

DESIGN AND ACCESS STATEMENT

Proposed Annexe to form self-contained living accommodation with the garden of 3 Gyles Court Newquay TR7 3ER

19/12/23

REV 01

KA434

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ARCHITECTURE

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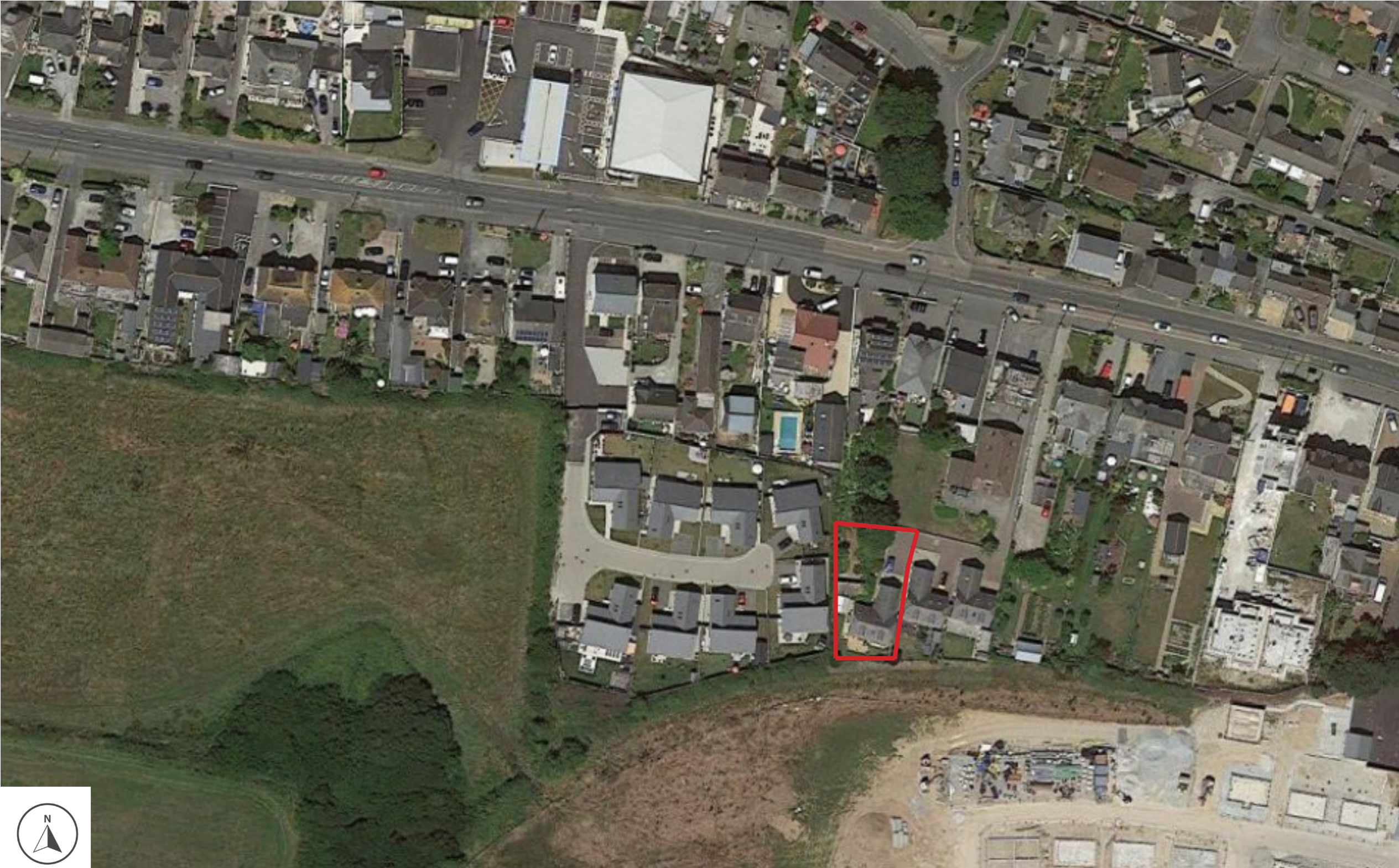
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Site Location (Map View)



Google maps - 06.12.23

1.0 Introduction

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Introduction

This Full Planning application has been submitted to Cornwall Council seeking the approval for the construction of proposed annexe to form self-contained living accommodation; this application seeks to satisfy Cornwall Planning that the works are not detrimental to the area.

