planting of native tree, shrub and hedgerows to increase foraging opportunities. 	
Nesting birds B1	<p>The building B1 offers no opportunities for breeding birds and no evidence of nests was observed during the survey, however, the hedgerow habitat around the site boundaries is suitable to provide nesting opportunity and may be used by small birds in the upcoming season.</p>	<p>The demolition of the building could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p>	<p>Demolition should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation within proximity to the building should be undertaken immediately, by qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p>	<p>The installation of a minimum of two bird boxes on mature trees around the site boundaries or on new buildings will provide additional nesting habitat for birds e.g.</p> <p>Schwegler 1SP Sparrow Terrace (buildings) NHBS Vivara Pro Seville 32mm WoodStone Nest Box CI Wildlife National Trust Green WoodStone 32mm Nest Box Woodstone Nest Box (buildings or trees) Or a similar alternative brand.</p> <p>Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.</p>	

4.2 Trees

There are no trees that warrant consideration although the site does feature hedging to the front of the property that is proposed to be removed.

4.3 Flood risk and coastal erosion

The site lies within Flood Zone 1 and is not within a Critical Drainage Area or within 20 metres of a watercourse. For the above reasons a Flood Risk Assessment or Drainage Strategy is not required to accompany the application.

5.0 Proposed development

Approval is sought for the demolition of the existing dwelling, and associated landscaping works in relation to the parking area and rear garden.

The main objective of the redevelopment was to provide a flexible family home that enables enjoyment of the nearby beach and countryside, and allow for a range of people of varying ages to enjoy the property internally and externally at the same time.

Given the proximity of and relationship with neighbouring dwellings, it was important to ensure that the scale and massing of the replacement dwelling was not significantly increased, while also enabling a better use of the site to be made with increased opportunities to enjoy the coastal vistas as well as the external spaces within the plot itself.

In respect of access and parking, the existing driveway would remain as existing, however a parking area is proposed to be created to the side of the driveway, so that the area to the front of the house can be landscaped and the outlook from the house enhanced by moving vehicles from view. While an area of the garden would be excavated to allow for parking, this would be largely screened from the roadside by including a planted bank by the roadside, so that the entrance to the site would be the same width as the existing entrance. An attractive rendered wall would enclose the garden area, which would be re-graded to allow for greater use for recreational purposes. Hedges and shrubs would be planted within the site area, softening the appearance and ensuring that the site contributes to a sense of verdancy.

The footprint of the dwelling has been increased, with it extending to the front and rear of the existing building's footprint. Care has been taken to ensure that it has been set forward by a modest amount, so that it does not encroach on the outlook of the dwelling to the south-east and allows for a tiered building line between the two properties to either side.

The existing site and proposed site plans are shown below for comparison purposes.



Existing site plan

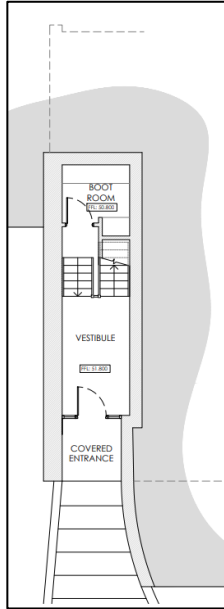


Proposed site plan

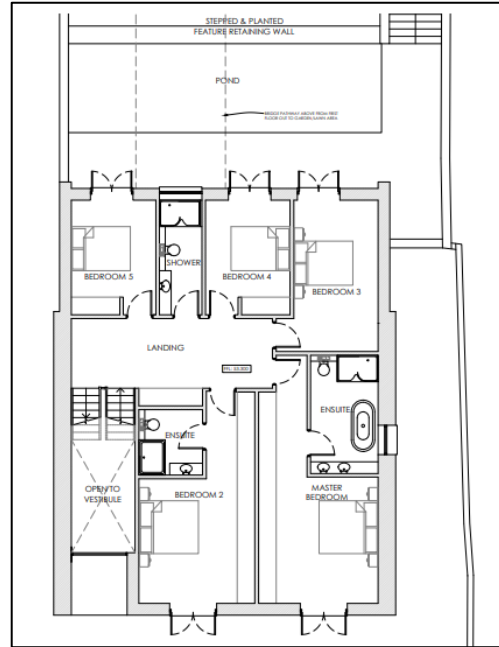
From the parking area, elegant sweeping steps would access the main entrance with a double height vestibule and stairs leading to the accommodation. The accommodation has been designed primarily over two floors with five bedrooms to be accommodated at this ground floor level. The layout allows for external access from each bedroom either to the patio to the front of the dwelling, or to a landscaped area to the area, featuring a sheltered pond and terraced area around this with planted retaining walls stepping up to the higher garden level. The main communal living area is proposed at first floor level, with an open plan kitchen, living and dining room, with a WC and store area. Access to the upper rear garden area is proposed

