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Design and Access

17th January 2020

Cornwall Council
Planning and Regeneration
Pydar House
Pydar Street
Truro
TR1 1XU

Dear Sir / Madam

DESIGN AND ACCESS STATEMENT

***PROPOSED NEW DWELLING, GARDEN AMENITY AREA AND
CARPARKING WITHIN EXISTING GARDEN PLOT AT 1 CONDOR
COTTAGES, BUDOCK WATER, TR11 5DY FOR MR G BECCONSALL***

SITE

The application site comprises of an end of terrace house with off-road parking, front garden and large rear and side garden.

USE

The existing and proposed use will be a family dwelling with off-road parking and large garden amenity area.

AMOUNT OF DEVELOPMENT

The amount of development consists of subdivision of the existing garden to form new plot and construction of new house with off-road parking for the existing dwelling and new off-road parking for the proposed plus garden amenity area.

LAYOUT

The layout is clearly illustrated on the accompanying plans.

SCALE

The proposed footprint will be 49m². The proposed ridge height will be the same as the existing.

LANDSCAPING

Low level planting is suggested to the new entrance. The proposed garden area will utilize existing lawn and shrubs.

APPEARANCE

The external finishes on the new dwelling will be similar to those on the existing property with the addition of colourful cladding which will provide some interest to the existing terraces and break up the monotonous appearance.

ACCESS

New vehicular access/parking is proposed taking the same form as what already exists. The pedestrian access into and within the property will be in accordance with the relevant approved documents of the Building Regulations.

DRAINAGE

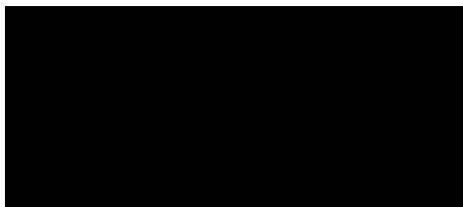
The roof surface water will discharge to a new soakaway. Foul drainage will connect to the existing system.

CONCLUSION

Mr Beconsall has discussed the proposal with the owner of no.3 Condor Villas who has no objections to the proposal. Policy 3 of the CLP states that infill schemes that fill a small gap in an otherwise continuous built frontage should be suitable for development. A bus stop is located outside no.1 Condor Villas. The village shop is a 5-minute walk away, although you can get anything delivered to your front door. The proposal is within the village boundary. The development would provide benefits in terms of contributing to the housing supply, local services in the village and nearby settlements, also economic benefits from the construction phase.

We therefore consider your Council should reasonably grant conditional planning consent.

Yours faithfully



NIGEL BUSH
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