

February 2024



Householder Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Construction of Ground Floor Extensions & Associated Works

The Bungalow, Berkeley Cottages, Falmouth, TR11 2BN

Prepared By Cornwall Planning Group



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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 Sharp. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of Construction of Ground Floor Extensions & Associated Works.

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:

PA23/08006 | Single storey extension in rear garden, side infill extension, minor alterations including internal works and driveway | 5 Tregothnan Road Falmouth Cornwall TR11 2DR

PA23/03769 | Rear single storey extension in a conservation area | 61 Marlborough Road Falmouth Cornwall TR11 3LL

PA23/01500 | Proposed single storey extension and garage conversion | 29 Polmennor Road Falmouth Cornwall TR11 5UX

PA22/11084 | Single storey extension to front and rear areas. | 14 The Gluyas Falmouth Cornwall TR11 4SE

Material Key Points of the Application Proposal

- The proposed works are sensitively designed to a high standard.
- Timber framed windows are proposed with cornice details to add character to the parapet roof.
- Textured render is proposed instead of smooth flat white render.
- Fenestration proposals seek to provide a continuation of the windows on the existing dwelling.
- The host building is of traditionally vernacular. 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 or the adjacent conservation area.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area and to be a continuation of the existing dwelling.

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;

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 16	Health and wellbeing
Policy 21	Best use of land and existing buildings
Policy 24	Historic environment

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 adjacent to 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.

The proposed single storey extension will have no impact on the adjacent conservation area.

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, or identified on the enclosed application drawings.
- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- **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 enlarged site layout plan on sheet 001 identifies the existing boundary treatments will remain unaltered by the proposal.
- 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.
- The existing biodiversity will be retained as part of the proposed works.

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.