

February 2024



Householder Planning Permission

## DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Retention and Completion of Construction of Side Extension & Associated Works

Kirthen Vyhan, Townshend, Hayle, Cornwall. TR27 6AU

Prepared By Cornwall Planning Group

Contents



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**1.0 Introduction**

**2.0 Cornwall Local Plan**

**3.0 Effects on Heritage Assets**

**4.0 Regenerative, Low Impact Statement**

**5.0 Green Infrastructure Statement**

**6.0 Conclusion**

## 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 G.R & E.M Gilbert & Sons. Statement accompanies associated plans and documentation, seeking the Councils permission on the principle of;

### **'Retention and Completion of Construction of Side Extension & 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:

PA21/10789 | New porch, replacement of garage flat roof with pitched roof, removal of rear conservatory and installation of bifold doors and associated works. | Homefield Road From Bosence Road To Pauls Green Townshend TR27 6AU

PA11/04529 | Extension to existing agricultural building | Corbiere Townshend Hayle Cornwall TR27 6AU

### **Material Key Points of the Application Proposal**

- Planning permission for the extension was approved approx.40 years ago but was never implemented.
- The proposed works are sensitively designed to a high standard.
- 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.
- 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;

**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 23 Natural environment**

**Policy 24 Historic environment**

**Policy 25 Green infrastructure**

## 3.0 Effects on Heritage Assets

World Heritage Assets

The application site falls within 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. 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

#### **4.0 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 and wind turbines 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.
- Biodiversity: The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- 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.
- The proposed dwelling in accordance with government legislation will have electric car charging points.

#### **5.0 Green Infrastructure Statement**

- The proposals reduce the amount of hard landscaping and introduce more permeable surfaces and pollinator friendly native planting. The increase in permeable soft landscaping features will help to reduce the surface water runoff.
- The enlarged site layout plan on sheet 001 identifies the existing boundary treatments, proposed and various soft landscaping details forming part of our proposal.
- The intention of this application is to increase the biodiversity on site by incorporating new planting and biodiversity enhancements through planting and habitat creation across the site.

- 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 incorporation of Green Infrastructure has played a pivotal role in the planning of this project, with the aim of facilitating the movement of both people and wildlife throughout the site, while also establishing a network of versatile spaces. The proposal for an onsite Biodiversity Net Gain (BNG) is a testament to the development's commitment to preserving and enriching the natural environment.
- 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. However a suitable planning condition can be applied if requested by Cornwall Council.
- 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.

## **6.0 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.