



GARAGE/ STORE

DESIGN AND ACCESS STATEMENT

REV 02 - 24/04/2024

240115-FATKIN-XX-XX-RP-AX-0002

FATKIN

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This document forms part of the planning application for the retention of a garage/ store on the land owned by Mrs Rebecca Bennett, located on Trebursye Road, Launceston, PL15 7EL.

This document is to be read in conjunction with the following drawings:

- 240115-FTK-XX-XX-DR-AX-91001 - Existing Location Plan
- 240115-FTK-XX-XX-DR-AX-91002 - Proposed Location Plan
- 240115-FTK-XX-XX-DR-AX-91003 - Existing Block Plan
- 240115-FTK-XX-XX-DR-AX-91004 - Proposed Block Plan Location within Similar Planning Application Contexts
- 240115-FTK-XX-XX-DR-AX-91005 - Proposed Block Plan
- 240115-FTK-XX-GF-DR-AX-30001 - Proposed Ground Floor Plan
- 240115-FTK-XX-RF-DR-AX-30002 - Proposed Roof Level Plan
- 240115-FTK-XX-XX-DR-AX-30501 - Proposed Elevations 1 of 2
- 240115-FTK-XX-XX-DR-AX-30502 - Proposed Elevations 2 of 2



Image taken from Google Maps - not to scale - accessed 12.02.2024

SITE EXISTING APPEARANCE

02.01

The garage/ store, Trebursye Road, is currently a flat site.
It is located south east from the entrance to Antecca House (highlighted).

The site would benefit from the retention of garage/store for purposes incidental to the enjoyment of the dwellinghouse known as Antecca.

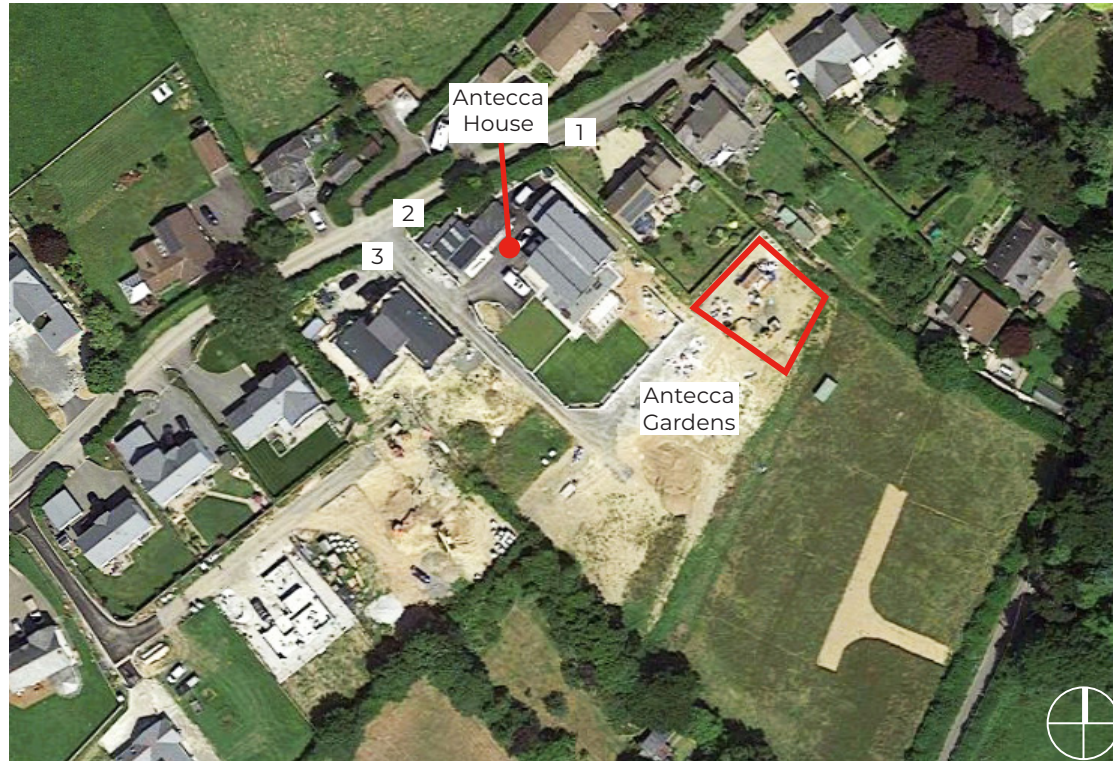


Image taken from Google Maps - not to scale - accessed 12.02.2024

SITE SITE CONTEXT

The site is located south east from the entrance to Antecca House (highlighted below).