via a bridge over the pond which is at ground floor level below. The roof area is proposed to accommodate a snug, with a terrace integrated within the roof slope thereby negating the need for external balustrades. A separate shower is proposed at this level in the event that the snug is used for additional sleeping accommodation when guests stay.

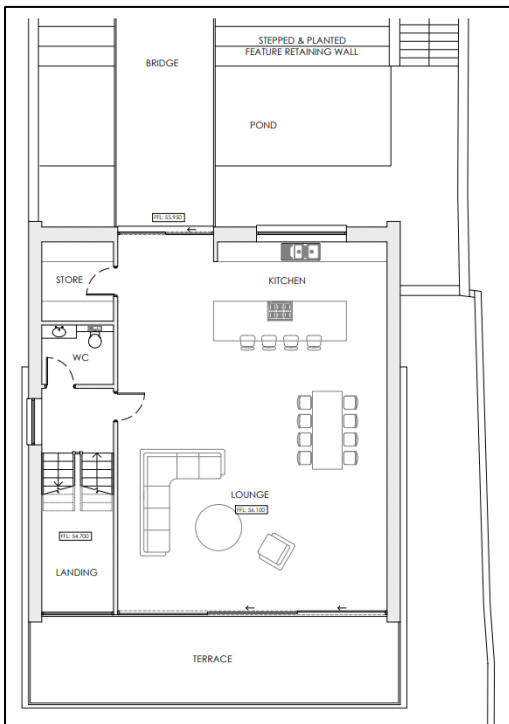
The proposed floor plans are provided below, along with the two main elevations.