The owner of 3 Gyles court is now in their elder years and looking to downsize without leaving the property that she has come to love and feel comfortable in the area and surroundings she has known for many years. With the downsizing her family will be moving into the existing 3 bed property to ensure that they are available in the event of assistance being required. The applicant does not wish to leave her home but has faced the reality that the property is larger than she is capable of maintaining and sees an opportunity to provide a home for her family.

Her daughter has sold her property to move into the existing home to help her mother but the home is too small to enable the family to live all together in the home.

This has meant that a property has been released into the open market and subsequently helped to provide a home for another person/family.

Below are some examples of similar approved applications in the Newquay area.

PA23/06897 | Convert existing garage with the addition above of first floor extension for living space | 1 Coronation Way Newquay Cornwall TR7 3JL

PA22/00922 | Remove existing garage and outbuilding to form a larger detached annexe to the rear of the property | 31 Bonython Road Newquay Cornwall TR7 3AW

PA21/06407 | Erection of one-bedroom annexe associated to main dwelling. | 19 Edgcumbe Gardens Newquay TR7 2QD

PA21/05753 | Construction of annexe/holiday let | 27 Trevemper Road Newquay TR7 2HS

PA21/05390 | Proposal for an annexe to Pine Hollow for family members to create a sustainable multi-generational 'Lifetime Home' | Pine Hollow 2 Fistral Crescent Newquay TR7 1PQ

PA21/00189 | Remove existing garden room/store and erect a detached single storey annexe | 25 Trebarwith Crescent Newquay TR7 1DX

PA20/07829 | Detached two storey annexe to the rear of property | 2 Shackleton Drive Newquay Cornwall TR7 3PE

PA19/06660 | Construction of attached dwelling within annexed garden | 12A Dale Road Newquay TR7 2ST

PA14/03083 | Proposed demolition of existing garage and utility and formation of new single storey living accommodation. | 5 Lewarne Crescent Newquay Cornwall TR7 3JW

PA16/11475 | Certificate of lawfulness for existing use: Residential use of The Annexe. | The Annexe 7 Lewarne Road Newquay Cornwall TR7 3JR

C2/06/01102 | Erection of granny annexe and new rear extension | 7 Lewarne Road Newquay TR7 3JR Cornwall

C2/09/01663 | Proposed conversion of garage with extension to form living accommodation | 165 Henvver Road Newquay TR7 3EJ Cornwall

Cornwall Local Plan & National Planning Policies

It is our belief that the Proposed Annexe, satisfies policies outlined in the Cornwall Local Plan and the National planning Policy.

Cornwall Local Plan: -

- Policy 1- Presumption in favour of sustainable development
- Policy 2- Spatial strategy
- Policy 2a- Key targets
- Policy 3- Role and function of places
- Policy 6- Housing Mix
- Policy 12- Design
- Policy 13- Development standards
- Policy 16- Health and wellbeing
- Policy 21- Best use of land and existing buildings
- Policy 22- European Protected Sites
- Policy 23- Natural environment
- Policy 24- Historic environment

Newquay Neighbourhood Development

- G2 – Development Principles
- H1 - Protection of the Built Heritage

2.0 The Site

Property

The site is accessed via a private road which spurs off of the Henvver Road.
The property is a 3-bedroom property sat within a spacious plot. The property has Gardens to the Side of the property which currently has a old single block workshop and storage building.
The front garden is adjacent to the housing development on Harriet Close. The existing dwelling currently sits on a plot that is afforded 268m² of garden space. To the rear there is a spacious garden.
Two spacious parking spaces to the front of the property
Surface water currently connects into the mains foul drainage along with the mains foul.