The site is located outside the North Petherwin to St Clether Area of Great Landscape Value, delineated by Trebursye Road. The site is not within an AONB or Conservation Area and the nearest Listed buildings are located within Launceston town centre.



Site in context - Google Map image 2024 - accessed 12.02.2024



1 - Amberleigh and Antecca House - Google Map image 2024 - accessed 12.02.2024



2 - Towards Antecca House - Google Map image 2024 - accessed 12.02.2024



3 - Entrance to site from Antecca House - Google Map image 2024 - accessed 12.02.2024

The site will be connected to the mains electricity.

Mains water network and sewage connection is not required for the garage.

Waste and recycling connection will take place at the junction with the public highway and refuse vehicles will not be required to enter the site.

Relevant policy includes:

National Planning Policy Framework and NPP Guidance

Cornwall Local Plan 2010-2030 (November 2016)

Policy 1 - Presumption in favour of sustainable development

Policy 2 - Spatial strategy

Policy 2a - Key targets

Policy 3 - Role and function of places

Policy 12 - Design

Policy 13 - Development standards

Policy 16 - Health and wellbeing

Policy 21 - Best use of land and existing buildings

Policy 23 - Natural environment

Policy 26 - Flood risk management and coastal change

Policy 27 - Transport and accessibility

Cornwall Site Allocations DPD (adopted November 2019)

Cornwall Design Guide 2013 and draft emerging version (2020)

LOCAL RELEVANT PLANNING APPLICATIONS

We reference several adjacent projects, by way of context, below that have been approved for planning.

Please refer to the excerpt plan on the right:

Plot 2 - PA21/03205 - Approved

Reserved Matters in respect to appearance, landscaping, layout and scale for Outline Permission PA20/03786 (Outline consent for two new detached dwellings in garden of existing property with some matters reserved)

Plot 3 - PA21/07062 - Conditional Permission

Construction of new detached single-storey dwelling

Plot 1 Garage - PA23/04834 - Approved with conditions

Reserved Matters application following Outline permission PA20/03786 dated 26th June 2020 for appearance, landscaping, layout and scale (Outline consent for two new detached dwellings in garden of existing property with some matters reserved) (Plot 1) | Land South West Of Amberleigh Chapel Launceston Cornwall PL15 7EJ