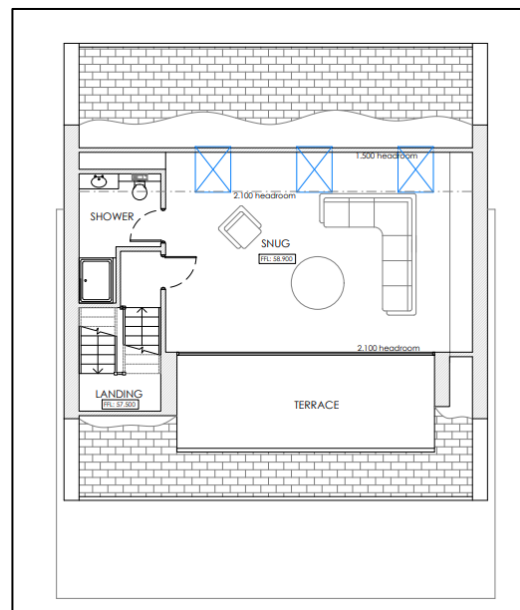
Proposed lower ground floor entrance



Proposed ground floor plan

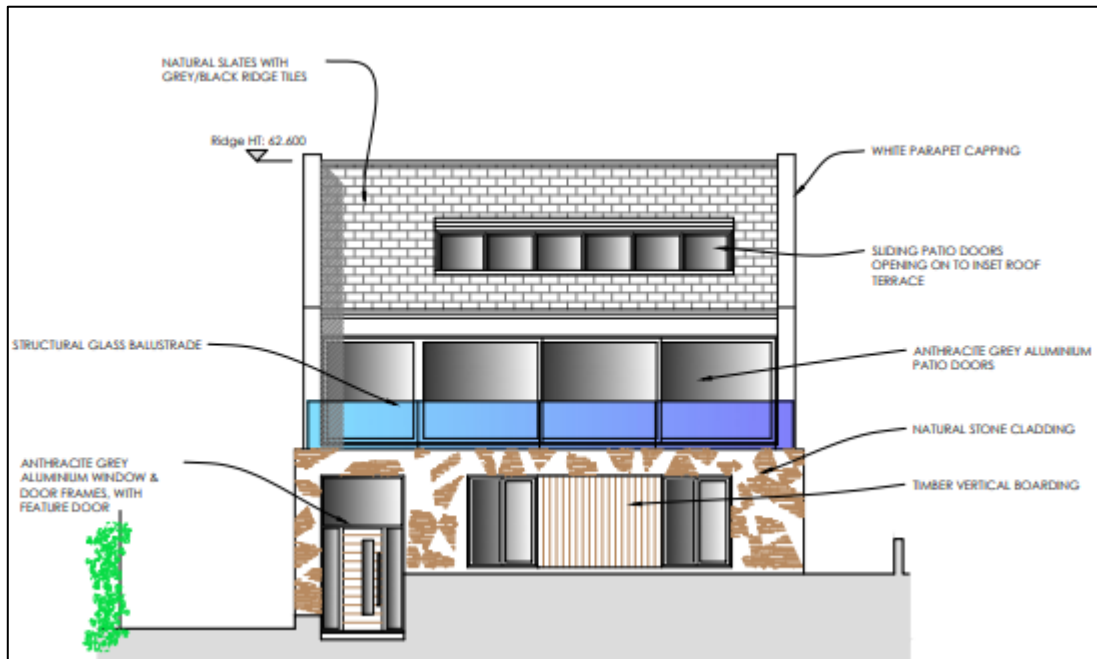


Proposed first floor plan

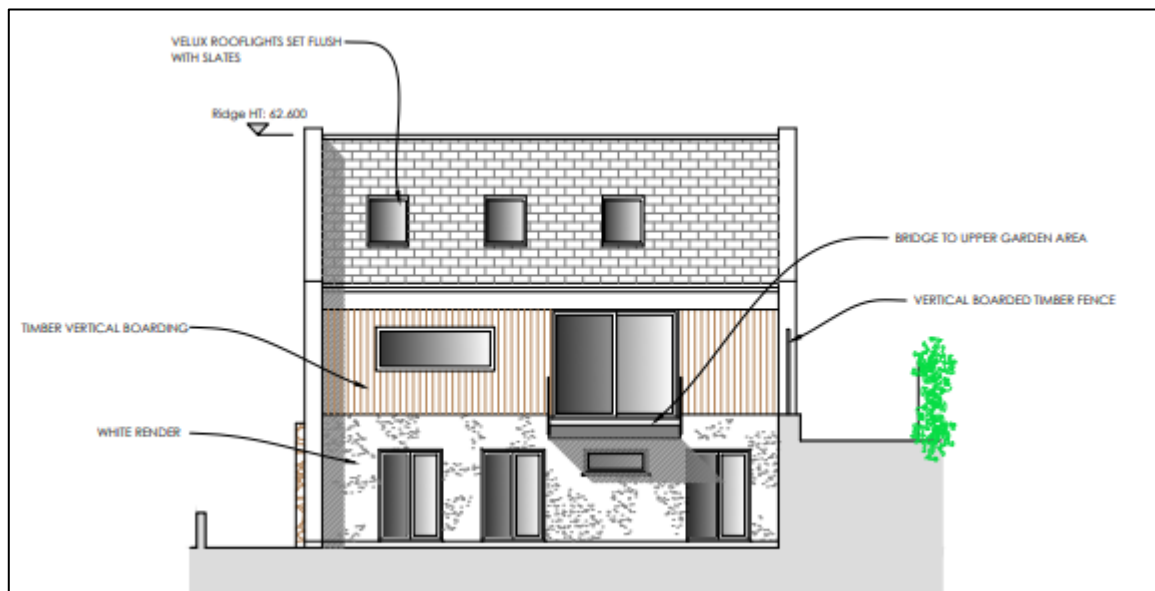


Proposed roof space plan

The proposed front and rear elevations are provided below.



Proposed front (south-western) elevation of house



Proposed rear (north-eastern) elevation

The palette of materials has been informed by those materials present within the area, with natural stone, timber cladding and rendered gables with capped parapets, providing a clean and crisp finish set against the natural slate roof.

Large extents of glazing, which is a design feature prevalent throughout Mawgan Porth has been limited to the first floor communal living space, where it would be set back from the

rendered gables and set above and below areas that are more solid and robust in materiality, providing balance in aesthetic and design terms.

A full set of images have been provided with the plans providing an indication of the proposals, with extracts from some of these visuals provided below.



