

Montagu Town Planning Limited

PLANNING POLICY ASSESSMENT, TRANSPORT AND EXPLANATORY STATEMENT

LAND SOUTH OF BLACKSMITHS MEADOW,
(FORMERLY PLOTS 18 AND 19), PENHOLE ROAD
COADS GREEN, LAUNCESTON

APPLICATION FOR PLANNING PERMISSION FOR THE
PROPOSED ERECTION OF A DETACHED DWELLING AND GARAGE

CLIENTS: MR C GUBBIN

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1. Introduction

- 1.1 This Statement has been prepared by Montagu Town Planning Ltd, in conjunction with Pollard Architectural, on behalf of Mr C Gubbin who owns the application site.
- 1.2 This statement is submitted in support of a detailed planning application for the proposed erection of a detached dwelling and garage on the application site.
- 1.3 By way of background, planning permission has been granted under application reference **PA22/06683**, which was the approval of a reserved matters application for four dwellings, two of those dwellings being affordable units and the other two being open market units.
- 1.4 This application seeks permission to erect one open market unit, rather than the two previously approved, with the footprint of the proposed dwelling similar in size of the two previously approved.
- 1.5 A detailed consideration of the various planning policies is provided below. That said, it is considered that the development complies with the requirements of the Development Plan for the following reasons:
 - The principle of additional residential development on the site has already been agreed and granted permission;
 - The scheme is still an affordable housing led development and therefore complies with Policy 9 of the Local Plan;
 - The proposal is of a scale and appearance which will not result in any significant harm to the prevailing character of the area;
 - The proposal is designed such that it will not adversely impact upon the privacy and level of amenities enjoyed by the occupants of either the proposed development or on those of the neighbouring dwellings; and
 - A safe means of vehicular access already exists at the site.

2. Site Description

- 2.1 The site comprises of a roughly square shaped parcel of levelled land that measures some 1504 square metres in extent and is currently undeveloped. The site in question is located to the south of the larger site which is in the process of being developed with a mixture of affordable and open market dwellings.
- 2.2 The site is located to the south of other residential dwellings in Coad's Green, which is an establish settlement located to the south of Launceston. Coad's Green has a verity of houses which are located on either side of the B3257 road running through the village. There is a large open play area located to the north of the application site.
- 2.3 The village has a primary school and a Methodist Church, both of which are located to the east of the site.
- 2.4 Agricultural land is located to the south and west of the application site.
- 2.5 The site is not located within any national or local landscape designations. There are no designated, or non-designated heritage assets on, or immediately adjacent to the site.

3. Application Proposal

- 3.1 As has been mentioned previously planning permission is sought for the proposed erection of a detached dwelling and garage on the application site.
- 3.2 The extent of the application site (outlined in RED) is detailed on the Site Location Plan (Drawing No.01/A). This plan also shows the context of the application site in respect of (i) the other residential development located to the north west, (ii) as well as the existing residential development location to the north, north east and east, (iii) the play area located to the north, and (iv) the agricultural land located to the south and west.

- 3.3 The Proposed Block Plan (Drawing No.03/A) shows the location of the proposed dwelling and garage on the site, together with the access drive serving the site and the private garden areas around the house.
- 3.4 Drawing No.s 04/A and 05 detail the floor plans of the proposed house. This will comprise of a double garage, a utility room, a snug, an open plan dining/kitchen area, an entrance porch, a hall, a living room and a master bedroom, en-suite bathroom and office all at the ground floor. At the first floor there are a further four bedrooms, one of which is has an en-suite bathroom and a family bathroom.
- 3.5 Drawing No.06/A shows that externally, the dwelling will be covered by a pitched slated roof, with a number of rooflights in one plane of the roof. The dwelling will be finished externally with a combination of natural stone, painted render and slate cladding. UPVC windows, an external door and a composite front door are proposed. UPVC rainwater goods are also proposed. An up and over garage door is proposed. The elevations also show the provision of a bird box and bee brick on the north western elevation of the building.
- 3.6 Plans and elevations of a single detached garage are shown on Drawing No.09. The building will be undercover of a slate roof, with external walls finished with a painted render mix. UPVC rainwater goods and an un and over garage door are proposed.
- 3.7 The Proposed Block Plan (Drawing No.07/A) shows the location of the proposed dwelling and garage on the site, together with the areas of garden around the proposed dwelling. This plan also details the location of dedicated wildlife areas, the location of bird boxes, bat boxes and bee bricks that are to be incorporate into the fabric of the proposed dwelling, as well as being erected on the site.
- 3.8 Drawing No.08 details the type of boundary fence, as well as providing a section through the proposed boundary hedge.
- 3.9 Foul sewage will drain to the existing foul sewer line that extends through the site and run-ff water will drain to on-site soakaways.

