

March 2024



Householder Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Replacement Roof Covering, Replacement of Chimney, Installation of Conservation Rooflights & Installation of Double Glazed Heritage Style Windows & Associated Works

24 New Street, Penzance. TR18 2NE

Prepared By Cornwall Planning Group



HEAD OFFICE
Chi Gallos,
Hayle Marine Renewables Business Park,
North Quay, Hayle,
Cornwall, TR27 4DD

www.cornwallplanninggroup.co.uk
office@cornwallplanninggroup.co.uk
T: +44 (0)1736 448500

Registration No: 04345204
VAT No: 221707243

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 Lighting Statement

8.0 Conclusion

9.0 Site Photographs

1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of householder planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr H Bredenkamp & Ms E Boehler. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

Replacement Roof Covering, Replacement of Chimney, Installation of Conservation Rooflights & Installation of Double Glazed Heritage Style Windows & Associated Works

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.

Material Key Points of the Application Proposal

- The proposed works are sensitively designed to a high standard.
- The host building is of traditionally vernacular. The proposed works lead to an enhancement to the immediate and surrounding area.
- The works will provide a higher quality of living standards to the proposed users, whilst improving the dwelling house living standards.
- The proposed works are of a reduced scale to the previously submitted. This proposal is for a single storey extension as opposed to the previous proposal of a double-storey extension.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

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 7	Housing in the countryside
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 24	Historic environment

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 assess 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 of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

4.0 Effects on Heritage Assets

Conservation Statement

The application site falls within a Conservation Area. Paragraph 16 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

We believe our proposal conforms to paragraphs 184 to 202 for the following reason as outlined below.

The building this application relates to, adjoins Grade II Listed 4, Abbey Street.

1. 1498 PENZANCE ABBEY STREET

No 4 SW 4730 5/449

II GV

2. Early C19. Stucco. 2 storeys. 3 windows, sashes with glazing bars. Central doorway, rectangular fanlight and shallow wood trellis porch. Slate hipped roof, wide eaves. To right wing, 2 storeys, one window, doorway with simple hood.

No 4 together with Nos 20 to 24 (consec) New Street form a group.

Listing NGR: SW4747230171

The proposed works will not affect the adjoining listed building.

Area of Great Landscape Value

The application site does not fall within an Area of Great Landscape Value.

Area of Outstanding Natural Beauty

The application site does not fall within an Area of Outstanding Natural Beauty.

World Heritage Assets

The application site does not fall within the Cornwall and West Devon Mining Landscape World Heritage Site (the WHS).

The consequential benefits to the area and compliance with the Cornwall Local Plan & NPPF are as follows;

- The existing structure - The existing building structure, design & materials are of a poor quality and as such our proposed planning application resembles transparent improvement to both the occupants and housing stock to the area.
- Visual Impact – The existing visual impact of the building is apparent from the enclosed plans. The proposed improvements will fundamentally improve both the street scheme, elements of the property that area clearly screen by the boundary and topography of the landscape.
- Improved design – The proposed works clearly complement the dwelling appearance, and transparently. The material choices compliment the vernacular of local materials. The glazing details and design have been well considered in terms of providing privacy and natural light to the occupants of the dwelling. The proposed changes will improve the quality of living for the applicants and ultimately all provision

5.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing 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 and wind turbines 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 minimizing single-use plastics.
- **Biodiversity:** The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- **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.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.
- The proposed dwelling in accordance with government legislation will have electric car charging points.

Policy AL1 – Regenerative, Low Impact Development

Low impact residential development as part of a regenerative use of land will be permitted where the proposal:

- 1) Is located adjoining, or well-related to a settlement or comprises an existing farm or the location can be justified in terms of the activity being undertaken and that travel patterns required for day to day needs can be met sustainably; and*
- 2) Is demonstrably linked to a use of the land that will support a sustainable lifestyle for the development's occupants, be their principal residence and make a positive environmental and social contribution to Cornwall; and*
- 3) Can demonstrate through a carbon statement a clear zero-carbon approach to both construction and operation and demonstrate self-sufficiency in energy, waste and water; and*
- 4) Can demonstrate that all activities and structures on site will have a low impact in terms of the environment and use of resources. The need for new structures and buildings on the site is minimised and suitable redundant buildings are used before constructing any new buildings; and*

5) Is tied directly to the land on which it is located and new buildings are designed to have a low impact on the land and be removable and the land restored to an acceptable use at the end of an agreed period of time, or when the regenerative or low impact use ceases;

and

6) Leads to the environmental and biodiversity regeneration of the site through a binding action plan and conserves and enhances the landscape character, heritage assets and heritage at risk and biodiversity of the site and surroundings; and

7) The proposal demonstrates a robust justification and improvement plan for the land use and sufficient land is available which can provide for the livelihood and substantially meet the needs of all residents on the site within a reasonable period of time and no more than 5 years from first occupation;

and

8) Provides a trust or other bona fide mechanism for the management and running of the enterprise Climate Emergency Development Plan Document Page 19 and the selection of any future residents or activity;

and

9) Demonstrates that the proposals will have no unacceptable adverse impacts upon residential amenity or other neighbouring uses.

10) Where the above is satisfied, permission will first be granted for a temporary period of up to six years subject to the condition that one year prior to the end of that agreed period, taken from the developments first occupation, a Monitoring Report is submitted to the Authority reporting on how the requirements of the management plan agreed by the Authority have been achieved. Following the grant of temporary permission, permanent permission will only be granted where the Authority is satisfied that the policy requirements have been and will continue to be met.

6.0 Green Infrastructure Statement

- 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 works. Existing site photographs have been provided demonstrating the existing ecology environment and biodiversity.

9.0 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.

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.

9.0 Site Photographs







