

# Montagu Town Planning Limited

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## DESIGN AND ACCESS AND TRANSPORT STATEMENT

LAND WEST OF 14 VICTORIA,  
LOSTWITHIEL

APPLICATION FOR PLANNING PERMISSION FOR THE  
PROPOSED ERECTION OF A DETACHED DWELLING  
AND THE FORMATION OF A VEHICULAR ACCESS

**CLIENTS: MR G RULE**

DECEMBER 2023

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Montagu Town Planning Limited  
Tel: 01726 869 132  
Mob: 07866 606 236  
Email: Christopher.Montagu@sky.com

Glebe Barn, St. Ender,  
Summercourt, Newquay,  
Cornwall, TR8 5DF  
Registration No. 09467418  
VAT Registration No. 308 172 714

## **1. Introduction**

- 1.1 This Statement has been prepared by Montagu Town Planning Ltd, in conjunction with Living Designs Architectural Services, on behalf of Mr G Rule who owns the application site.
- 1.2 This statement is submitted in support of a detailed planning application for the proposed erection of one detached dwelling and the formation of a vehicular access serving the application site.
- 1.3 A detailed consideration of the various planning policies is provided below. That said, it is considered that the development complies with the requirements of the Development Plan for the following reasons:
- The application site is located within the developed part of the town;
  - The site is surrounded by residential development, the majority of which is two stories in height;
  - The proposal will not harm the historic character of the area within which the site is located;
  - The design of the proposed dwelling is similar in character to the surrounding residential development and, as such, once complete the development will assimilate well into the area;
  - The proposal provides for a suitably sized private garden area;
  - The proposal will allow for a residential use of this utilised plot within this sustainable location;
  - The proposal will have no adverse impact on the amenities of the occupants of the neighbouring dwelling; and
  - The proposal will provide on-site parking for at least two cars on the site.

## **2. Site Description**

- 2.1 The application site, which measures some 423 square metres in extent, comprises of an undeveloped rectangular shaped parcel of land that is located between No13 Victoria, to the north west, and No14 Victoria, to the south east. The site is located within the developed part of Lostwithiel being surrounded by existing two storey dwellings of varying shapes and periods of construction.
- 2.2 The application site is bounded by a variety of boundary walls comprising of a mixture of natural stone or timber fence boundary enclosures. These boundary enclosures enclose the entire site.
- 2.3 The site is surrounded by existing dwellings and their associated gardens. These dwellings range from terraced dwellings, semi-detached dwellings and detached dwellings. The only consistent characteristic is that all of these dwellings are two storeys in height. The public highway is runs along the south western boundary to the site, which provides access to the dwellings located to the north, south and west.
- 2.4 There is no strong architectural design in the surrounding area which dictates the built character of the area within which the site is located. There are no Listed Building located in proximity to the dwelling. The site is located within the Upper Town part of the Conservation Area for the town.
- 2.5 Mention has been made of the fact that the site forms part of the developed part of Lostwithiel. The town centre of Lostwithiel is located some 400m away from the site. The town is a highly sustainable location, one which offers a range of amenities, including a post office, a series of local shops, a number of pubs, playing fields, a village hall, a day nursery, a primary school, a community centre, a church and a number of locally based businesses.
- 2.6 There are a number of bus stops, which are located within easy and safe walking distance to the site. There are regular and reliable bus services running through the town, which provide access to St Austell, Truro and Liskeard and to the amenities

available in the towns and city. The railway station is located approximately 800m from the site and it also connects the town to Truro and Plymouth.

- 2.7 Due to the site's location as part of the town, together with the fact that the application site is not highly visible from the adjoining public highway and is a site that is surrounded by other forms of residential development, the site is an ideal location for residential development.

### **3. Application Proposal**

- 3.1 As has been mentioned previously planning permission is sought for the proposed erection of one double storey detached dwelling and the formation of a vehicular access.
- 3.2 The location of the site together with visuals of the existing and developed site are evident on Drawing No.KB0434.1. A topographical survey detailing the boundary features enclosing the site, the extent of the site and proximity of neighbouring development is provided at Drawing No.KB0434.2.
- 3.3 A Proposed Site Plan, Drawing No.KB0434.3/C, details the location of the proposed house on the site. The plan details that the proposed house will have a footprint measuring some 84 square metres, which will provide an amenity area serving the dwelling measuring some 199 square metres in extent. This plan also details the location and amount of on-site parking to be provided as well as the size of the proposed opening in the front boundary wall, which will serve as a vehicular access to the site. It is also evident from this plan that the stone that is removed from the wall will be used to form a small retaining wall which will retain the ground serving as the front garden of the property.
- 3.4 The Proposed Floor Plans which provide an accurate internal layout of the development is provided at Drawing No.KB0434.4/A. It is evident from these floor plans that the internal accommodation will comprise of an entrance hall, a w.c, a study,

a living room, a utility room and an open plan kitchen/dining/living room. Upstairs there are three bedrooms, one en-suite and a family bathroom.

