

Planning, Design & Access Statement:

Proposed new dwelling on land to
the rear of 102 Truro Road, St
Austell



Introduction

This statement is to accompany a full application for the approval of a high-quality single dwelling with associated amenity space, and new parking provision for the host dwelling.

This Planning, Design & Access Statement should be read in conjunction with the application drawings and planning maps.

Planning History

PA17/10767 | Change of use from dwelling house to residential home/independent living facility – **approved 23rd January 2018**

The Site & Local Area

The application site belongs to the applicants and forms part of an extensive rear garden within the curtilage of the existing property. The established pattern of development in the local area is for large detached properties with extensive rear gardens, many of which have detached garages accessible via the Edgcumbe Road access. A number of neighbouring properties have obtained planning approval for the erection of dwellings in their rear gardens, most recently at No.98 Truro Road (PA14/04640, C2/08/01020 and C2/07/02079), No.96 Truro Road (C2/05/01147) and No.94 Truro Road (C2/04/01897).

More recent applications for 2 dwellings (PA18/0053) and 3 dwellings (PA17/02304) at Nos. 88 – 90 Truro Road were refused due to the prominent location of the application site, adjacent to the A3058 Edgcumbe Road.

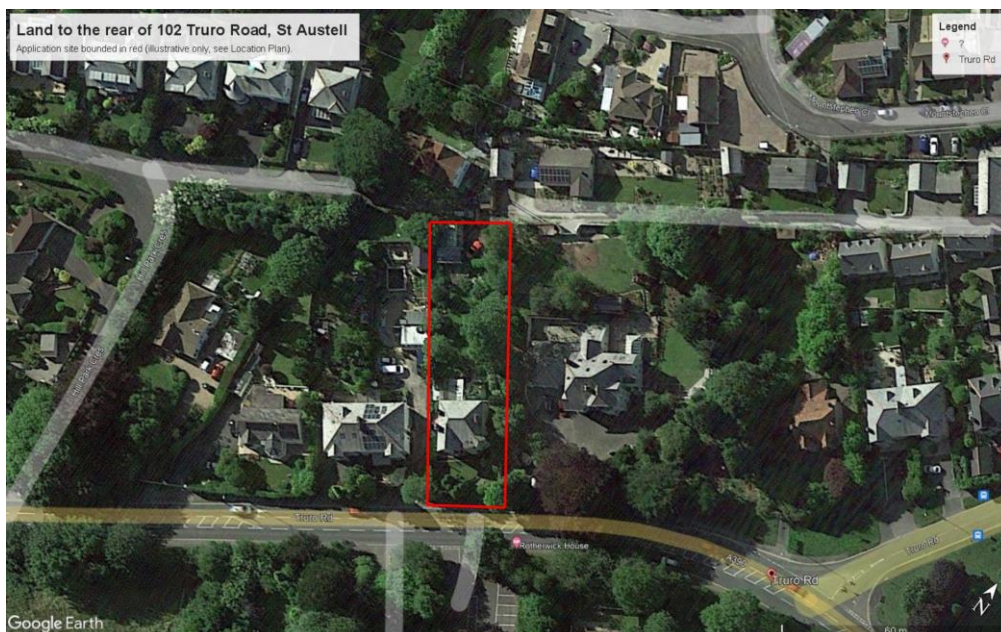


Figure 1 - The site and local area, taken from Google Earth Pro.

The site area is in excess of 250sqm out of a rear garden of approximately 560sqm. The footprint of the proposed dwelling is nominally 62sqm., so it is not considered that this represents overdevelopment of the site.

The Proposal

The proposal is for a high-quality single dwelling, with private amenity space. The dwelling will present excellent ‘green’ credentials through the use of modern methods of construction, while respecting the local vernacular, the street scene and the privacy and amenity of neighbouring properties.

The front garden will be reconfigured and levelled to provide a new parking provision for the host dwelling. The existing dropped kerb will be utilised, with the pedestrian gate removed and the entrance widened to allow vehicular access.



Figure 2 - The front garden and existing dwelling, viewed from Truro Road.

Planning Policy

The application is to be determined in accordance with Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016), as

well as the National Planning Policy Framework (2019). The Cornwall Design Guide 2013 and Cornwall Area of Outstanding Natural Beauty Management Plan 2016-2021 are also relevant to this application.

Scale and Landscaping

A modest single dwelling on the application site is felt to represent appropriate scale and massing in comparison to neighbouring properties. The existing dwellings at on Edgcumbe Road are of a similar size or larger.

The site is currently part of an extensive rear garden belonging to the host dwelling. Amenity space around the proposed dwelling will be comprised of a mix of hard and soft landscaping, with a driveway finished in permeable block paving. The garden areas will be laid to lawn with native planting supplementing the existing vegetation and enhancing the site's biodiversity.