Cedar View - PA22/01419 - Approved with conditions

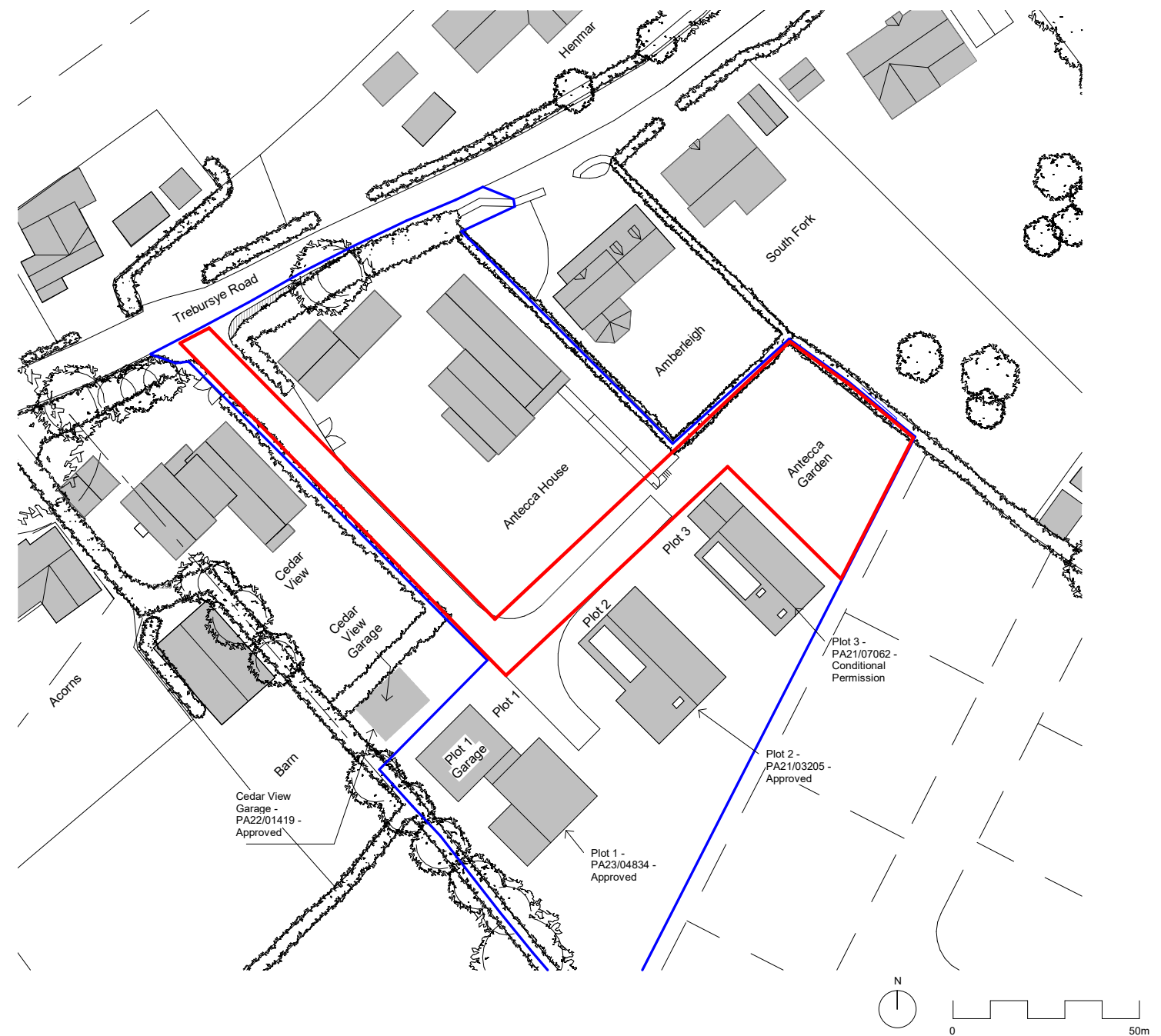
Timber Frame Double Garage with Storage

The above applications received no objections and are of similar size to the current proposal.

Application PA23/04834 of the double garage in Cedar View is made up of similar materials proposed for the garage to be located on Antecca Gardens site.

Planning consent has previously been granted for two detached properties directly to the north of the proposed site, reserved matters applications PA19/08429 (western plot) and PA19/01290 (eastern plot). The eastern plot is complete, bar some garden works, whilst the western plot is nearing completion. The land directly to the south is the subject of a live outline application for nine self-build dwellings under PA20/10542.

The access approved under outline application PA17/08322 has been implemented and is intended to serve the three new dwellings and two built/partially built houses, meaning it would serve a total of five dwellings. It has been sized in accordance with Cornwall Highways guidance which means it can serve up to five dwellings in total.



Fatkin drawing reference: 91004 - Antecca Gardens within Similar Planning Application Context

