

Supporting Statement

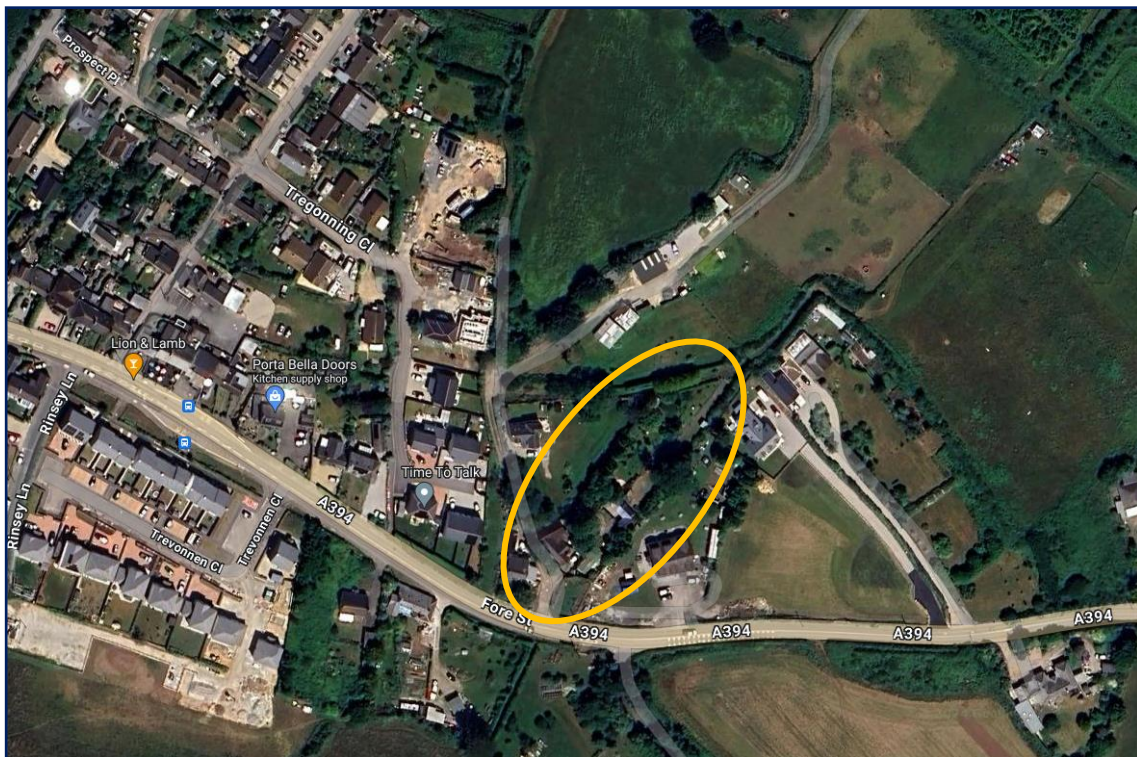
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Pre-application advice for the construction of 3 (no.) dwellings

Site Address: Bamforth,
Main Road, Ashton, Helston, Cornwall, TR13 9SD

Date: 21 March 2024

Applicants: Mr B. Nicholls & Ms T. Starkey



Source: Google Maps

1. Background

- 1.1. Lodge & Thomas, in conjunction with Care and Company, have been instructed by the Applicants, Mr B. Nicholls & Ms T. Starkey, to assist with the preparation and submission of a pre-application advice request to Cornwall Council. Having lived at the property known as “Bamforth” for many years, the Applicants now wish to look into the potential for further residential development at the site.
- 1.2. This pre-application advice request relates to the potential construction of 3 (no.) dwellings at the site. One dwelling would effectively replace an existing residential static caravan that occupies the site, whilst two dwellings would be new.
- 1.3. Being that no detailed designs are submitted at this stage, the pre-application advice request primarily relates to whether the principle of additional housing development can be supported at the site.
- 1.4. The pre-application advice request consists of the following documents and plans:
 - Completed pre-application advice request form
 - Drawing No. NICH 101 – Location Plan
 - Drawing No. NICH 102 – Existing Site Plan
 - Drawing No. NICH 103 – Proposed Indicative Site Plan