Google maps - 06.12.23

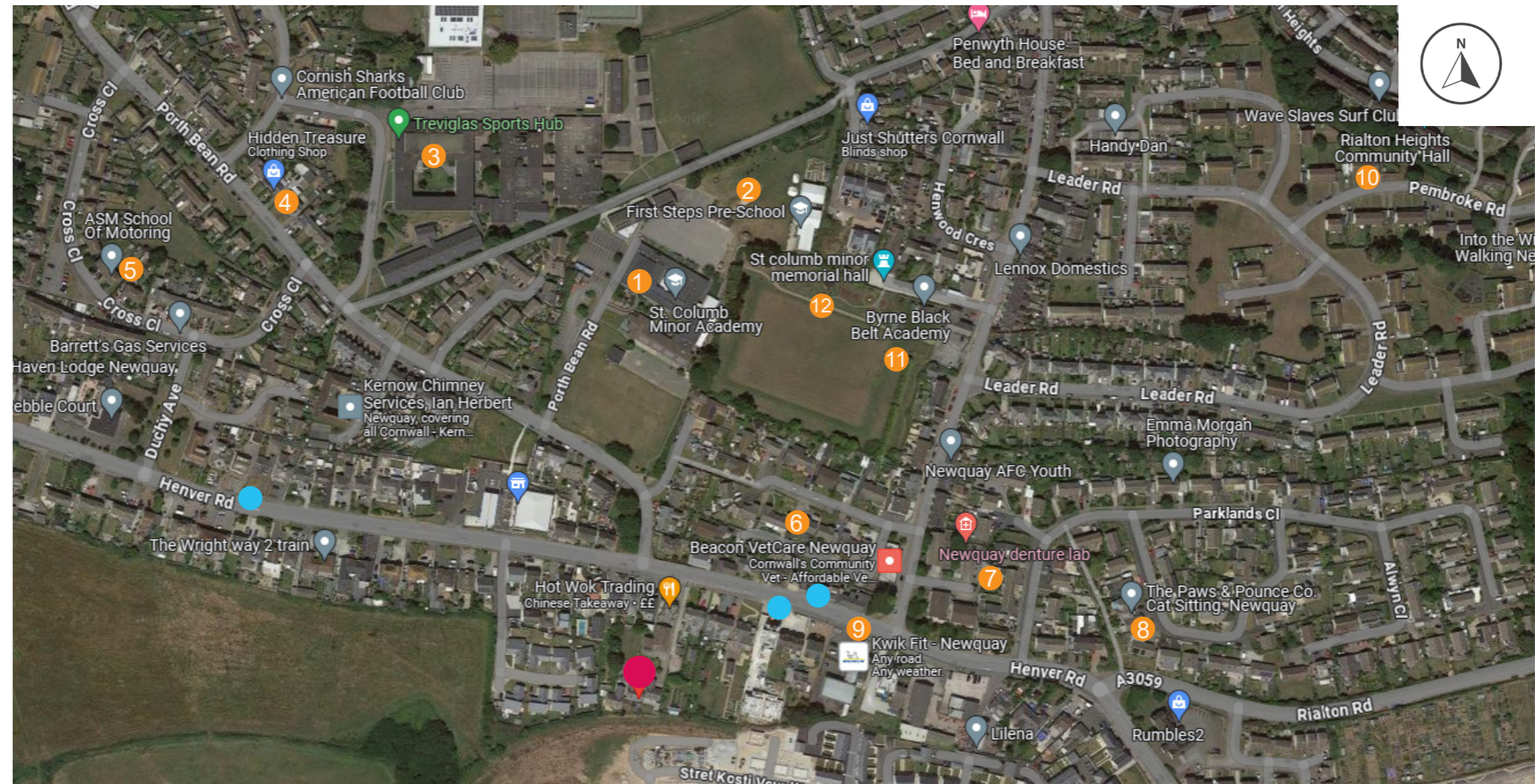
Site Images



Site Analysis

Location Key

- Key Community Places
 - 1- St Columb Minor Academy
 - 2- Pre School
 - 3- Treviglas Sports Hub
 - 4- HT Clothing Shop
 - 5- ASM school of motoring
 - 6- Beacon Vetcare
 - 7- Denture Lab
 - 8- The paws & Pounce
 - 9- Kwik Fit
 - 10- Community Hall
 - 11- Black Belt Academy
 - 12- Memorial Hall
- Site Location
- Bus Stop locations



Google maps - 06.12.23

Travel Plan

The Proposed annexe is situated within an area that is very well connected and is serviced by bus routes that provide connection to Cornwall and to the train station and airport both situated close to the proposed site with the bus stops five minutes walking distance from the site.