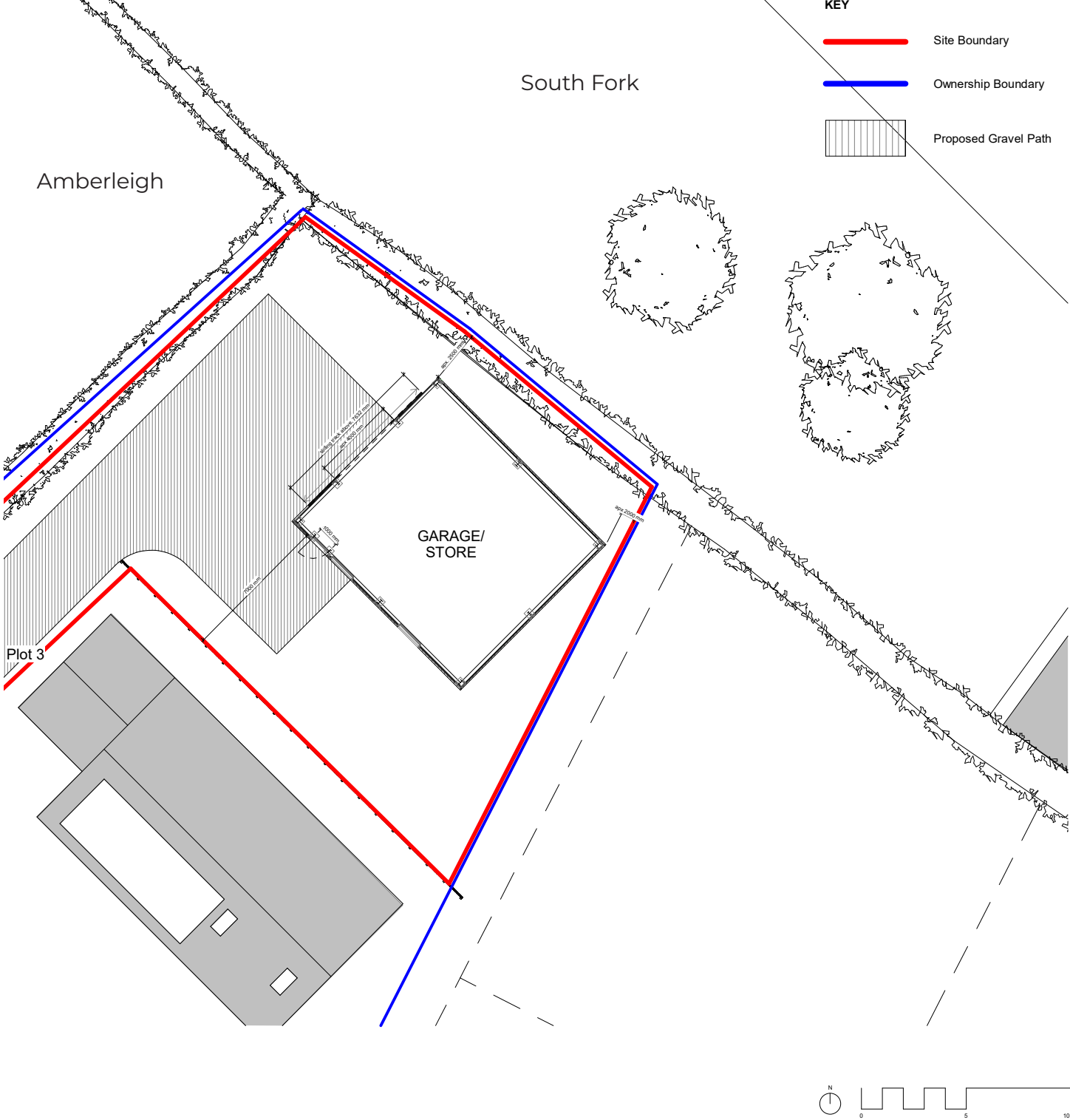
PROPOSAL LAYOUT

The garage/ store layout provides unobtrusive accommodation for the storage and building of the adjacent approved bungalow elements.

The garage/ store is accessed from the West and North. Its enclosed structure will reduce visual and sound impacts of internal garage activities.

Visual impact is further minimised north of the site towards Amberleigh, and east of the site towards South Fork through surrounding hedge boundaries.