Perspective aerial view of proposal site plan (front) (rear)



Perspective aerial view of proposals (rear)



Visual showing front elevation elevation



Visual showing parking area and front elevation

6.0 Energy Assessment

Cornwall Council has set an ambitious target of becoming net zero by 2030, with Policy SEC1 of the newly adopted Climate Emergency Development Plan Document 2023 requiring the highest standards of sustainable construction with energy hierarchy as its core principle. This means improving fabric standards, energy efficiency and minimising space heating requirements, before installing renewable energy and then offsetting residual energy if required. An Energy Assessment has been undertaken in respect of the proposed development and is submitted in full with the application.

The Energy Assessment has considered the following as part of the assessment:

- Fabric first strategy
- Heating and ventilation strategy
- Overheating mitigation
- Renewable energy
- Water efficiency

Full calculations of the above based on the proposed design and layout are included within the Assessment and have led to the inclusion of mechanical ventilation with heat recovery, and solar PV panels for the dwelling.

The Energy Assessment has calculated the following space heating demand, total energy use and renewable energy production across the scheme, provided that the recommended strategies are incorporated and implemented;

	DPD Policy kWh/m ² /yr	Proposed Dwelling kWh/m ² /yr
Space Heating Demand	<30	26.2
Predicted Total Energy Use	<40	18.3
Renewable Energy Generation	> Total Energy	104.00%
Annual Renewable Energy Deficit		0kWh/yr

The Assessment confirms that the thresholds set out in the Climate Emergency DPD policy have been met and the proposal therefore complies with the Climate Emergency DPD.

7.0 Green infrastructure

Nature recovery, regeneration and reintroductions

- A landscaping plan will ensure that appropriate, native species are introduced to this site.
- Bat and bird boxes will be introduced, as well as bee bricks
- The plans should enable additional biodiversity enhancement opportunities to be taken once the site has been landscaped that are beyond the Climate Emergency DPD requirements.

Natural climate solutions

- The proposed dwelling will implement both passive and active renewable technologies to minimise its short and long term environmental impact and daily use.
- Mechanical Ventilation Heat Recovery technologies will be incorporated.
- A 'Fabric first' approach will be used for the thermal envelope of the building cladding which aim to meet the U values set out in 'The Future Homes Standards '2025'.
- Photovoltaic panels connected to a solar battery will generate electricity to power the new dwelling
- The proposed dwelling will be naturally lit during the day.
- The new dwelling will have high airtightness – less heat loss – less heat required.

Access to nature and active travel

- Nature is easily accessible from the site, and the site location offers realistic opportunities to walk or cycle from the proposed dwelling to services, the beaches and other amenities.
- The site is accessible by public transport, reducing reliance upon private vehicles

Clean air

- The MVHR system proposed will improve indoor air quality.

Clean water

- Harvesting rainwater would reduce the use of mains water and will be used for external use.

Waste and Resources

- Recycling storage and bin storage areas have been incorporated within the site layout, with storage provided internally and space available within the parking area for discreet bin storage.

Economic and social wellbeing

- Living close to nature in this tranquil environment, as well as the incorporation of a pond area to the rear of the property will generate positive emotions and aid wellbeing.
- Implementing renewable energy and MVHR means the running cost of the dwelling will be significantly lower.

8.0 Policy guidance

8.1 Introduction

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. The National Planning Policy Framework (NPPF) was first introduced in 2012 and stressed the importance of having a planning system that is genuinely plan-led. The NPPF was most recently revised in December 2023 however has maintained the emphasis that planning applications should be determined in accordance with the development plan, with the purpose of the planning system being to contribute to the achievement of sustainable development. At the heart of the Framework, so that sustainable development is pursued in a positive way, is a presumption in favour of sustainable development. The proposed development has been mindful of the requirement within the NPPF for development to meet the criteria of Sustainable Development's three overarching objectives, those being economic, social and environmental objectives. It is noted that these objectives are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives:

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with

accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In Cornwall the development plan comprises the Cornwall Local Plan 2010-2030 (CLP), including 'saved' policies from the former District Plans (in this case Restormel Borough Council Local Plan) which includes Minerals Local Plans. It should be noted that currently there is no adopted Neighbourhood Plan for Mawgan Porth. Relevant policies are detailed below, while an assessment of the principle of the development and other material considerations are considered against relevant policies within Section 9 of this statement.