3.10 The following plans and documents are submitted as part of the application:

- Dwg.No.01/A - The Site Location Plan (scale 1:1250);
- Dwg.No.02/A - The Existing Block Plan (scale 1:500);
- Dwg.No.03/A - The Proposed Block Plan (scale 1:500);
- Dwg.No.04/A - The Proposed Ground Floor Plan (scale 1:50);
- Dwg.No.05 - The Proposed First Floor Plan (scale 1:50);
- Dwg.No.06/A - The Proposed Elevations and Roof Layout Plan (scale 1:100);
- Dwg.No.07/A - The Proposed Site Layout Plan (scale 1:200);
- Dwg.No.08 - The Proposed Boundary Fence Plan (scale 1:20) and Hedge Plan (NTS);
- Dwg.No.09 - The Proposed Garage Elevations and Roof Layout Plan (scale 1:100) Floor Plan (scale 1:50);
- An Energy Statement; and
- The Planning Policy Assessment, Transport and Explanatory Statement compiled by Montagu Town Planning Ltd.

4. Transport Statement

4.1 The site is located adjacent to a larger residential development located in Coad's Green and close to bus stops, which will allow access to public transport links as well as pedestrian access to services to Launceston and Liskeard. These bus stops are located to the east of the site adjacent to the village hall and on the B3257 road. The occupants of the proposed dwelling will therefore be able to make trips via sustainable and active mode of transport.

4.2 The site benefits from an existing vehicular access application site, located to the north west which serves the existing residential development adjacent to the site, which provides good visibility of oncoming traffic using the public highway. This access also serves as a pedestrian access, which would help walking and cycling opportunities. The Proposed Block Plan shows that there is a large vehicle parking and turning area

located to the front of the proposed garage. This space is also suitable for larger vehicles.

5. Planning Policy Context

- 5.1 The revised National Planning Policy Framework (NPPF) published in December 2023 provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The introduction of the NPPF is a material consideration in planning decisions. The Development Plan for the Council covering this area of Coad's Green includes the adopted Cornwall Local Plan Strategic Policies 2010 - 2030.
- 5.3 The North Hill Neighbourhood Development Plan 2010-2030 has been made and consequently forms part of the Development Plan.
- 5.4 The Council have recently adopted the Climate Emergency Development Plan Document (DPD) February 2023 forms part of the Development Plan.
- 5.5 The proposed scheme has been considered against the following guidance and specific policies, provided below, and is considered to be in conformity with these policies, as detailed within Section 6 of this Statement.

National Planning Policy Framework (NPPF)

- 5.6 The following sections of the NPPF are considered to relate to the proposal, namely:
- Section 2 – Achieving Sustainable Development;
 - Section 5 – Delivering a Sufficient Supply of Homes;
 - Section 9 – Promoting Sustainable Transport;

- Section 11 – Making Effective Use of Land;
- Section 12 – Achieving Well-Designed Places;
- Section 15 – Conserving and Enhancing the Natural Environment.

Cornwall Local Plan Strategic Policies 2010-2030

5.7 The formal adoption of the Cornwall Local Plan is seen as a transition to a more positive and permissive set of guidance of which to assess planning applications and planning appeals against.

5.8 The following policies are considered to relate to the proposal, namely:

- Policy 1 – Presumption in favour of Sustainable Development;
- Policy 2 – Spatial Strategy;
- Policy 3 – Role and Function of Places;
- Policy 12 – Design;
- Policy 13 – Development Standards;
- Policy 21 – Best Use of Land and Existing Buildings;
- Policy 23 – Natural Environment; and
- Policy 27 – Transport and Accessibility.

Climate Emergency DPD 2023

5.9 The following policies are considered to relate to the proposal, namely:

- Policy C1 – Climate Change Principles;
- Policy G1 – Green Infrastructure;
- Policy T1 – Sustainable Transport; and
- Policy T2 – Parking.

The North Hill Neighbourhood Plan 2010-2030

5.10 The following policies are considered to relate to the proposal, namely:

- Policy H1 – Location and Scale of Housing Development;
- Policy H2 – Rural Exception Sites; and
- Policy H3 – Design of New Housing and Building Conversions.

