

Planning Statement

**Planning In Principle For The Erection Of One Dwelling
Adjacent Creek Cottage, Carnon Valley, Carnon Downs**

THE PROPOSAL

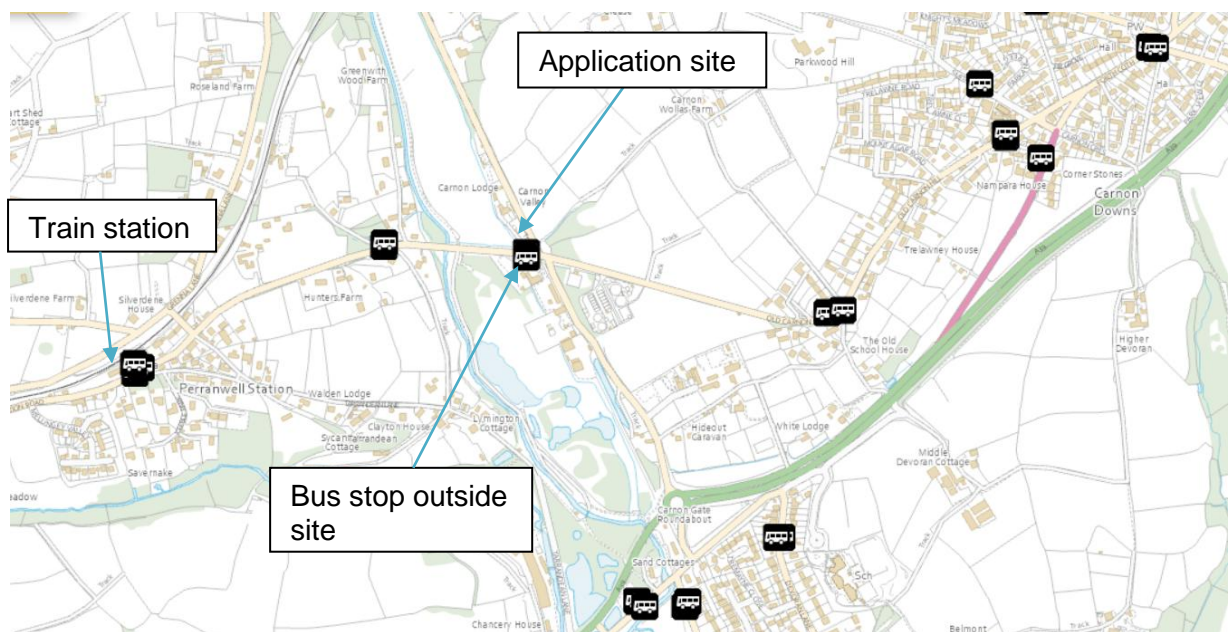
This is an application for planning in principle (PIP) for the erection of a dwelling at Carnon Valley, Carnon Downs.