8.2 Relevant planning policies and guidance

National Planning Policy Framework 2023

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed and beautiful places

Section 15 – Conserving and enhancing the natural environment

Cornwall Local Plan: Strategic policies 2010 – 2030

Policy 1 – Presumption in favour of sustainable development

Policy 2 – Spatial strategy

Policy 2a – Key targets

Policy 3 – Role and function of places

Policy 12 – Design

Policy 13 – Development standards

Policy 14 – Renewable and low carbon energy

Policy 21 – Best use of land and buildings

Policy 23 – Natural environment

Policy 27 – Transport and accessibility

Cornwall Climate Emergency DPD 2023

- G1 – Green Infrastructure Design and Maintenance
- T1 – Sustainable Transport
- SEC1 – Sustainable Energy and Construction
- RE1 – Renewable and Low Carbon Energy

Other guidance

Cornwall Design Guide 2021

Planning Practice Guidance

9.0 Planning policy assessment in the context of material considerations

Principle of proposed development

The proposal seeks consent for the redevelopment of the site known as Sonander with the demolition of the existing house and garage, and its replacement with a dwelling on the same footprint with associated landscaping works.

The principle of residential development within the built up area of Mawgan Porth is considered to be acceptable not only due to the use of previously developed land, but due to the sustainable location where there is good access to services and community facilities. The wider area of Mawgan Porth has seen similar development take place particularly within the last decade, and there is an acceptance that older properties such as Sonander, will be replaced with larger and more contemporary developments that offer greater potential for occupants to enjoy the coastal locale.

The proposed development would include high quality materials, finishes and workmanship, good levels of insulation and consideration to the internal layout and use of the dwelling, with the ultimate aim of providing a sustainable dwelling that offers flexibility and comfort for use by people ranging in age. The construction process would contribute to the local economy in respect of employment and skills, while the use of the property will lead to the increased use of facilities within the area by the Applicant's family throughout the year, also contributing to

the local economy.

The principle of a replacement dwelling in this location that does not increase the number of dwellings within the area would be in accordance with the general sustainable development principles set out within policies 1, 2, 3, 21 and 27 Cornwall Local Plan, and sections 2, 9, 11, 12 and 15 of the National Planning Policy Framework 2023.

Visual impact and impact of proposed development upon the character of the area

The proposed redevelopment of the site has been driven by the desire to provide an elegant, well thought out, flexible and sympathetic dwelling that celebrates the coastal locale. The Applicant and her family have friends and family members who visit for extended periods of time, and so it was important to design the internal layout such that it allows for communal spaces to spend time together, as well as providing a range of private spaces or alternate spaces where privacy can be enjoyed by the Applicant's family and any visitors.

The proposal dwelling is not highly prominent within the wider landscape or streetscape, being set at a higher level than the road within a sloping site, with dwellings of commensurate sizes to either side. The dwelling itself is screened by an existing hedge that bisects the garden in a somewhat contrived manner, however this hedge also blocks views of the coast from the property which contributes to the lack of connectivity with the area. As well as the sense of detachment with the wider area as a result of the hedging, the dwelling, which features a tile roof and pebble dash elevations, does not demonstrate local distinctiveness such that it could be connected in any way to its setting with Mawgan Porth and the wider setting of Cornwall.

During the design process, it was considered important to keep the dwelling footprint in the approximate location of the existing dwelling due to the relationship with neighbouring properties, and to ensure that a better use of the land to the rear and front of the property was made – both to enable greater use and enjoyment of these spaces, and to improve the appearance of these areas.

As detailed previously, Mawgan Porth has been subject to a number of applications to replace existing dwellings, most of which have resulted in larger dwellings when compared to the original dwelling, with contemporary designs that have featured flat or monopitched roofs, pitched roofs, larger amounts of glazing than traditional houses, and invariably with additional floors of accommodation.

While a more contemporary approach could have been taken that reflects the architectural variety emerging within the Mawgan Porth area, considerable thought was given to the character and appearance of the immediate area, where pitched roofs and two storey properties are still prevalent. The proposals have therefore been designed to create additional accommodation that is more flexible than the current layout and maximises the coastal views to the south-west, while keeping the main areas of accommodation contained

over two floors. A third level of accommodation has been sensitively designed within the roof area, allowing for a terrace to be inset within the roof area. The proportions are such that the proposed slate pitched roof would be the main feature of this elevation, rather than the discreet terrace.

