

March 2024



Private & Confidential PREAPP Planning Permission

SUPPORTING STATEMENT

Construction of Single Storey Affordable Self Build Dwelling

Land South of Giew House, Giew Hill, Crippleasease, Nancledra. TR20 8NF

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 a private and confidential PREAPP planning permission. This supporting statement has been produced by the Cornwall Planning Group on behalf of the client Mrs Z. Perkin and accompanies associated plans and documentation, to gain confirmation to the principle of constructing an affordable dwelling on the site, and to gain confirmation that our client is eligible to occupy the said affordable dwelling and to receive advice in respect of the scale, design etc, of the proposed affordable dwelling to comply with Cornwall Council requirements in respect of:

'Construction of Single Storey Affordable Self Build Dwelling'

2.0 Background

Our client was born in St. Ives and is a long-time resident with deep connections to the community. Our client has faced significant challenges since becoming widowed eight years ago, and as such, they have had to rent away from their work and family due to high rental costs and limited availability of properties in the area. This separation has caused stress in both their personal and professional life, especially as they run a Domiciliary Company serving the elderly in their homes for nearly two decades.

Despite their desire to remain involved in the community by volunteering for local organizations like the Over 60 Club and the Rugby Club, being physically distant from St. Ives has made it difficult to actively participate. Their main goal is to find an affordable home in St. Ives, allowing them to fully engage in community activities, preserve cherished traditions, and continue their important work in Domiciliary Care.

3.0 The Site

The proposed site (outlined in red) comprises a rectangular parcel of land measuring approx. 0.25 hectares. The northern boundary of the proposed site adjoins a residential property known as 'Glew House' and is defined by the hedgerow. The eastern boundary is defined by a Cornish hedge forming the edge of the public highway, B3311. The western and southern boundary of the proposed site are defined with a post and wire fencing, and there is an existing vehicular access onto the B3311.



4.0 POLICY CONTEXT FOR CONSTRUCTION OF AN AFFORDABLE DWELLING

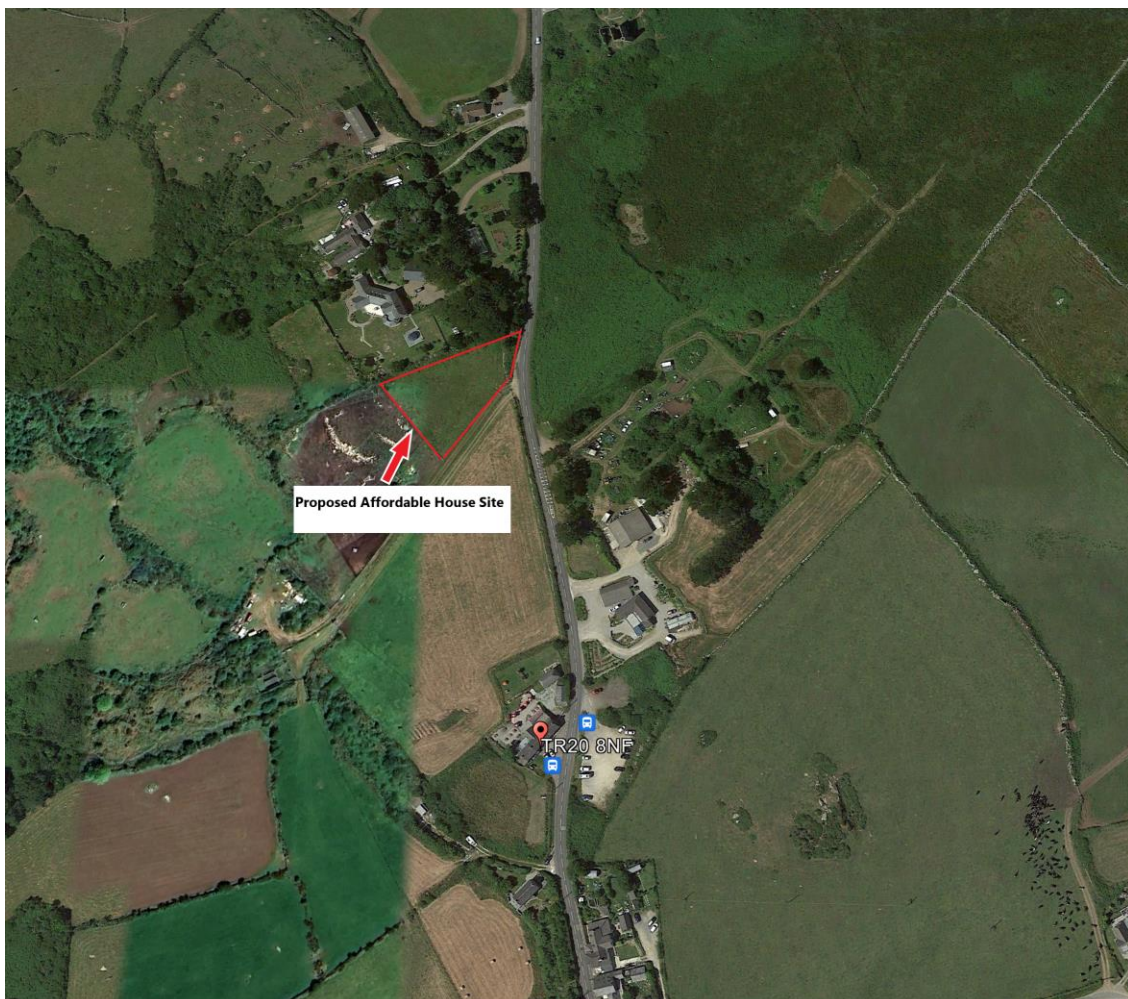
4.1 Policy 9 (Rural Exceptions Sites) of the Cornwall Local Plan

