

**Planning support statement – Erection of extensions to dwelling including demolition of existing store building – Lambs Barton Cottage, St Gennys, Bude EX23 0NF**

Introduction

The proposal is the erection of extensions to the dwelling [including demolition of existing store building] known as Lambs Barton Cottage, St Gennys, Bude EX23 0NF.

The dwelling is at present two bed – one relatively small [REDACTED]

The proposed extensions would provide an additional two bedrooms and bathroom at first floor level, additional living space at ground floor level, a new entrance porch and kitchen extension and an external store and an electrical intake plant room.

Lambs Barton Cottage was derived from a conversion in 2010 and the applicants have owned it since that time. They moved to the cottage full time in early 2022 and now live there permanently.

The site is within the AONB and the applicants have been very careful to produce a sensitive design for the proposal. In June 2023 they undertook a pre-app with the Cornwall AONB ... the advice received was broadly supportive of the proposals including the two storey element. The extension will sit broadly over the existing footprint area of the existing dwelling and store with a slight incursion outside of this area to the east. The site is set back into a south facing hillside, well screened with trees and shrubs, particularly to views in from the south. This screening has the effect of significantly reducing the prominence of the site to distant views, primarily from the south – and more or less prevents views into the site from the C Class road, cut in below the site. There are few public views, if any, into the site from the other points of the compass due to the surrounding land contours.

The materials suggested for the external elevations are recessive and designed to not significantly impact visually on the locality. Natural slate is to be used for the roof.

There would be no change to the existing boundary arrangements around the site boundaries – all the existing hedges / trees along the southern boundary will be retained - and there will be no change to existing access arrangements.

It is considered that the proposal would conserve and enhance the landscape character and natural beauty of the AONB.

Relevant Planning Policies

The relevant Development Plan policies include:

Cornwall Local Plan Strategic Policies [Nov 16] – Policies 1, 2, 12, 13, 21.

NPPF Sept 23 – Chapter 2 Achieving sustainable development, paragraphs 7-10; The presumption in favour of sustainable development - paragraph 11; Chapter 11 – Making effective use of land; Chapter 15 - Conserving and enhancing the natural environment.

NPPG 2014

## Location and Setting

The main element of the proposal is located to the east of the present Lambs Barton Cottage where the proposal would form an extension to the existing dwelling following demolition of an existing storage shed. The existing boundary hedge and trees to the south of this extension would be retained to protect views into the site. The site is set into a south facing hillside with tree and shrub growth surrounding to the south, west and north. No public views are available into the site from the north – which is basically a grazed pasture field.

The works proposed to the west elevation of the dwelling – extended kitchen, new porch, store and electrical intake plant room are screened by the land contours and would have limited, if any impact on the setting of the cottage.

The proposal will not impact on the setting of the dwelling in the surrounding locality and is considered to conserve and enhance the landscape.

## Design & Landscaping Considerations

The two storey extension and single storey link to the existing dwelling would be constructed of block or ICF and rendered in natural lime tone sand render, with a natural slate roof. The kitchen and porch extension would be constructed in natural stone to match existing with a natural slate roof.

The entrance porch and electrical intake room would be roofed in standing seam zinc.

There are no particular landscaping implications – other than the retention of all the existing boundary treatments around the property.

## Access

There is no change to the existing access arrangements to the dwelling.

## Foul water disposal

The extensions, where applicable, will continue to be served by the existing foul water treatment plant serving the property.

## Contamination

There is no contamination risk.

## Ecology

A PEA has been carried out on the site – with the report attached.

## 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;

*Not applicable – the proposal includes maintaining all existing natural boundary hedges and trees*

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 – no streets or public open spaces involved in the 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;

*Not applicable*

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). The proposal has no Ecological implications.

*The enhancements set out in the PEA will be implemented in the development – bird box, bat box and bee brick.*

### Travel Plan

The site is located on the outskirts of Crackington haven.

The proposal is for the erection of extensions within the garden of the host dwelling – the scale of which is minimal in relation to the host dwelling and other dwellings in the locality.

Other than by bus, there are no public facilities locally for journeys to be made other 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 Bude, Camelford or Wadebridge. The nearest bus stop is approximately 400m to the east of the dwelling.

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.