6. Planning Assessment

Green Infrastructure

- 6.1 Policy G1 of the Climate Emergency DPD requires that green infrastructure should be central to the design of schemes. Development proposals will be expected, where appropriate to the scale and nature of the scheme, to meet with the following principles of green infrastructure design, namely, consider local landscape character, incorporate sustainable drainage, conserve and enhance local distinctiveness and include the provision of bat and bird boxes and the use of bee bricks.
- 6.2 The proposal does not result in the loss of any boundary landscaping, which is characteristic to the local character of the area. The proposal provides for a bird box and a bee brick to be incorporated into the fabric of the proposed house, as well as providing additional wildlife areas within the garden of the application site. In addition to this, the development allows for run-off surface water to be drained into an on-site soakaway.
- 6.3 In light of the above mentioned, the proposal will comply with the requirements of Policy G1 of the Climate Emergency DPD.

Sustainable Energy and Construction

- 6.4 Policy SEC1 of the Climate Emergency DPD requires that residential development proposals will be required to achieve Net Zero Carbon and submit an Energy Statement, complying with the two criteria listed.

- 6.5 An Energy Statement has been compiled and demonstrates that compliance with the above mentioned policy is achieved in that the proposed development will be highly energy efficient (both passively and through the Low and Zero Carbon M&E). There is no off-set payment needed for the proposal, as the renewable energy generated meets with the policy targets.
- 6.6 The proposal also incorporates an electric car charging point on the site, as well as providing for solar panels on the roof the proposed house and garage, ensuring that the proposed dwelling will not have to significantly rely on fossil fuels provided through the existing energy grid.
- 6.7 In light of the above mentioned, the proposal will comply with the requirements of Policy SEC of the Climate Emergency DPD.

Principle of the Development

- 6.8 The NPPF recognises that planning policies and decisions should play an active role in guiding development towards sustainable solutions; however, in doing so should also take local circumstances into account, to reflect character, needs and opportunities of each area (paragraph 9). It recognises overall that sustainable development has to be a balance of economic, environmental and social factors with no one factor being dominant. Paragraph 10 of the NPPF states that development should be considered in the context of the presumption in favour of sustainable development.
- 6.9 Mention has been made of the fact that the site benefits from planning permission (**PA22/06683**) for new residential development comprising of two affordable dwellings and two open market dwellings. Whilst the development which is the subject of this application will reduce the amount of open market dwellings from two down to one, the proposal will provide for a new dwellinghouse on the site nevertheless. In light of this fact that Council has already agreed to the principle of new residential development.

6.10 In light of the above mentioned, the development comply with the requirement of Policies 1, 2 and 3 of the CLP, Policies H1 and H2 of the NDP as well as with the requirements of paragraphs 9 and 10 of the NPPF.

Impact Upon Residential Amenity

6.11 Section 12 of the NPPF relates to achieving well-designed places. Paragraph 127 of The Framework accepts that the need to secure high quality and inclusive design goes beyond aesthetic considerations, and this is clear from the high-quality design, which incorporates both traditional and modern elements resulting in a pleasing appearance.

6.12 As required in paragraphs 129 and 130 of the NPPF, the proposed development will add to the overall quality of the area for the lifetime of the development; create an attractive and comfortable place to live; optimise the potential of the site; respond to local character and reflect the local surroundings; use materials through innovative design and be visually attractive through considered architecture and landscaping.

6.13 Policy 12 of the Local Plan provides that development proposals will be judged against fundamental design principles of character; layout; movement; adaptability, inclusiveness, resilience and diversity; and process. The policy also requires that development proposals should protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing and overbearing impacts; and unreasonable noise and disturbance.

6.14 Policy H3 of the NDP requires that new residential development should be in keeping with the surrounding built form in terms of scale, mass and appearance and should normally be of traditional Cornish style where it is in keeping with other buildings in the immediate surrounding area. The Policy also requires that new house development should adopt energy saving measures, using innovative design and techniques.

6.15 It is evident from the Proposed Site Plant the dwelling is located in such a manor so as to ensure that they are a suitable distance away from the neighbouring dwellings located to the north west and to the east so as not to cause any loss of privacy,

overshadowing, or loss of light. The proposed dwelling has been designed and is located on the plot so as to ensure that they are of an appropriate massing and scale considering the existing residential development adjacent to the site.