Green Infrastructure Plan

The proposed annexe will be constructed to the current building regulations meeting and where possible exceeding Part L requirements. The property will incorporate clean energy using solar and air source technologies to heat the property. Construction will be through one of two methods Cavity block 350mm wide with increased insulation or timber frame construction with block outer skin. The roof space will be insulated to Part L requirements and windows to be a minimum double glazed again to meet the Part L requirements. All items pertaining to the thermal elements will be undertaken to ensure that the property is suitably resilient to climate change and the changes in temperatures that may be experienced over the years. The property has been designed so that ventilation can be maximised to ensure that the property can adapt with the changing seasons and rises in temperature. Items such as ventilation can easily be adapted to suit the property and to adapt with ongoing climate changes. All Thermal elements will be in accordance with the Energy report accompanying this application. Soakaway(s) will be incorporated to ensure that surface water is not discharged into the mains foul drains and this is easily achieved within the proposed site. The landscaping of the garden will provide a garden space that is more than the proposed annexe footprint indicated on the plans that accompany this application as stated as a requirement in G1 of the DPD. The garden will provide planting that is at least 50% pollinator friendly planting of predominantly native species to encourage and strengthen the ecology within the area. The design of the annexe has as already stated in this document taken into account the surrounding properties and area and has put forward a design that will conserve and enhance the historic environment. The proposed annexe application provides an opportunity to utilise elements such as bird boxes and other such nesting elements to encourage the local habitat where possible which will work in conjunction with the landscaping use of pollinating and native planting species.

3.0 The Proposal

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Design

The annexe is to be situated in the front garden which is astride a developed housing estate.

The orientation and position of the annexe has been dictated by the neighbouring properties to ensure that there is no overlooking or right to light issues. The annexe is a single-story property, this is so that the ridge height of the annexe matches the properties situated to the West. The property currently has 2 spacious parking spaces and has enough room for a third which would be allocated to the annexe.

The materials and aesthetics of the proposed annexe are in-keeping with the surrounding properties to ensure that it does not detract or stand out from the relatively uncomplicated surrounding properties.

The Proposed looks to use natural Slate to the roof with painted rendered walls with a portion of horizontal cladding to help break up the mass of the property and to give a more modern look such as those in the housing estate to the West of the site. Windows and doors are to be UPVC to match those of the properties in the area.

The design is uncomplicated and simplistic for a property of its kind which results in good traditional construction which will be built to current building regulation standards especially with Part L in mind to meet and go beyond the requirements where possible.

The internal space is more than sufficient for living accommodation in accordance with the National Space standards with good spacious living areas ensuring that anyone in the near and distant future will be able to comfortably enjoy living in the annexe. The property has been laid out with the elderly in mind ensuring that facilities are laid out to ensure access to all areas is possible to those in the elder years.

Under section G2 part g of the Newquay Development Plan it asks that any application looks to explain the how waste generated before and during the construction is managed.

