

DESIGN STATEMENT

Erection of a Dwelling
at
1, The Cottages, Higher Broad Lane, Illogan, TR15 3JW

For
Mr. I. Dagley

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Martin Richards Design

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1. Introduction

1.1

This is a detailed application for the erection of a single family two -storey dwelling .

1.2

There will be no demolitions required to achieve this proposal

1.3

The site is part of a residential garden serving 1, The Cottages, which is located on Higher Broad Lane. It is within a well-established residential area.

1.4

There are residential properties on all boundaries.

1.5

There will be off-street parking for the new dwelling which will use an existing vehicle access. There is also on-street parking available.

1.6

This area is in a village location and so has good public transport links to nearby towns and villages via the bus & rail service.

1.7

The site is not within a conservation area or World Heritage Site area.

1.8

This proposal is for a new dwelling on a site in Flood Zone 1 (less than 1 in 1000 year likelihood of flooding).

There are no rivers or other watercourses in the immediate vicinity of the site.

All paths, parking and turning areas and driveways to be gravelled so as not to increase run-off.

By following these principles, we consider that there will be no increased risk to the new structure or neighbouring properties from flooding caused by this proposal.

1.6

The works as proposed will not have a deleterious effect on biodiversity or relevant habitats.

1.7

The proposals will have no effect on Trees or hedgerows.

1.8

Following the development, a new boundary will be created between the new and existing dwellings.

2. Planning History

2.1

An Outline application for the erection of a dwelling on this plot (ref. PA21/11238) was approved on 10th February 2022.

3. Principle of Sustainable Development & Policy

3.1

There is a presumption in the National Planning Policy Framework in favour of sustainable development. This is also reinforced in the Cornwall Local Plan.

3.2

As this site sits within a predominantly residential area, it is within the existing fabric of the village. It is also close to public transport infrastructure and therefore this should be considered a sustainable location for a new dwelling.

3.3

The site is within easy walking distance of local facilities and amenities, the public transport network and the local supermarket.

3.4

Consequently, this proposal is in line with the National Planning Policy Framework and the Cornwall Local Plan.

4. Design Statement

4.1

This area is residential with a variety of building styles in the immediate vicinity.

4.2

The proposal is for a two-storey building.

4.3

The scale of the dwelling has been designed so as not to be overbearing to neighbouring properties.

4.4

The overall size of the new dwelling fits well on the plot and is not overdevelopment.

4.5

The external appearance of the new dwelling has been designed to be in character with the surrounding area and uses appropriate materials.

4.6

Reference has been made to the Cornwall design guides and a number of factors will be important in determining the appearance of this scheme as follows:-

Screen planting to soften the impact of the development and parking area

Parking area with 'soft' kerbs

Small front garden with low Cornish hedging

Simple rectangular building form

Reference to the local vernacular in terms of materials and detailing

Local stone to be incorporated into elevations

Small openings with a vertical emphasis and symmetrical arrangement

Simple roof line with natural materials and clay ridge tiles

Eaves and verge details to be tight to the face of the building

Windows and doors to be set well into walls

Simple, well-proportioned door design with simple furniture

4.7

This proposal will be a better use of this land in an urban area and will not have a detrimental impact on the character and appearance of the area.

4.8

Care has been taken to avoid overlooking of adjacent properties including the neighbouring dwelling. As a result, there are no side-facing windows at first floor level. There will be a rear facing first floor window but this will not create an unreasonable amount of overlooking of neighbouring gardens.

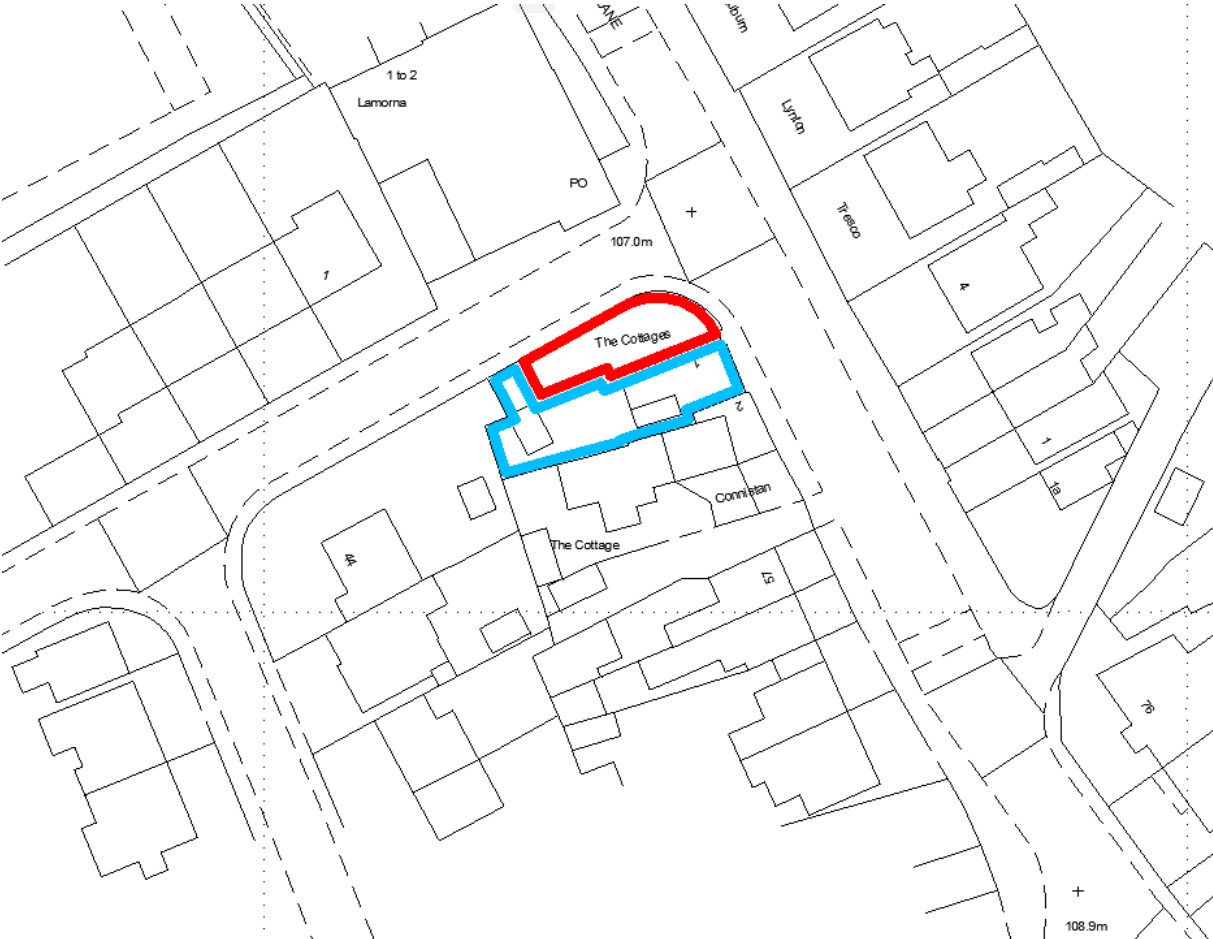
5. Conclusion

5.1

As there is still a significant housing need in this area then this proposal should be supported as it will help to alleviate that need without having a detrimental effect on the site and its surroundings. We have worked to create a careful design which takes into account the amenity of the current and future occupiers of the new dwelling and the existing neighbouring dwellings. This scheme will fit well in its context and will make a positive contribution to the street scene.

Appendix A – Location Plan

(not to scale)



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Appendix B – Photographs



1, Higher Broad Lane Cottages



Application site viewed from North