

February 2024



Full Planning Permission

DESIGN & ACCESS STATEMENT

Change of Use of Existing Guest House to Sui Generis HMO Accommodation & Associated Works

17 Elliot Gardens, Newquay, TR7 2QE

Prepared By Cornwall Planning Group



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Contents

1.0 Introduction

2.0 Cornwall Local Plan

3.0 Travel Plan and Transport Statement

4.0 Effects on Heritage Assets

5.0 Regenerative, Low Impact Statement

6.0 Green Infrastructure Statement

7.0 Conclusion

8.0 Site Photographs

1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Kastel Property Solutions Ltd. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of change of use of existing guest house to sui generis HMO accommodation & associated works.

Newquay's Neighbourhood Plan underscores the substantial housing demand within the town. Many residences remain unoccupied throughout the winter after being occupied during the summer—a trend the Local Plan seeks to counteract. This addresses the need for year-round accommodation, particularly during the winter season.

17 Elliot Gardens has been used as guest accommodation for a period in excess of 20 years, bringing large numbers of visitors to the area who currently have the only option of parking on the road. This application seeks to change the accommodation to provide a HMO via Sui Generis Use Class, and therefore there is deemed to be little or no change to the street parking should the proposal be approved, essentially an existing situation for the last 20 years. Despite the afore mentioned, there are three parking spaces to the rear of the dwelling which are being retained as part of the proposal previously used for the dwelling owner. The application site is within a sustainable location just a short walking distance to local shops, amenities and transport links.

Sufficient waste storage can be provided within the curtilage of the existing dwelling to accommodate the use class change. There are no proposed changes to the exterior of the dwelling, therefore no change or impact to the character of the dwelling and street scene. The proposal, should it be supported, would be the only house of multiple occupancy within this location and therefore will not provide a negative impact on the community within this area.

A marketing letter has been provided as part of this application from the estate agent responsible for the sale. The letter details how and where the property was marketed and the amount of interest in taking of the property under its existing use.

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA23/08577 | Retrospective change of use to a mixed use comprising a sui generis HMO (House under Multiple Occupation) use and C1 use, to allow occupation of the property as student accommodation during term time and guest accommodation during the summer months | 72 Edgcumbe Avenue Newquay Cornwall TR7 2NN

PA23/02567 | Retrospective application for Change of Use from C1 Guest House to Sui Generis HMO (8 Persons) currently operating as a C4 HMO without planning permission | 55 St Georges Road Newquay Cornwall TR7 1RD

PA20/05996 | Change of Use of Existing Large Sui Generis HMO to C3B Children's Home | 1 Regent Terrace Penzance TR18 4DW

Material Key Points of the Application Proposal

- There are no proposed changes to the exterior or the dwelling.
- With no external alterations proposed, the street scene and character of the area will be unaltered.
- The existing use is a guest house with 8 rooms, 2 day rooms kitchen and dining room with on street parking.
- The proposed works will provide the following
 - Shared living room, kitchen and dining room.
 - 9 bedrooms, 6 ensuite shower rooms, 2 communal bathrooms.
- The works will provide a good quality of living standards to the proposed users.
- Three off road parking spaces are provided to the rear of the dwelling and will be retained as part of the proposal.
- The proposed works do not provide any visual impact or harm to any immediate neighbours.

Planning History

PA17/10751 | Proposed demolition of summerhouse and stores and construction of ancillary building to form home office and gym for the owners family use only (not guests staying at the guest house). | Accommodation At Trewinda 17 Elliot Gardens Newquay TR7 2QE

C2/03/01765 | Proposed first floor extension | Trewinda Lodge Guest House 17 Elliot Gardens Newquay TR7 2QE Cornwall

C2/01/01075 | ERECTION OF GROUND FLOOR EXTENSION TO PROVIDE OWNERS ACCOMMODATION. | 17 Elliot Gardens, Newquay

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

Policy 1	Presumption in favour of sustainable development
Policy 2	Spatial strategy
Policy 2a	Key targets
Policy 3	Role and function of places
Policy 5	Business and Tourism
Policy 12	Design
Policy 13	Development standards
Policy 16	Health and wellbeing
Policy 21	Best use of land and existing buildings
Policy 27	Transport and accessibility
Policy 28	Infrastructure

3.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately access our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- There are no alterations to the existing parking arrangement as part of this proposal. The current use of the application site is a 'Guest House', therefore the parking situation associated with the site is unchanged.

4.0 Effects on Heritage Assets

The application site does not fall within any area of constraint.

5.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimising our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- **Renewable Energy:** The proposed development could incorporate renewable energy sources such as solar panels to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable, or identified on the enclosed application drawings.
- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimising single-use plastics.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- **Water Conservation:** Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.

6.0 Green Infrastructure Statement

- The proposed works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.
- Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot. However a suitable planning condition can be applied if requested by Cornwall Council.
- The existing biodiversity will be retained as part of the proposed change of use. Existing site photographs have been provided demonstrating the existing ecology environment and biodiversity.

7.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

There is no change to the existing parking arrangement for the application site, the three parking spaces to the rear of the dwelling are to be retained. The character and street scene will also remain unaltered as part of the proposal due to no external works being proposed. The proposal will provide a high and affordable standard of living to it's proposed users

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.

8.0 Site Photographs



