

February 2024



Full Planning Permission

## DESIGN AND ACCESS STATEMENT

Conversion & Extension of Redundant Agricultural Barn to From Dwelling House & Associated Works

Great Treburrick Farm, Treburrick, St Eval, PL27 7UR

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 full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr R Old This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of Conversion & Extension of Redundant Agricultural Barn to Form Dwelling House & Associated Works.

The design concept for renovating, extending, and repurposing the existing barn aims to uphold its architectural charm and heritage significance while crafting functional spaces for modern residential living. The proposed design strategy strives to seamlessly convert the original structure, ensuring a cohesive blend within its rural setting. Through a sensitive conversion process, the existing barn will be transformed into a residential dwelling, with careful attention given to preserving and enhancing their architectural features. The proposed conversion will harmonise with the existing barn structures, utilising materials and finishes that respect their original character.

This change of use presents an opportunity to breathe new life into the site, contributing to the local housing supply while safeguarding the historical essence of the barns. Moreover, it will uphold the visual harmony of the site, enriching the overall aesthetic and value of the surrounding area.

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:

PA23/06265 | Proposed conversion, extension and change of use of existing redundant stone barn/outbuilding to provide single detached house for residential accommodation | Land North Of Mill Barn Treburrick Farm St Ervan Wadebridge Cornwall PL27 7RU

PA21/12166 | Replacement of existing property following damage | Great Treburrick Farm St Eval Wadebridge Cornwall PL27 7UR

PA23/05065 | Conversion of Redundant Barn to Dwellinghouse | Land North Of St Elwyn St Eval Wadebridge Cornwall PL27 7UU

### Material Key Points of the Application Proposal

- The application site is accessed from the highway via a long farm track which currently serves two residential dwellings and a number of agricultural farm buildings. The proposed works are sensitively designed to a high standard.
- The conversion seeks to utilise the footprint of the existing agricultural building with no extensions proposed, however does include a first floor creating a 3 bedroom dwelling to meet modern living requirements.
- The proposed works lead to an enhancement to the immediate and surrounding area.
- The proposed works do not provide any visual impact or harm to any immediate neighbours as the conversion retains the character of the original building.
- The proposal seeks to utilise the existing openings, where possible.
- Cornish hedging with a native planting species has been proposed to create a defined and permanent boundary treatment.
- The proposed boundary treatment will provide a good habitat for ecology/wildlife.
- Traditional and local materials have been proposed to retain the distinctiveness of the surrounding area.

- Permeable brick paving has been provided for parking and turning areas along with hard landscaping surrounding the proposed dwelling with grass laid to lawn.

## **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 6</b>	<b>Housing mix</b>
<b>Policy 7</b>	<b>Housing in the countryside</b>
<b>Policy 12</b>	<b>Design</b>
<b>Policy 13</b>	<b>Development standards</b>
<b>Policy 14</b>	<b>Renewable and low carbon energy</b>
<b>Policy 16</b>	<b>Health and wellbeing</b>
<b>Policy 21</b>	<b>Best use of land and existing buildings</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 assess our application in terms of required parking, highways safety and associated works.

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

- Parking and turning layout – A minimum of two car parking spaces can be provided, with additional amenity area that could provide visitor parking in the future.
- The proposed vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.
- Minimum width of driveway should be 3.7m.

- The access will be formed at a 90 degree angle to the highway.
- The first 5m of the driveway will be constructed as a bound surface to avoid the discharge of loose material onto the highway.
- Surface water should be managed within the site to avoid any runoff onto the highway. This will be achieved by surface water soakaway's and 'Aco Drains'. All works to be in accordance with Approved Document H of the Building Regulations.
- The consideration should also be given that the area is highly sustainable and there is no requirement to provide on site parking in support of our application.
- The application site is well located to existing bus links, trains, public transport and facilities. It is anticipated that the applicants will require minimal use of private vehicles.

#### **4.0 Effects on Heritage Assets**

The application site does not fall within any area of constraint.

#### **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 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. Cornish hedging with planting has been proposed as the boundary treatment.
- **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, 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.

## **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 Photographs**