- 6.16 The proposed design goes beyond simply the appearance and materials of buildings. It has been demonstrated that the overall form of development is entirely appropriate to the locality in its layout and form, responding in a considered and creative manner to site constraints. The reinforcement of local distinctiveness is an acceptable planning aim. The proposed design makes an effective use of land.
- 6.17 It has been demonstrated on the accompanying floor plans and elevations that the proposed dwelling is wholly suitable in terms of preserving and enhancing the essential character and appearance of the area. There is more than sufficient separation distance between the proposed and the existing houses so as to ensure that there is no loss of privacy or loss of natural daylight.
- 6.18 Window openings have been specifically designed in the elevations of the proposed dwelling such that they do not cause any loss of privacy between the occupants of the proposed house and the existing houses located to the north west and to the east. There is sufficient spaces between the existing dwellings and the proposed dwelling which is characteristic of development in the immediate area.
- 6.19 The design is representative of traditional shapes and takes design cues from similar forms of development located adjacent to the site. The proposal is clearly distinctive of good Cornish vernacular design. In addition, the accompanying proposed site plan demonstrates that the vehicle access and parking, and external amenity space will be appropriately and proportionately provided. Furthermore, given the existing boundary treatment between the proposed dwelling and the existing dwellings to the north west and to the east this will ensure that privacy between the proposed and existing dwellings is both maintained and secured.
- 6.20 Externally, the proposed dwelling will be finished with a range of materials that are found within the immediate area, being a slate roof covering, a combination of natural

stone, slate and smooth painted render walls, UPVC windows and external doors and UPVC rainwater goods.

- 6.21 The development provides for solar panels on the roof of the dwelling, together with the provision of an electric charging point adjacent to the garage, which ensures that the development will not significantly rely on the provision of energy provided on the National Grid.
- 6.22 Taking all of the above mentioned into consideration, it is submitted that the proposed development will not harmfully affect the amenities of neighbouring occupiers in terms of overlooking, loss of privacy or overbearing in accordance with Policy 12, Policy H3 of the NDP and the guidance within the Cornwall Design Guide.
- 6.23 Policy 13 of the Local Plan requires that all new development will be expected to provide sufficient, on- site open (or private amenity) space, car parking provision, and space for storage for domestic activities and recreation, as well as collection of waste, recycling and compostables.
- 6.24 As demonstrated on the accompanying plans and drawings, the application site will provide a single dwelling of high quality and in a manner, which complements its simple, functional form and appearance. The internal layout of the proposed dwelling has been referred to previously in detail. The Proposed Site Layout Plan demonstrates that there is ample provision of functional external spaces which are sheltered and adequate car parking provisions which will serve the proposed dwelling. The amenity space is set in a location to the front, sides and rear of the proposed dwelling, which will be screened by boundary hedges and wildlife areas.
- 6.25 In conclusion, the Proposed Site Layout Plan clearly demonstrates that adequate and suitable amenity space and car parking provision will be provided to serve the proposed dwellinghouse. The proposed dwelling is specifically sited on the site so as to maximise solar gain. Storage for domestic activities and recreation will likely be achieved within the private amenity space provided.

- 6.26 The proposal accords with the advice provided in section 12 of the NPPF and Policy 13 of the Local Plan.

Best Use of Land and Existing Buildings

- 6.27 In accordance with the requirements of paragraph 119 of the NPPF the proposed development would allow for the effective and efficient use of this site. The proposed density, as required by paragraph 124, is suitable for the settlement, taking into consideration the existing development and prevailing character within the settlement. The development provides a different type of housing, in order to meet the identified need.
- 6.28 Policy 21 of the Local Plan seeks to ensure the best use of land and existing buildings. The policy seeks to protect the best and most versatile agricultural land from development. The site comprises of underutilised parcel of land, which is located in a sustainable location. In addition to this, the proposed development is for the provision of one dwelling, which considering the density of the existing development, is of an appropriate scale and as such this proposal clearly demonstrates that the development complies with the requirements of this policy.

Natural Environment

- 6.29 Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 6.30 Policy 23 of the Local Plan seeks to sustain local distinctiveness and character and where possible to enhance the natural environment and assets.
- 6.31 As has been mentioned previously, the development will not result in the loss of any boundary vegetation which encloses the site. This boundary vegetation is clearly characteristic of not only the site, but also characteristic of other residential properties in the immediate area.

- 6.32 The development will provide a new boundary hedge enclosing the western boundary of the site, together with additional wildlife areas along the southern and a portion of the eastern boundary of the site.
- 6.33 In light of the above mentioned it is considered that the development complies with the requirements of Policies 2 and 23 of the Local Plan, as well as with the requirements of Paragraph 174 of the NPPF.