4.2 The proposed site is within the settlement boundary of Cripplesease.

4.3 Policy 9 of the Cornwall Local Plan States:

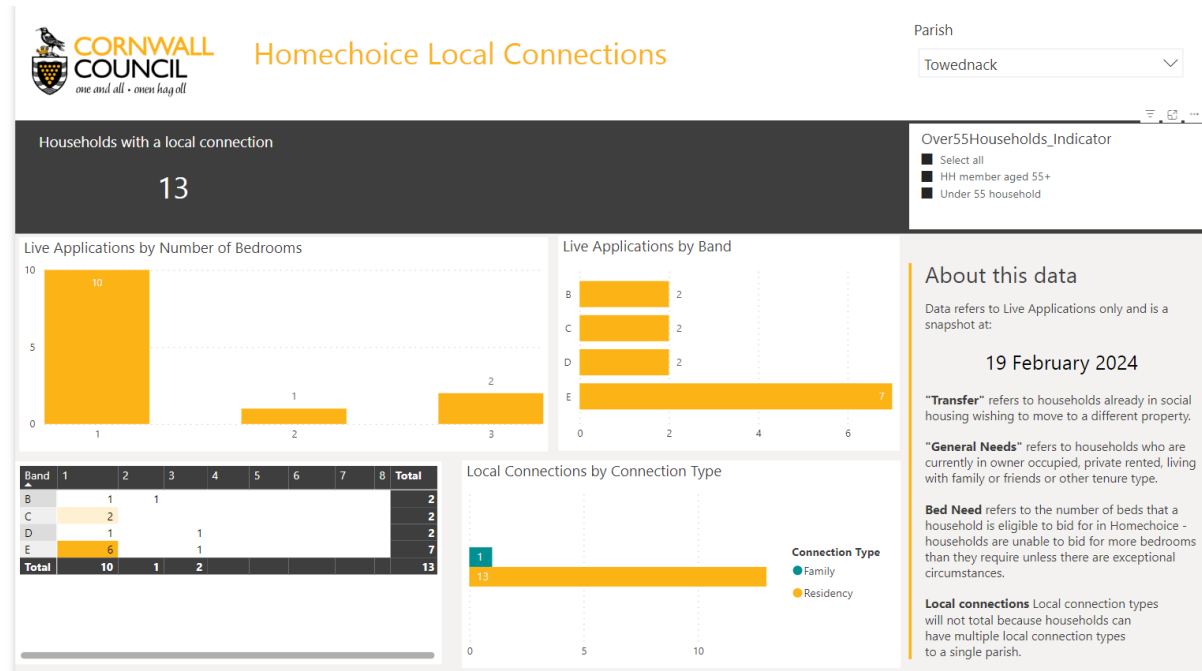
Development proposals on sites outside but adjacent to the existing built-up area of smaller towns, villages and hamlets whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character, and appearance.

4.4 The google satellite image indicated on the page below demonstrates that the proposed site is clearly well related to the physical form of the settlement. Its boundary adjoins the curtilage of a residential property to the north which is located within the settlement boundary itself. The extent of the proposed site is compact, and its western and southern boundaries follow the line established by the boundary of the neighbouring property known as 'Higher Chylasson Farm'.



4.5 There is currently no Neighbourhood Development Plan for Towednack.

4.6 There is evidence of a local affordable housing need within the Parish of Towednack at the time of consideration (as identified on the Home Choice Register and agreed with Cornwall Council) which is sufficient to justify the proposed number of dwellings, and the number of dwellings proposed does not exceed the requirement.



4.7 The proposed affordable house plot clearly meets the locational requirements set out in the above policy.

4.8 The proposed dwelling will be designed to ensure its appearance and use of materials is appropriate to the area.

4.9 The occupation of the proposed dwelling will be restricted to meet the Cornwall Council requirements for an 'affordable dwelling'.

5.0 Conclusion

It is submitted that the proposed site for the construction of an affordable dwelling clearly complies with the locational requirements of Policy 9 of the Cornwall Local Plan. We look forward to receiving your advice in respect of her eligibility to occupy the proposed affordable dwelling and in respect any specific design criteria to be met in respect of the affordable dwelling.