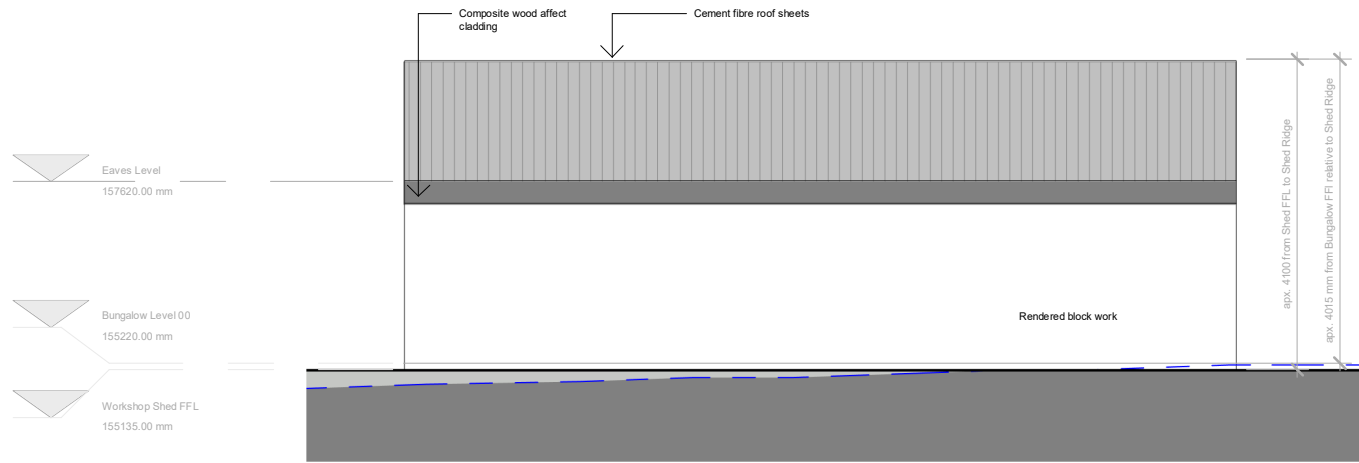
The site would benefit from retention of the garage/store for purposes incidental to the enjoyment of the dwellinghouse known as Antecca.



Fatkin drawing reference: 30001 - Proposed Ground Floor Plan

The proposed appearance and overall height of the garage/ store is unobtrusive. It is significantly smaller than the approved bungalows within the site ownership boundary.

The palette of materials is simple: cement fibre roofing sheets; a steel anthracite door; grey window frames; rendered block work; composite wood affect cladding. These materials are durable and will harmonise with the local built context and environment.

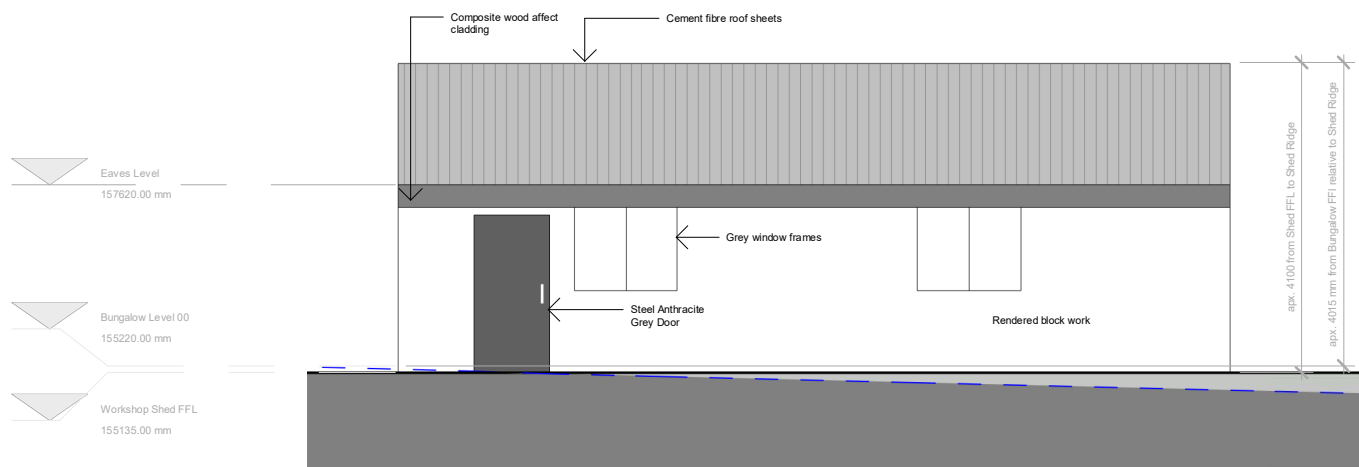


Proposed Garage/ Store - East Elevation



Examples of materials (CW from top left): Rendered block work, grey window frames, steel anthracite door, composite wood affect cladding, cement fibre roof sheets