Impact Upon Highways

- 6.34 Section 9 of the NPPF relates to promoting sustainable transport. Policy 27 of the Local Plan relates to transport and accessibility. The policy requires the provision of safe and suitable access for all people and that the development should not cause a significantly adverse impact to the local or strategic road network. Furthermore, the policy requires that development be located so that the need to travel will be minimised and the use of sustainable transport modes can be maximised.
- 6.35 Policy T1 of the Climate Emergency SPD requires that development be designed and located in order to minimise the need to travel. The proposal is for a small-scale form of development, which will provide 1 new house suitable in scale in this sustainable location. As has been mentioned, bus stops are located to the east of the site on either side of the B3257 road. The proposed parking provisions for the residential development meets with current policy guidance. Overall, the proposal will have a negligible impact upon the highway network.
- 6.36 Policy T2 of the Climate Emergency SPD requires that development should provide for suitable on-site parking. The development will provide a suitable amount of on-site parking for vehicles in relation to the size of the proposed dwelling. The existing vehicular access is in a location which affords unobstructed views of other users of the highway and, therefore it is not considered that the existing access will introduce any highway safety issues.

6.37 Given the small scale form of development proposed and the modest increase in the volume of traffic from the application site and considering the sustainable location of the site, it is therefore considered that that there are no highway reasons for the Council to refuse to grant planning permission for the development as the proposal complies with the guidance provided in section 9 of the NPPF, Policy 27 of the Local Plan and Policies T1 (Sustainable Transport) and T2(Parking) of the Climate Emergency DPD.

Sustainable Development

6.38 Paragraph 11 of the NPPF advises that at the heart of the NPPF is a presumption in favour of sustainable development. Where development proposals accord with the development plan, as this development does, it should be approved without delay.

6.39 It is considered that the proposal would contribute to an **economic** role through its contribution towards the local economy through employment during building operations and the purchase of materials. There will also be an economic benefit from the occupants of the new dwelling who will be using local services, such as shops, the schools and other facilities in the area, the income from which would help to support local services and increase the available income spend within the surrounding and wider areas. **Socially** the development would help meet the needs of the occupants of the house by providing a suitably sized well-designed dwelling, which will not result in any demonstrable landscape, or visual impacts. With regard to the **environmental** objectives, the development represents an effective and efficient use of the application site. The design, massing and scale of the development will protect and enhance the character of the site and surrounding area. The proposed design and use of the range of local external natural materials protects and conserves the character and appearance of the area in which the site is located.

7. Conclusion

7.1 It is considered that this is an appropriate location for the development that is the subject of this application. The development accords with the guidance set out in

paragraph 11 of the NPPF, which asserts the presumption in favour of sustainable development that is at the heart of the NPPF.

- 7.2 The NPPF establishes the case for making efficient use of land. From this, and together with the local policy, it is readily apparent that the proposed dwellings provided within these adequately sized plots, will represent a scale and density of development that is appropriate, suitable and entirely satisfactory for this part of the town.
- 7.3 The proposal will allow a small-scale housing development of this site with 1 dwelling that is entirely appropriate in scale, design, form and appearance. The proposal complies with the Local Plan policy for small scale housing, with a quantity of development which is a scale that is entirely appropriate to the size and role of this part of the town.
- 7.4 The proposed dwelling will reflect traditional forms incorporating the use of external finished materials, which are prevalent in the area. The use of a palette of finished external materials that are present in the location will allow for the proposed development to integrate into the surrounding development. Considerate siting and appropriate design will avoid overlooking or privacy loss, overshadowing or overbearing impacts in respect of neighbouring dwellings. Given the size of the proposed garden serving the dwelling, any unreasonable noise or disturbance of existing neighbouring dwelling is also highly unlikely.
- 7.5 The proposed design acknowledges the constraints and opportunities provided by the site and represents good design, proportionate in scale, respecting the location within which the site is found and providing a high quality form of development with minimal impact on the natural environment.
- 7.6 Safe means of vehicular and pedestrian can be achieved.
- 7.7 The proposal is considered to comply with policies 1, 2, 3, 9, 12, 13, 16, 21, 23 and 27 of the Cornwall Local Plan, Policies H1, H2 and H3 of the NDP as well as with Policies

C1, T1 and T2 of the Climate Change Emergency DPD through the provision of this dwelling, which will represent a form of development that is of appropriate scale and massing considering the context of the area. For all the reasons set out above, the proposal would not give rise to significant or demonstrable harm.

- 7.8 By reference to the relevant policies contained in the development plan, and considering all relevant material planning considerations, it is concluded that development the subject of this application is acceptable in all respects.
- 7.9 The proposal complies in all respects with the development plan for the purposes of Section S38(6) of the Planning and Compulsory Purchase Act 2004. Most particularly in terms of guidance contained in paragraph 11 of the NPPF and the policies, referred to above, in the Cornwall Local Plan, because the proposal is beneficial in social, economic and environmental terms and is therefore 'sustainable', planning permission should be granted without delay.