THE EXISTING SITE

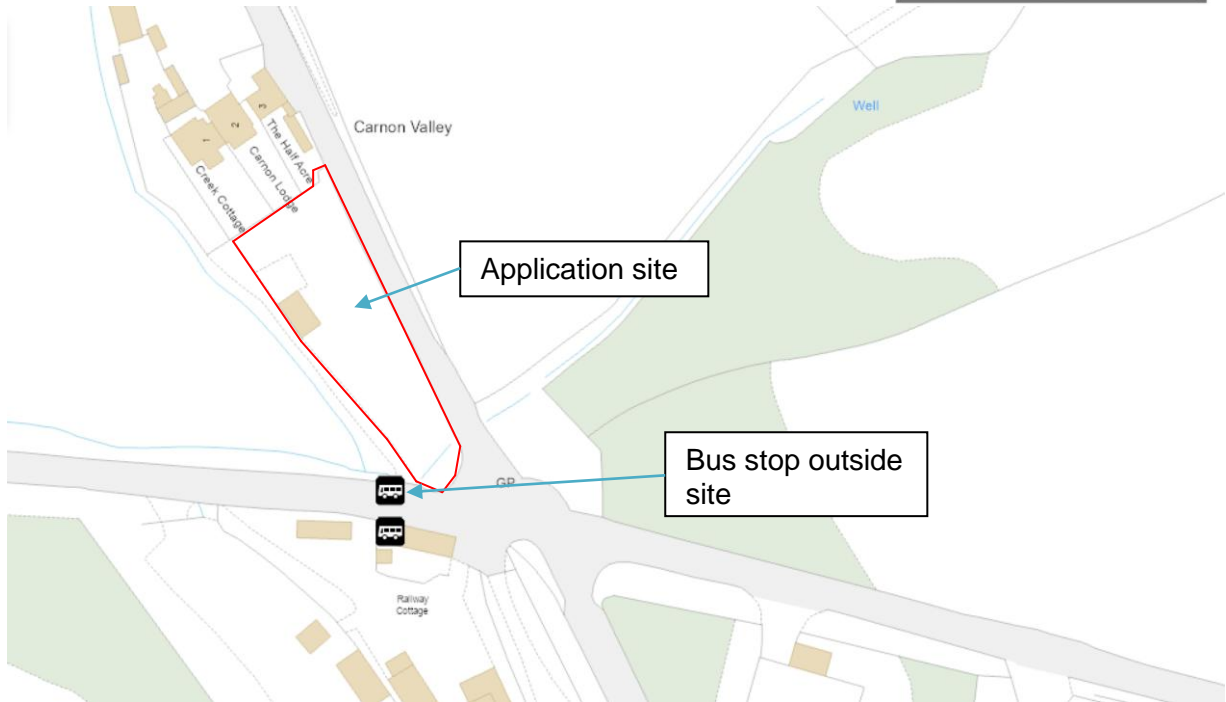
The site is an area of land which is on a cross roads situated on the main road between Carnon Downs and Perranwell Station. The site itself is a brownfield site which consists of a large domestic garage, large hard standing and the area of land it sits on has historically had many items stored on the site such as caravans, boats, vehicles etc.

The site is accessed off the main road and uses the existing lane which serves 1 to 3 Carnon Valley. The proposed site is situated between the main road and the existing terrace of properties. On the opposite side of the road is a road which continues between Carnon Valley and the A39. Along this road are numerous buildings which are mainly small businesses.

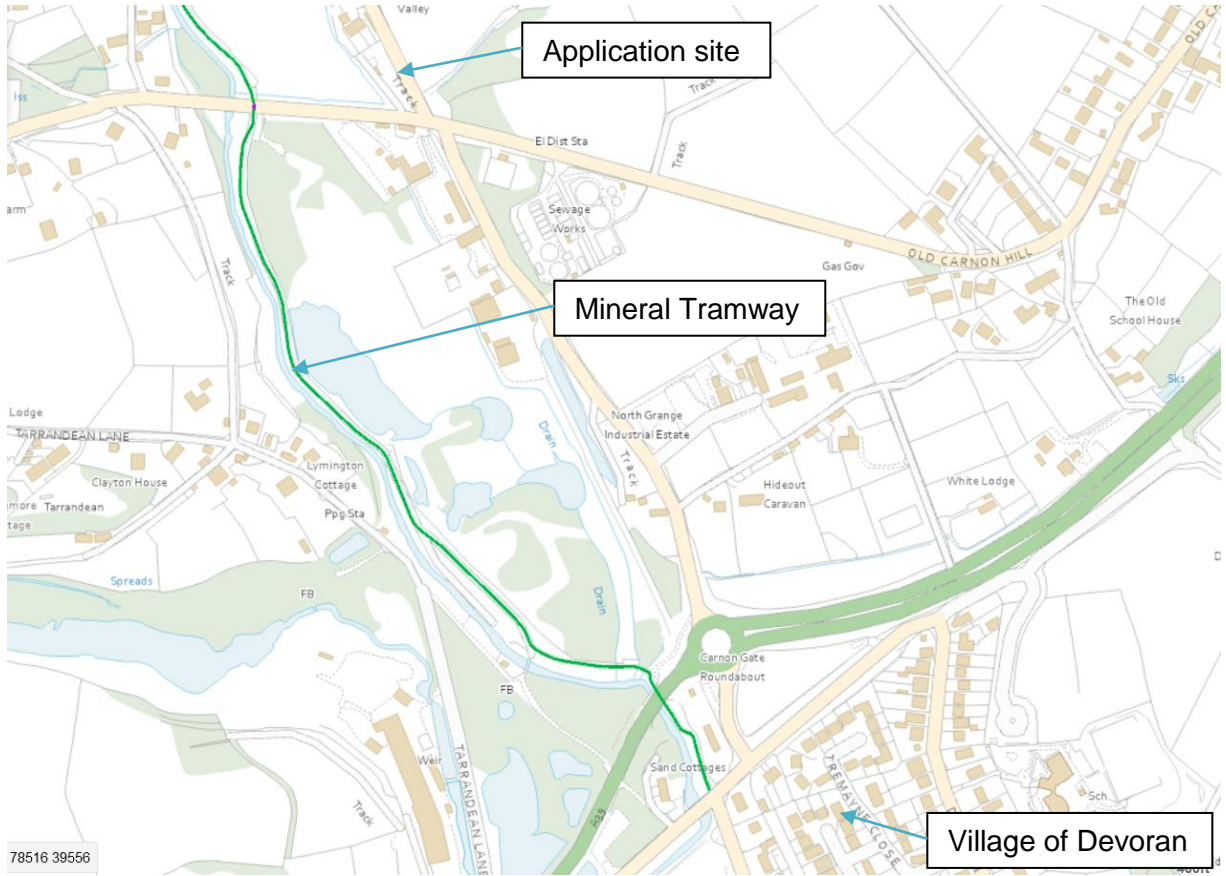
Good public transport links are available serving the site with a bus stop being directly outside the site entrance. There are various bus services available from here which include 36, 36A, 36s, L1 & L2. There are school buses as well as normal bus routes which provide access to Truro, Perranwell Station, Helston and Penryn etc. There is also a railway station in Perranwell Station which links between Falmouth and Truro. All of these provide good access to many adjacent and nearby towns and villages as well as good links to national public transport.