Materials are proposed to reflect those found in the area, with natural slate, stone, timber cladding and white render which would be outlined with parapet capping to each gable. While the proposed dwelling would feature a higher level of glazing than the current property, this is an increasing characteristic of the area, where sites benefit from views and passive solar gain through the glazing incorporated as a design feature. The proposals have been formulated to improve upon the views and solar gain from the west, while ensuring that the works do not result in a dwelling of a substantially different character, nor encroach significantly beyond the existing footprint nor increase the height to a point where it would be visually prominent to other properties in the area.

In regard to the design, form, bulk, massing and appearance, the scheme is considered to result in a development that demonstrates local distinctiveness, and respects the character of the area in accordance with the Cornwall Design Guide 2021.

The proposed replacement dwelling is considered to represent a sympathetic addition to the area which is considered to accord with policies 12 and 13 of the Cornwall Local Plan 2010-2030, sections 11 and 12 of the NPPF 2023 and the Cornwall Design Guide 2023.

Impact of proposed development upon neighbouring amenity

The replacement dwelling has been designed with consideration to the neighbouring residential developments to either side, both of which have undergone improvements and alterations in recent years. There are sufficient topographical differences and spaciousness between the site and properties to the rear of the site to negate any impact in this direction.

The footprint of the proposed dwelling has been set over the existing footprint, however is set slightly forward of the existing front elevation and just ahead of the property to the south-east. While it is set slightly forward, greater separation has been created between the two properties, which should benefit both dwellings. The neighbouring property to the north-west is set some way forward of Sonander and its neighbour, and the proposal would appear as a cohesive step between the two properties to either side, although not to the extent that the property to the south-east would lose views or light. While there are no rights to views as such, due to the close proximity of the two houses, care has been taken to ensure that the two houses relate well to each other.

In respect of windows and openings, main windows have been maintained as per the existing situation to the front and rear, where there are currently no overlooking issues in either direction. Terraces are proposed to the front elevation at first and second floor level, with

access from the open plan kitchen/dining/living room at first floor level and a snug at second floor, however these would have views over the garden towards the coast, and would not result in loss of amenity to neighbouring dwellings that also have main views in the same direction.

In respect of the landscaping works to the rear of the property, to create a terrace and pond at the lower ground floor level, this would provide an additional sitting out area which is more private than the front terraces,, and which would not affect the privacy of the neighbouring residents.

The proposed replacement dwelling is considered to represent a scheme which would not be harmful to the amenities of neighbouring properties and would therefore accord with policies 12 and 13 of the Cornwall Local Plan 2010-2030, and the advice within the Cornwall Design Guide.

Highway safety

Access arrangements from the highway are not proposed to be amended through the proposed development, with any works proposed within the site itself. Given that there are no existing traffic or highways concerns with the current arrangements, the proposed development would conform to Policy 27 of the Cornwall Local Plan 2010-2030 and Section 9 of the NPPF 2023 which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

10.0 Conclusions

We trust that the information provided within this Design, Access and Planning Statement, and accompanying plans and reports evidences the efforts that have been taken to ensure that a sympathetic and high quality, policy compliant scheme has been put forward for consideration. The site lies in a sustainable location with good access to local facilities and infrastructure, and the principle of a replacement dwelling, where the density of development is not increased should therefore be considered to be acceptable.

The Applicant and design team have endeavoured to develop a scheme that utilises the site in an efficient and sympathetic manner, using high quality materials and a design that demonstrates local distinctiveness. The objective of the proposed development is to provide a highly sustainable, elegant and flexible home for multigenerational use, without impacting upon the amenities of the area or those of neighbouring occupiers.

Ecological surveys have been undertaken and recommendations for ecological enhancement can be implemented, with landscaping opportunities that would improve and increase

biodiversity within the site. The Energy Assessment has been provided that provides confirmation that the proposal would comply with the Climate Emergency DPD in respect of energy use and production.

In our view the proposal accords with the key sustainable development principles set out in within the National Planning Policy Framework 2023, the Cornwall Local Plan 2010-2030, the Climate Emergency DPD 2023 and the Cornwall Design Guide 2021. Applying the statutory obligations for the determination of the application as prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal conforms to relevant Development Plan policies, and is consistent with all other material planning considerations.

We trust that local residents and neighbours, St Mawgan-in-Pyder Parish Council, statutory consultees and Cornwall Council Officers will be able to support this proposal to replace the property known as Sonander with a high quality replacement dwelling that would be a positive addition to Mawgan Porth.