2. Site Assessment

- 2.1. The application site is located within the village of Ashton, on the eastern outskirts of the settlement. The site itself is located within the garden/curtilage of the Applicants’ detached property known as “Bamforth”. The application site currently hosts a residential static caravan, a garden area, a stable building and a small pony paddock. The site is largely surrounded by other built development with neighbouring residential properties located to the immediate north, east, south and west.
- 2.2. The application site extends to approximately 0.6 acres, or 0.24 hectares in size.
- 2.3. Access to the site is made via a bridleway off of the adjacent “A394” Public Highway to the south of the site. The existing access would serve both the existing dwelling and the proposed development.
- 2.4. The submitted Location Plan (Drawing No. NICH 101) identifies the general location of the site in the context of the local surrounding area.
- 2.5. The application site is located within a ‘Candidate area’ for the Godolphin and Tregonning Hills Area of Great Landscape Value.
- 2.6. The application site is likewise located within the Tregonning and Gwinear Mining Districts World Heritage Site (WHS).

3. Proposal

- 3.1. The proposal involves the potential construction of 3 (no.) dwellings at the site. One dwelling would effectively replace an existing residential static caravan that occupies the site, whilst two dwellings would be new.
- 3.2. The existing stable building would be removed from the site, as would the existing residential static caravan.
- 3.3. Although no design details are submitted at this stage, we do not consider the construction of three (likely two-storey) dwellings at the site to represent an 'over-development' of the area. In our view, the site will easily be able to accommodate three appropriately designed dwellings, their associated parking areas & outdoor amenity space and a shared access drive. An indicative Proposed Site Plan is submitted to aid in visualising a potential development at the site.
- 3.4. The use of this suitable site within the outer boundary of Ashton would in our view likewise not represent a development within the open countryside, and instead makes best use of an enclosed sizeable residential garden/curtilage area.
- 3.5. The construction of three appropriately designed dwellings at the site would remain respectful to the surrounding neighbours – sufficient distance and natural screening would ensure a suitable development does not give rise to any overlooking or overbearing amenity concerns.
- 3.6. The property's existing access would continue to serve the proposed development. This section of adjacent A394 Public Highway has a speed limit of 30mph – existing lines of visibility at the site are considered sufficient for egressing vehicles and pedestrians at this stage.
- 3.7. We are of the option that the principal of additional housing development at the site is acceptable. The site is located within a well-connected settlement and will have good access to a range of shops and other services. A development at the site would make best use of the existing sizeable residential property to provide additional housing stock at a location, all whilst avoiding encroachment into the open countryside.
- 3.8. Due to the site being located within the Tregonning and Gwinear Mining Districts WHS, any such residential development would of course need to be sympathetic and designed in a manner that remains in keeping with the surrounding area. Despite no architectural designs being available at this stage, we are of the opinion that a sympathetic development at the site would act to conserve the landscape character of the surrounding area and not compromise the special qualities and characteristics of the WHS.

4. Relevant Planning History

- 4.1. In recent years there have been several residential planning applications granted by the Local Planning Authority within the immediate area, the most relevant examples being:
- PA23/10075 – Erection of a Dwelling – granted March 2024.
 - PA23/07250 – Conversion and extension of existing block built redundant barn to form dwelling house and associated works – granted November 2023.
 - PA22/08274 – Erection of a dwelling & storage barn with modifications to existing vehicular access – granted November 2022.
 - PA20/03738 – Erection of a Dwelling and Formation of a New Access – granted August 2020.
- 4.2. Although each proposal is judged on its own merits, recent planning approvals within and around Ashton clearly demonstrate the Local Planning Authority's positive approach to housing development within this region. We feel the construction of three dwellings at the site represents continued sustainable development and will help address Cornwall's housing crisis.

5. Conclusion

- 5.1. As previously mentioned, this pre-application advice request relates primarily to whether the principle of additional housing development can be supported at the site. Being that the site is located within a key well-connected settlement, and makes best use of an existing sizeable residential garden/curtilage area, we are of the opinion that the potential development at the site should be supportable and in principle represents sustainable development.
- 5.2. A small-scale and sympathetic residential development at the site should be encouraged, and would contribute to both the local community and the local economy through the provision of additional housing stock.
- 5.3. Mr Nicholls & Ms Starkey has instructed us to initiate this Pre-application advice process in order to meet with a Planning Officer at the site to obtain written pre-application advice accordingly.