- 3.5 Drawing No.s KB0434.5/D and KB0434.6/B shows that the proposed house will be a traditional design, covered with a pitched slate roof. External walls will be finished with a mixture of painted smooth sand/cement render mix and natural stone. Timber joinery fitted with double glazed windows are proposed. UPVC rainwater goods is also proposed. A pitched roof storm porch will cover and define the front door.
- 3.6 It is evident from Drawing No.s KB0434.5/D and KB0434.6/B that the height of the proposed dwelling follows the natural topography of the area and steps down in relation to the neighbouring house to the south.
- 3.7 Foul sewage will drain from the proposed dwelling into the foul sewage main that is located in the public highway to the south west, whilst runoff rain water from the proposed dwellings will be disposed of too on-site soakaway serving the proposed house.
- 3.8 The following plans and documents are submitted as part of the application:
- Drawing No.KB0434.1 - The Site Location Plan (scale 1: 1250) and the Existing Block Plan (scale 1:500) and the Existing Visuals of the Site and Neighbouring properties (NTS);
  - Drawing No.KB0434.2 - The Existing Site Plan (scale 1:100);
  - Drawing No.KB0434.3/C - The Proposed Site Plan (scale 1:100);
  - Drawing No.KB0434.4/A - The Proposed Floor Plans and Roof Plan (scale 1:100);
  - Drawing KB0434.5/D - The Proposed South West and North West Elevations (scale 1:100);
  - Drawing KB0434.6/B - The Proposed North East and South East Elevations (scale 1:100);
  - A Heritage Statement & Impact Assessment compiled by Silverlake Design Ltd; and

- Design and Access and Transport Statement compiled by Montagu Town Planning Ltd.

#### **4. Transport Statement**

- 4.1 The site is located within the developed part of town close to bus stops and a train station, which will allow access to public transport links. These bus stops are located at Duke Street and Bodmin Hill, to the north of the site. Access to these bus stops can be easily and safely achieved walking to and from the site.
- 4.2 A new vehicular access serving the site is proposed, centrally located in the southern boundary wall of the site, which provides good visibility of oncoming traffic using the public highway. This access also serves as a pedestrian access, which would help walking and cycling opportunities. The Proposed Block Plan shows that the proposed dwelling will have suitable on-site parking to facilitate at least two cars which will be located to the front of the proposed dwelling.

#### **5. Green Infrastructure Statement**

- 5.1 Policy G1 of the Climate Emergency DPD requires that green infrastructure should be central to the design of schemes. Development proposals will be expected, where appropriate to the scale and nature of the scheme, to meet with the following principles of green infrastructure design, namely, consider local landscape character, incorporate sustainable drainage, conserve and enhance local distinctiveness and include the provision of bat and bird boxes and the use of bee bricks.
- 5.2 The proposal does not result in the loss of any boundary landscaping, which is characteristic to the local character of the area. The provision of bee bricks, bat boxes and bird boxes can be introduced into the fabric of the proposed building. Run-off surface water will be drained into an on-site soakaway.

- 5.3 In light of the above mentioned, the proposal will comply with the requirements of Policy G1 of the Climate Emergency DPD.

## **6. Design and Access Statement**

### Access

- 6.1 A new vehicular access will be provided in the southern boundary wall to serve the proposed house. This new access will provide both vehicle and pedestrian access to the public highway, Victoria, located to the south.
- 6.2 As is evident from the Proposed Block Plan, provision will be made for two on-site parking spaces, as well as a manoeuvring space which will allow for vehicles to enter the site, manoeuvre within the confines of the site and to leave in a forward direction.

### Ecology

- 6.3 A Preliminary Visual Assessment (PVA) has not been provided in support of this development. The house is to be constructed on a vacant plot of land.
- 6.4 The proposed house will be located at least 1.0m away from the existing boundaries of the site. The development will not adversely impact on any qualifying hedges or boundary trees. As a consequence, there are no Arboricultural constraints that would prevent the proposal from being developed.

### Design

- 6.5 The brief is to erect a double storey detached house on the application site. The siting of the proposed house on the plot is such that it aligns generally with the siting of the terrace of houses located to the east.
- 6.6 The proposed building will be finished with a combination of painted smooth sand/cement render mix and natural stone. Timber joinery fitted with double glazed windows are proposed. UPVC rainwater goods is also proposed. A pitched roof storm porch will cover and define the front door. The proposed house will be under cover of a pitched slate roof.

- 6.7 The proposed form, massing and materials of the house would be suitable for this part of the town and there are design elements in the proposed house that are present in the houses surrounding the site. Due to the design, massing, scale and location of the proposed house, the development will not adversely impact upon the level of amenities enjoyed by the occupants of the neighbouring houses.
- 6.8 Two open car parking spaces are located to the front of the proposed house and adjacent to the sizable front garden that will serve the house.
- 6.9 In light of the above mentioned, it is considered that design, massing and location of the proposed house will sit comfortably within the application site and will therefore, be a positive addition to the property overall.

## **7. Conclusion**

- 7.1 It is considered that this is an appropriate location for the development that is the subject of this application. The development accords with the guidance set out in paragraph 11 of the NPPF, which asserts the presumption in favour of sustainable development that is at the heart of the NPPF.
- 7.2 The Council is committed to achieving high quality buildings and places and ensuring the distinctive character of Cornwall is retained. The proposal is of a high quality and contains elements, which reinforce local distinctiveness, including appropriate local materials. The development reflects the use of a natural traditional finished materials, which are characteristic of this part of the town.
- 7.3 The design acknowledges the constraints and opportunities provided by the site and represents good design, proportionate in scale and massing, respecting the location within which the site is found and providing a high-quality form of development.
- 7.4 By reference to the relevant policies contained in the development plan, and considering all relevant material planning considerations, it is concluded that development the subject of this application is acceptable in all respects.



- 7.5 The proposal complies in all respects with the development plan for the purposes of Section S38(6) of the Planning and Compulsory Purchase Act 2004. Most particularly in terms of guidance contained in paragraph 11 of the NPPF and the policies, referred to above, in the Cornwall Local Plan, because the proposal is beneficial in social, economic and environmental terms and is therefore 'sustainable', planning permission should be granted without delay.