Below is a map which shows the bus stop directly outside the application site. There are also footpaths that can be taken to Perranwell Station which will avoid walking on the main road. Carnon Downs, Devoran and Perranwell Station are also in bike riding distance of these villages



Also as can be seen below, the site is adjacent the Mineral Tramway which is promoted for the use of walkers and cyclists. This will provide safe access to another village of Devoran which has shops and other local facilities such as school, village hall and employment opportunities etc.



THE PROPOSAL

As previously stated the application is for the PIP for the erection of a single dwelling at Cornon Valley, Carnon Downs. This is the first stage of the two stage consent route. At this stage the application only deals with the principle of the development and is limited to the location, land use and the amount of development permitted. All other matters are considered in the second stage where a subsequent application is submitted and the development proposals are assessed.

It is intended the existing garage is to be retained and the hardstanding area utilised as a parking area in front of the proposed dwelling. The dwelling can easily be designed to be sympathetic with the area and our intention is to use traditional materials such as natural stonework and slate etc.

The proposal would infill and round off the area leading to the crossroads and the development on the other side of the road. The proposed dwelling would not be isolated or extending into the countryside and making best use of a brownfield site.

The proposed dwelling where situated has good access to other neighbouring villages and towns. These can be accessed by bus, train and bike and there will be no reliance on a motor vehicle. Also many employment opportunities are available nearby with easy access to further afield. The site is therefore situated in a sustainable location.

DESIGN CONSIDERATIONS

This would be dealt with as part of the second stage following the approval of the application. The materials used would be sympathetic to the pallet of materials currently used in the area.

A schematic drawing has been provided with the application which demonstrates how a dwelling could be accommodated on the site.

CONSERVATION OF FUEL AND POWER

In line with the councils climate change requirements, energy statements are required for new dwellings. This information is not required for a PIP application but will be provided as part of the second stage technical information requirements.

ACCESS STATEMENT

The development can be designed in accordance with Part M of the Building Regulations for ambient disabled people. The main access to the building will be via a ramped approach to the front door which will be in excess of the minimum width required. Compliant internal door widths, wc and electrical switches/sockets will also be provided throughout. This information is not required for a PIP application but will be provided as part of the second stage technical information requirements.

CONCLUSION

The proposed development is in proportion to the scale of the settlement/surrounding area. Good levels of accommodation can be provided to meet the minimum national space standard requirements. The property is in a good sustainable location with access to busses, trains, shops, schools and other local amenities without the reliance of the use of a motor vehicle.

The property will also have a good level of amenity space and can be designed so there will be no overlooking and overshadowing etc to other properties within the area.