

Design & Access Statement, including Travel Plan – Application for conversion / change of use of a barn to a dwelling, including demolition of part and erection of an extension within the footprint of the demolished element – Great Lanhargy, Bray Shop, Callington PL17 8QJ

Introduction

The proposal is an application for the conversion / change of use of a barn to a dwelling, including demolition of part and erection of an extension within the footprint of the demolished element – Great Lanhargy, Bray Shop, Callington PL17 8QJ.

A previous proposal to change the use of this barn was refused on various alleged grounds regarding the proposal and concern over the introduction of a proposed new driveway – PA23/06090.

The current proposal concentrates on retaining and converting the traditional stone element of the barn and adding a modest extension, via a linked passage, within the footprint of the demolished section. Materials will be local natural stone and natural slate to match in with the existing building.

The existing drive will be used for access.

The present barn is a mixed height building, partly of stone construction and partly a mix of concrete block with fibre cement cladding – both elements having a fibre cement roof. The building has been used for agricultural storage.

The barn is one of a range of barns at great Lanhargy – one large one of which has recently been granted PA for conversion to five dwellings under PA23/04345.

The subject barn is in good structural condition and is considered suitable for conversion to a dwelling under the relevant CC policies – a structural report confirms this.

The proposal indicates a relatively straightforward conversion of the retained existing building to a dwelling. The existing walls will remain as at present but with a new pitched, natural slate roof, as opposed to the present monopitch roof. Windows and doors will be added – as shown on the proposal plans. The proposed extension will be constructed in natural stone with a natural slate roof

It is proposed to provide a private garden area to the south east of the building with parking to the west – access coming off the existing farm access.

The barn can be converted without causing any amenity issues for the nearest dwelling to the west, Great Lanhargy Farmhouse.

There will be no livestock use of the buildings to the north west.

It is considered that the building falls within CLP policy 7, paragraph 3 and policy 21 – through re-using an existing building that will lead to an enhancement to the immediate setting. The proposal is also supported under the policies of the NPPF Sept 23

Relevant Planning Policies

The relevant Development Plan policies include:

Cornwall Local Plan Strategic Policies 2010-2030 [Nov 2016] – policies 1, 2, 7, 12, 13, 21,27.

NPPF Sept 23 – Chapter 2 Achieving sustainable development, paragraphs 7-10; The presumption in favour of sustainable development - paragraph 11; Chapter 5 Delivering a sufficient supply of homes, paragraph 69c, Rural Housing, paragraph 80(c); Chapter 11 – Making effective use of land – paragraph 120 (d); Chapter 12 – Achieving well designed places; Chapter 15 - Conserving and enhancing the natural environment – paragraph 174 (d)

NPPG 2014

Location and Setting

The barn is located on Great Lanhargy Farm to the north east of Bray Shop and approx 3km from Stoke Climsland. It is presently accessed by an unclassified road from the main B3257 road at Bray Shop – where there are bus stops.

The proposal will retain an existing building within the range of buildings at Great Lanhargy and is not likely to have any significant impact on the locality or the setting of the building within the locality of other nearby buildings and dwelling, including the development approved under PA23/04345. It should have the positive effect of enhancing the locality through the removal of the fibre cement / concrete element of the building.

The site is not within any designated area.

Design & Landscaping Considerations

The barn is partly of stone construction and partly a mix of concrete block with fibre cement sheeting above. The proposal indicates the existing stone building being retained, with the concrete block and fibre cement element being demolished and replaced with an extension with the appearance of a traditional construction building.

Openings for doors and windows will be as shown on the plans.

Landscaping includes the provision of a garden to the south east, with the curtilage around the barn bounded by a stone / brick wall and hedge to the south east – as shown. Access will be off the existing farm access.

Gaps in the fences will be left [or gates provided] where the Public footpath crosses the site to ensure this remains accessible at all times.

This conversion proposal would enhance the building and the locality, in accordance with policy.

Access

Vehicular / pedestrian access to the barn would be via the existing access road to the farm off the unclassified road, leading to a parking area to serve the dwelling.

Foul Water Interests Survey

The property will be served by treatment plant.

Barn Owl & Bat Survey

An Ecological Report is attached for information.

Structural Survey

A structural survey of the building is attached for information. The conclusion of which is as follows:

“Following the structural assessment of Barn 1 at Great Lanhargy, Callington, we would advise that the structure will be suitable for conversion as per the proposals provided some repair/alteration works are undertaken”.

Contamination

Given the previous use of the building for agricultural storage it is considered that the risk of any contamination arising is minimal.

Green Infrastructure Statement

1) The green infrastructure should form a multifunctional network through the creation of linear and other green infrastructure features to provide and enhance natural connections using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging as the key starting point for green infrastructure proposals and retain, reinforce and embed them into the design of the development to create distinctive places with permeable boundaries that reference, reflect and enhance the local environment;

Not applicable

2) The green infrastructure shall be accessible for all with high levels of accessibility in public areas, and promote health, wellbeing, community and cohesion and active living;

Not applicable

3) The green infrastructure shall incorporate sustainable drainage and blue infrastructure wherever possible and create better places for people and wildlife;

Not applicable

4) The green infrastructure shall be resilient to climate change, minimise the development's environmental impact and enhance the quality of water, soil and air, aiding resilience and adaptation to climate change;

Not applicable

5) Priority shall be given in landscaping schemes and natural planting to at least 50% pollinator friendly planting of predominantly native species;

No landscaping / planting presently proposed other than curtilage planting –

6) Street trees and other greening shall be integrated into street design and public open spaces wherever possible while remaining sympathetic to the historic environment. Streets should be designed to accommodate tree pits, whilst maintaining the space for the necessary runs of services (e.g. water, electric, sewerage);

Not applicable to this proposal

7) The design and maintenance of green infrastructure shall conserve and enhance the historic environment and contribute to local distinctiveness;

Not applicable

8) Homes should have access to a well-proportioned and well-orientated gardens (generally equal in size to the footprint of the house) or other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature;

Garden provision indicated on plans

9) The development shall make provision for long-term, post-development management and maintenance for all green infrastructure, including provision for community representation and management;

Not applicable

10) The development proposal shall include a scheme for the provision of bird and bat boxes and bee bricks tailored to habitat conditions existing on or being created on and/or adjoining the site including the location and clustering (as appropriate) of those measures. These should normally be provided at the rate of one measure per unit, provided in the most suitable locations, either as single units or a cluster of such (e.g. close to hedgerows and flightpaths).

Not applicable at this outline stage but any recommendations in the PEA will be followed, including the provision of bird boxes, bat boxes and bee bricks.

Travel Plan

The site is located at Great Lanhargy Farm where there is an existing dwelling and a further five dwellings approved under PA23/04345.

The proposal is for the change of use of a barn to a dwelling – the scale of which is minimal in relation to the dwellings existing and approved for the Farm. There are a number of other dwellings to the south and east of the site - between the site and Bray Shop.

The site is accessed via an unclassified road leading from Bray Shop where there are two bus stops along the B3257 road.

Other than by bus, there are no other facilities locally for journeys to be made than by car, motorcycle or cycle - although it would be open to residents to arrange car sharing if they so wished for journeys to say Callington or Stoke Climsland and or Launceston.

The site could be accessed by bicycle from other parts of the local road network in the area – but there are no designated cycle routes in the locality. These routes are as indicated on attached plan PW5.