Fatkin drawing reference: 30501 - Proposed Elevations 1 of 2



Proposed Garage/ Store - West Elevation

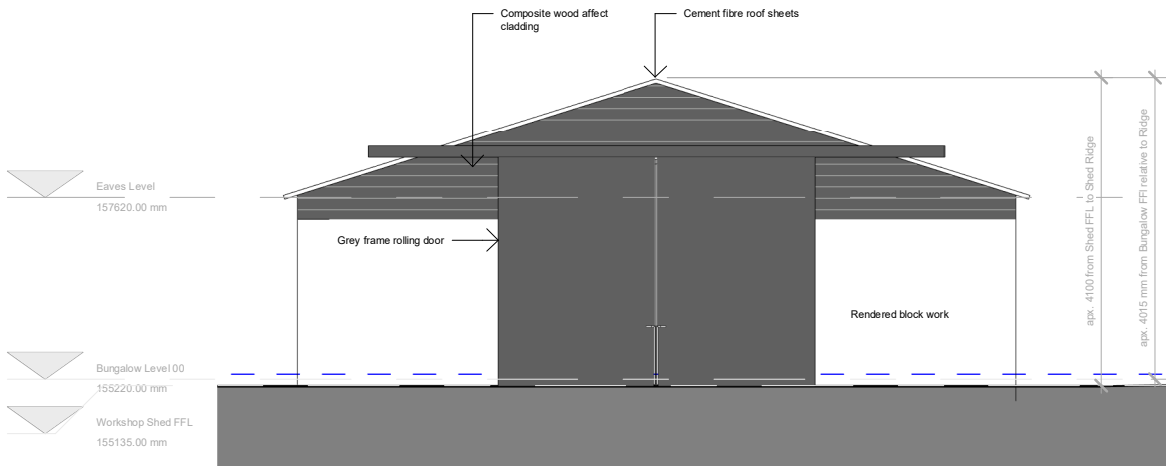
Fatkin drawing reference: 30501 - Proposed Elevations 1 of 2

10. Materials				
If applicable, please state what materials are to be used externally. Include type, colour and name for each material:				
	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		PAINTED RENDER- LIGHT TIMBER - NATURAL	<input type="checkbox"/>	<input type="checkbox"/>
Roof		GRP PARAPET - GREY	<input type="checkbox"/>	<input type="checkbox"/>
Windows		ALUMINIUM DOUBLE GLAZED - GREY	<input type="checkbox"/>	<input type="checkbox"/>
Doors		ALUMINIUM DOUBLE GLAZED - GREY	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

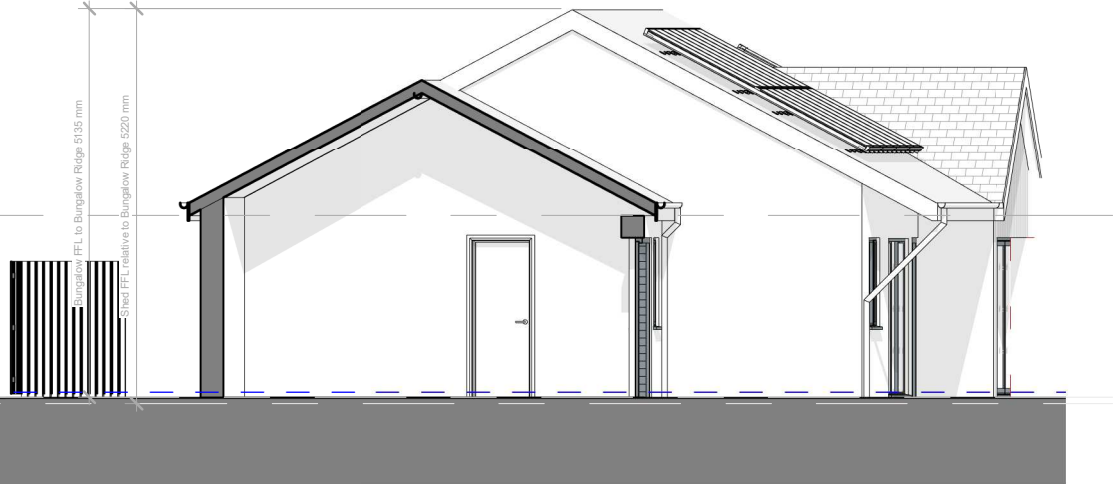
The above is an excerpt from PA22/01419 application form, page 3 of 7.