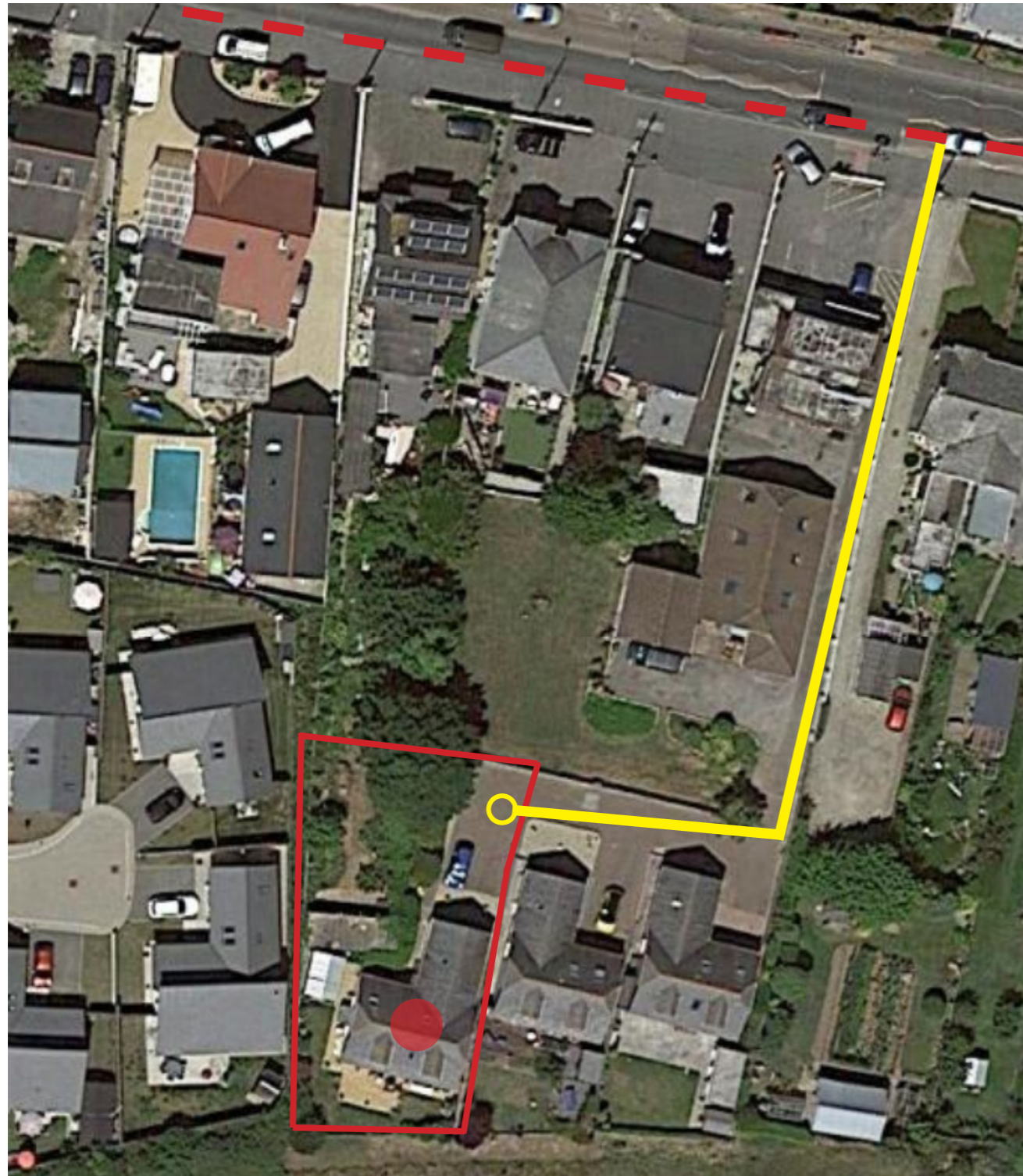
The processes during the construction phase will be overseen by the contractor who will manage elements such as those described in Part G2 of the Newquay Development plan to ensure that any waste created on site is firstly separated at point of use maintaining good clear waste separation practices and ensuring that it is disposed of in a responsible manner which includes the recording and removal of waste by companies that hold the relevant tickets for each waste item, where possible those elements that are able to be recycled are taken to suitable disposal depots. In the event that Items such as earth and natural waste are required to be removed, in the case of earth this will either be reused within the landscaping of the proposed garden to the unit or if required managed in the same way as other materials on site in being kept separate until point of disposal and being taken to the relevant depot for processing to be used, treated, reused where possible. All roads accessing the site are to be managed and maintained to ensure they are clear of any debris and mud which is a natural occurrence during construction. Regular cleaning of required surfaces to be undertaken to ensure no hindrance to road/path users.

The site is to be undertaken in accordance with CDM guidelines and practices ensuring that good recycling, site management and Health and safety responsibilities are undertaken.

3.0 The Proposal

Access

The site is accessed via a private road which spurs off of the Henvor Road.



Google maps - 09.12.23

4.0 Conclusion

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Conclusion

It is our understanding that the information that we have provided show that the proposed Annex can be undertaken in a way that will not adversely affect the area. We believe that the proposal will allow the property to be used to its full potential ensuring it is a enjoyable dwelling to live in for now and the future.

It is our belief that Cornwall Council should support the application based on the information provided and the fact that the proposed application for this development is supported by both the Cornwall Local Plan and the National Planning Policy Framework.

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