



Design and Access statement
Incorporating Critical Drainage statement
Relating to
Proposed Garage Conversion & Alterations to Garden Room
At 8 Parc Peneglos, Mylor Bridge

Location:

No8 sits towards the middle of Parc Peneglos cul-de-sac. All the properties benefit from off street parking to the front and well-proportioned gardens to the rear. The close is a quiet road within the village of Mylor Bridge. This gives the Close a quiet and pleasant air to it as well as a welcoming quality. The variety and variation in the housing and the materials used along the road also add to its character. No 8 is a detached property whilst most properties are semi-detached.

The area is not a conservation area nor part of the World Heritage area. The property is not listed so a HIA is not required. The site is within the AONB but is not in a SSSI or a SSSI Impact zone. Due to being within the AONB, permitted development (which would cover this application) is withdrawn from the property. For information relating to flooding and critical drainage please refer to that section.

Reason for application:

Our client partially “converted” the garage some years ago by partially insulating and raising the floor and installing a second set of doors. This was done to improve the thermal performance but also so the items could easily be removed, and the garage return to its designed function. This enabled the area to be used as a home office but without a window for view or ventilation. They would now like to resolve that issue and make the conversion formal and better insulated in line with current regulations.

The garden room to the rear of the property has come to the end of its life. The polycarbonate roof leaks, and the timber doors, windows and cills are warped, rotten, leaking and in need of replacement. It is proposed to replace the current windows and doors with new units, repair the walls as needed and remove the windows from the end section of the garden room. A new insulated flat roof will then be installed across both the garden room and garage to help unify the scheme and tidy up the current mix of roof heights and materials.

Design considerations:

Several neighbouring properties have already converted their garages and installed windows to make them useable ancillary accommodation, thus setting a precedent. Due to the nature of the driveways for these houses, there will be no overlooking or loss of privacy for our client or neighbouring properties. Concerning the garden room, all the windows will continue to look onto the garden and again, there is no loss of privacy. All the proposed works, as previously mentioned would be classed as permitted development and thus not requiring planning permission, it is just due to the property being within the AONB that the application needs to be made. The proposed changes will not be noticed by many and seen by even less as the works are in effect, repairs, and maintenance.

Planning history:

From walking along Parc Peneglos, it's clear the street has developed over time and the planning history for the area confirms the steady growth of the street. As for recent alterations, there is very little on the planning register but enough to show the street is still adapting properties to meet their client's needs. Below is the most recent planning application for the area.

PA23/03880 – 39 Parc Peneglos, single storey rear extension to existing bungalow.

All the proposed changes for the design have precedents set by the neighbours but we also appreciate that some planning policies may have changed since some of those decisions. None the less we consider the proposed suggested alterations in keeping with current planning policy and acceptable of approval.

Critical drainage and flooding:

The site is not within a critical drainage area. The site is not within flood zones 2, 3 and 3b. The property is not within the zone identified as susceptible to surface water flooding, and like most of Cornwall it does sit within land identified as susceptible to ground water flooding.

Vehicular and pedestrian access:

There will be no changes to the current pedestrian access to the site. There will also be no changes to the vehicular access. Naturally during any construction works there will be additional vehicles but as with other nearby projects it is known that contractors can park out of the way. Also, the property has off road parking for several vehicles on its driveway. There are also no public rights of way by or across the site according to the councils online interactive mapping service.

Neighbourhood Development Plan:

The property is within the Parish of Mylor and according to their website the NDP has now been adopted and thus becomes a planning consideration. The plan holds no policies that the proposed design work would be contrary to. As such we consider the proposed work to be in line with the local Parish NDP.

Tree constraints:

The site is not in a Tree Preservation area nor subject of any TPO's as there are no trees in the vicinity. Nor will the proposed works impact any trees or hedges.

Conclusion:

This project is for the repair and renovation of an existing garden room and the installation of a window in an existing garage opening. The garage works would then enable the property to look like its neighbours who have already undertaken such works. The works would be classed as permitted development if the property were not in the AONB. As such we consider that this application is capable of being both supported and approved.

Should the planning department or Parish Council have any questions or require further information or an extension of time, do get in touch. We aim to work with the planning department as much as possible to assist in a smoother process for all parties concerned.

Photos:

View 1 View of garage and house as existing.



View 2 View of current garden room and roof level change from garage to garden room.



View 3 Close up to show current condition of the garden room and thus need for renovation.