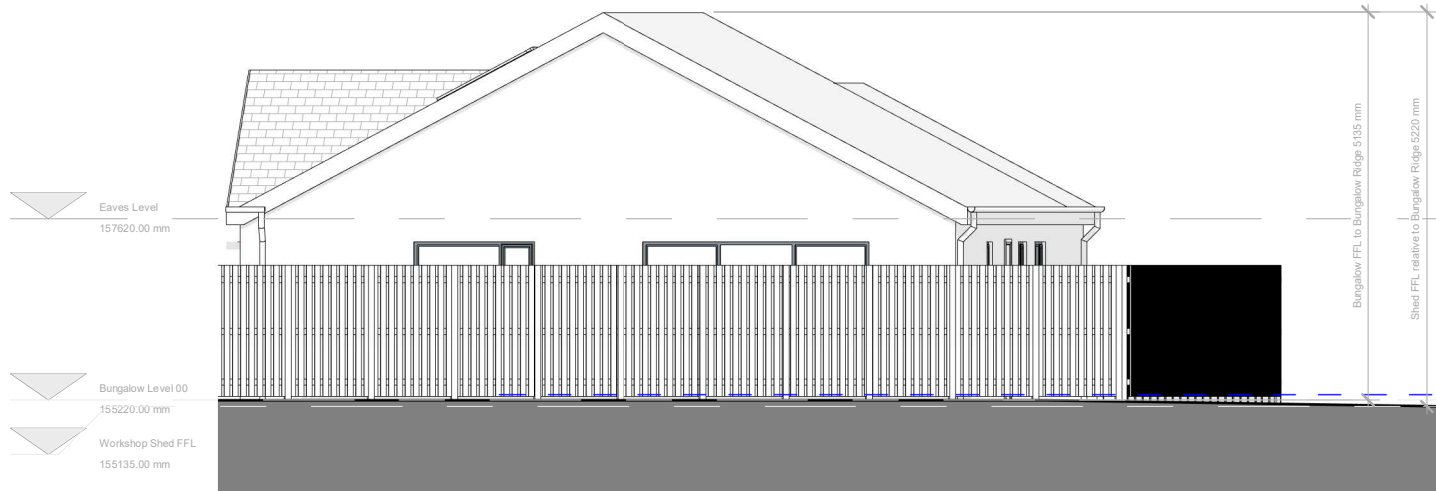
The proposed appearance is of similar materiality to PA22/01419 - Timber Frame Double Garage with Storage.



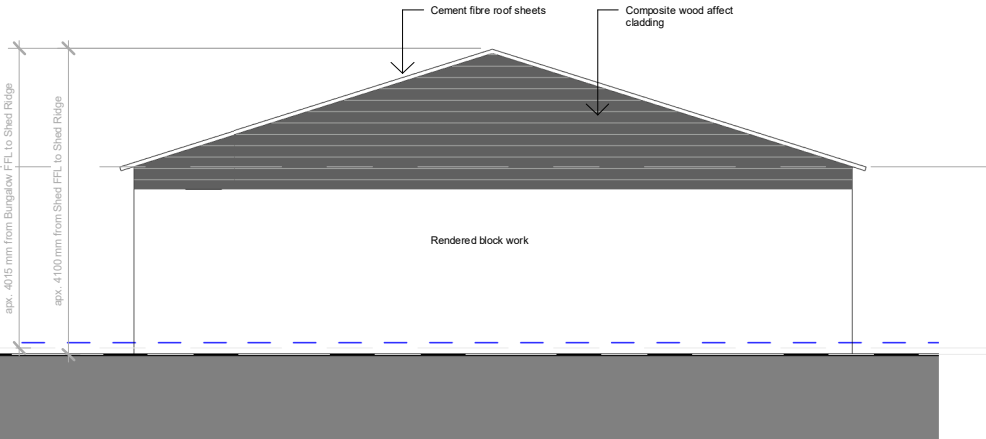
Proposed Garage/ Store - North Elevation



