

February 2024



Householder Planning Permission

## DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Extensions & Alterations of Existing Dwelling House & Associated Works (Previously Approved C1/PA20/1178/06/R)

The Studio, Goonvera Manor, Perran Ar Worthal, TR3 7PN

Prepared By Cornwall Planning Group



HEAD OFFICE  
Chi Gallos,  
Hayle Marine Renewables Business Park,  
North Quay, Hayle,  
Cornwall, TR27 4DD

[www.cornwallplanninggroup.co.uk](http://www.cornwallplanninggroup.co.uk)  
[office@cornwallplanninggroup.co.uk](mailto:office@cornwallplanninggroup.co.uk)  
T: +44 (0)1736 448500

Registration No: 04345204  
VAT No: 221707243

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## 1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of householder planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mrs A Wilson. This Statement accompanies associated plans and documentation, seeking the Councils permission on the principle of Extensions & Alterations of Existing Dwelling House & Associated Works (Previously Approved C1/PA20/1178/06/R).

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

C1/PA20/1178/06/R | Proposed extensions at ground and first floor levels to provide a 4 bedroom dwelling sites: 200416, | The Studio Goonvrea Manor Perranarworthal Truro TR3 7PN

PA23/06501 | Convert garage to family room, new extension over at first floor. New detached garage. | Tweenwoods Perranarworthal Truro Cornwall TR3 7NT

PA23/01569 | Proposed roof extension and alterations including new garage and ancillary accommodation | Springwood Stickenbridge Perranarworthal Truro Cornwall TR3 7QW

PA22/09467 | Alterations and extensions including new detached garage with office/store over | Emmetten Norway Lane Perranarworthal Truro Cornwall TR3 7NU

PA18/11338 | Erection of two storey extension to the south, connected to cottage with a two storey glass link and erection of a bat house | Park Cottage Carclew Perranarworthal Truro Cornwall TR3 7PB

### Material Key Points of the Application Proposal

- The proposal is of a similar scale to the previously approved C1/PA20/1178/06/R application.
- The proposed works are sensitively designed to a high standard and will provide a continuation of the existing building
- The proposed works lead to an enhancement to the immediate and surrounding area.
- The works will provide a higher quality of living standards to the proposed users, whilst improving the dwelling house living standards.
- The proposed works do not provide any visual impact or harm to any immediate neighbours, in fact improve the visual impact of the current dwelling.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

## 2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

<b>Policy 1</b>	<b>Presumption in favour of sustainable development</b>
<b>Policy 2</b>	<b>Spatial strategy</b>
<b>Policy 2a</b>	<b>Key targets</b>
<b>Policy 3</b>	<b>Role and function of places</b>
<b>Policy 12</b>	<b>Design</b>
<b>Policy 13</b>	<b>Development standards</b>
<b>Policy 21</b>	<b>Best use of land and existing buildings</b>
<b>Policy 23</b>	<b>Natural environment</b>
<b>Policy 24</b>	<b>Historic environment</b>

### 3.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately access our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

### 4.0 Effects on Heritage Assets

#### Conservation Statement

The application site falls to the south of a Conservation Area. Paragraph 16 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

We believe our proposal conforms to paragraphs 184 to 202 for the following reason as outlined below.

#### World Heritage Assets

The application site falls to the south of the Cornwall and West Devon Mining Landscape World Heritage Site (the WHS). Paragraph 189 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

The advice contained within the Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document (SPD) May 2017 has been followed in terms of understanding the implications of the proposed development on the Outstanding Universal Value (OUV) of the World Heritage Site (WHS); how any harm to the OUV might be caused and opportunities for protection and management to prevent such harm from happening.

As consequence there is capacity for change on the application site without conflict with Paragraph 184 of the NPPF which recognises that a WHS is of international significance, both culturally and naturally. For note, paragraph 201 of the NPPF highlights that not all elements within the WHS necessarily contribute to its significance.

Policy 24 relates to the historic environment and requests that development proposals protect, conserve and enhance the significance of designated and non-designated assets and their settings. The site is located within the WHS and as such, any future proposal would need to pay regard to its industrial mining heritage. Proposals within the WHS need to accord with the WHS Management Plan and should not result in harm to the authenticity of the Outstanding Universal Value (OUV) of the WHS.

The consequential benefits to the area and compliance with the Cornwall Local Plan & NPPF are as follows;

- The existing structure - The existing building structure, design & materials are of a poor quality and as such our proposed planning application resembles transparent improvement to both the occupants and housing stock to the area.
- Visual Impact – The existing visual impact of the building is apparent from the enclosed plans. The proposed improvements will fundamentally improve both the street scheme, elements of the property that area clearly screen by the boundary and topography of the landscape.
- Improved design – The proposed works clearly complement the dwelling appearance, and transparently. The material choices compliment the vernacular of local materials and are a continuation of the adjoining dwellings. The glazing details and design have been well considered in terms of providing privacy and natural light to the occupants of the dwelling. The proposed changes will improve the quality of living for the applicants and ultimately all provision.

### 5.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- Renewable Energy: The proposed development could incorporate renewable energy sources such as solar panels to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable.
- Reduced Waste: The applicants will implement a waste reduction plan that includes recycling,

- Water Conservation: Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.

#### 6.0 Green Infrastructure Statement

- The proposed works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.
- Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot.
- The existing biodiversity will be retained as part of the proposed works. Existing site photographs have been provided demonstrating the existing ecology environment and biodiversity.

#### 7.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.

#### 8.0 Site Images