Plot 3 - PA21/07062 - Conditional Permission - North Elevation



Plot 3 - PA21/07062 - Conditional Permission - South Elevation



Proposed Garage/ Store - South Elevation

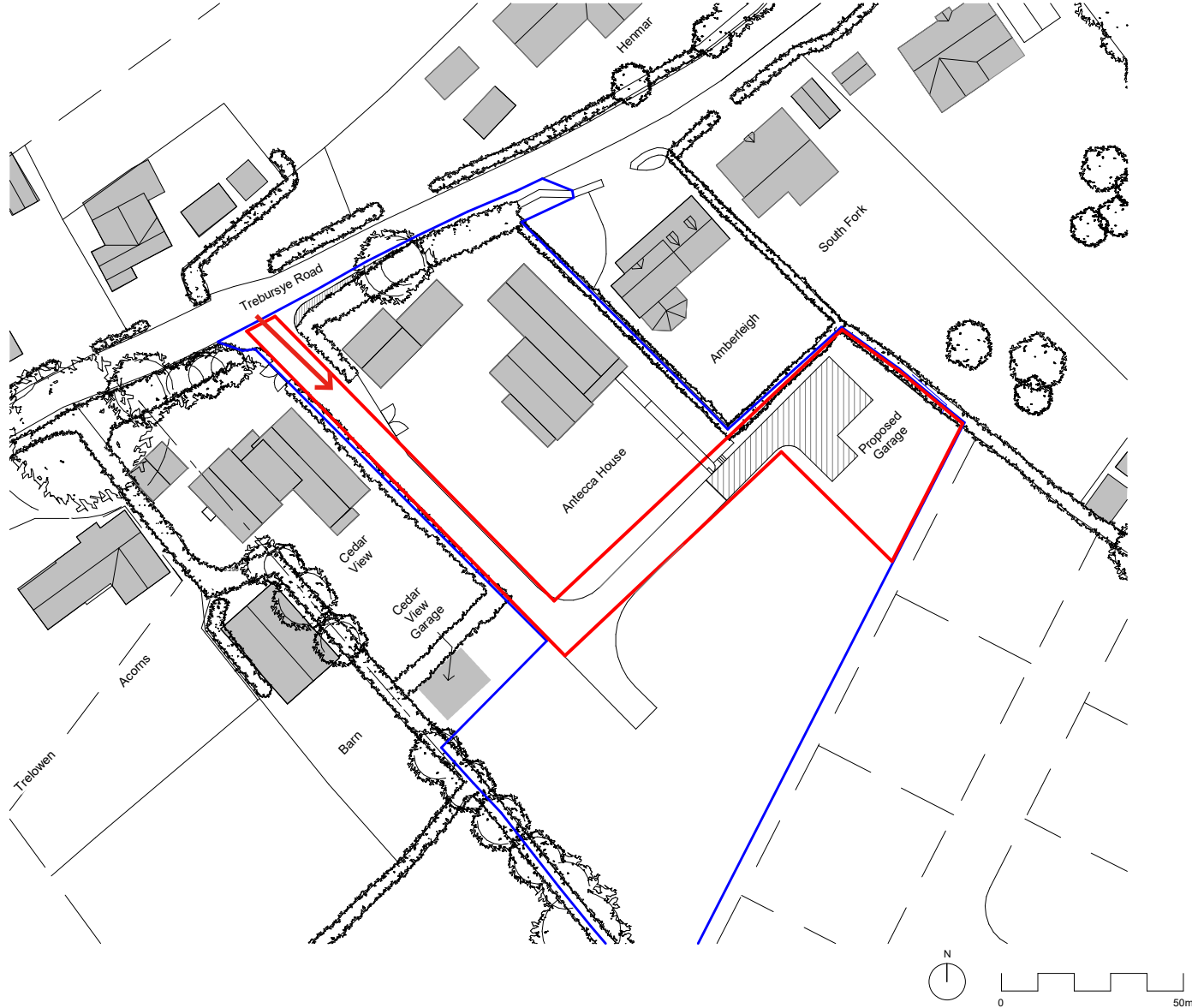


PROPOSAL ACCESS

Access to the property is by Trebursye Road, an important thoroughfare connecting Trebursye with Tregadillet and Launceston.

It is 0.8 miles from Launceston Town centre, and 2.3 miles away from the A30, providing good access to local amenities.

The site is accessed via a shared road, as seen below:



Entrance to site from shared access road - Google Map image 2024 - accessed 12.02.2024

Fatkin drawing reference: 91005 - Proposed Block Plan

In conclusion, we believe the addition of the proposed garage/ store will facilitate the high quality construction of the approved bungalows (plot 2 and plot 3).
It will significantly improve the functioning for the overall site, its occupants and neighbouring occupants (through minimisation of visual and sound impacts).

We therefore believe that the proposed development provides an appropriate addition to the property.



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