Access

The site will be accessed via Edgcumbe Road, with parking and turning provided so that vehicles can exit the site in a forward gear.

Appearance

As noted above, the design and external appearance of the proposed dwelling are intended to reflect local traditions of form, materials and detailing.

External walls will be finished in white or light-coloured render, with brown or grey concrete tiles to the roof. Windows, doors, fascias and rainwater goods will all be white PVC-u.

The mix of materials and design style takes its cues from existing dwellings in the surrounding area, which share a similar palette of materials and also predominantly feature gabled roofs.

Layout

The proposed dwelling will be set back within the site, behind the building line established by neighbouring properties at Nos. 5, 5a and 5b Edgcumbe Road. Access to the site will be via private driveway off the public highway. Amenity space to the front and rear will be provided, replicating the layout of existing dwellings in the area.

Please see the enclosed block plan for further information.

Services

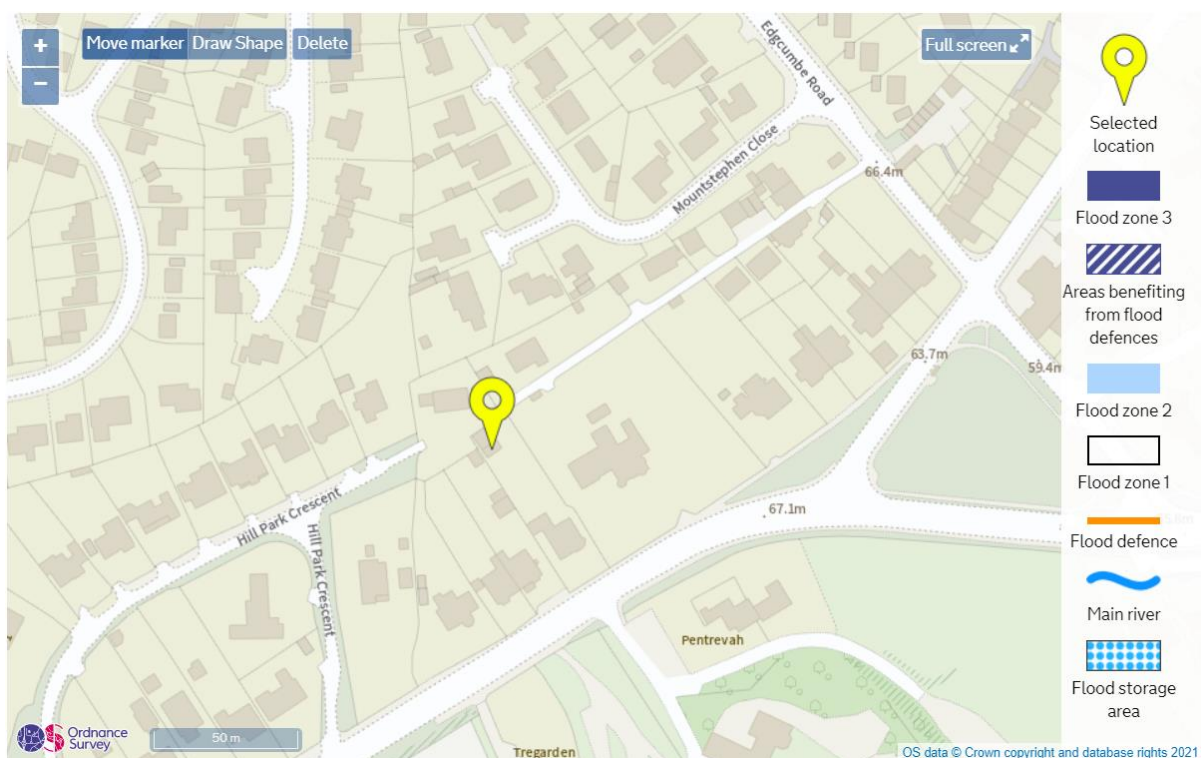
Mains water and electricity will be connected using the existing services on site, and in accordance with the recommendations of the appropriate service providers.

Surface water drainage will be dispersed on-site through the use of a sustainable drainage system. Foul drainage will connect to the public sewer as shown on the submitted Block Plan.

The access and permissions for all services are in the ownership of the applicants.

Flood Risk

The site falls within Flood Zone 1, as determined by the Environment Agency's 'Flood Map for Planning', and therefore is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) – the lowest possible flood risk.



Neighbouring Properties

No.102 Truro Road will be more than 26m from the proposed dwelling to the South-East, and 7 Edgcombe Road is more than 24m away. It is not anticipated that the orientation of the proposed dwelling will allow any overlooking of 19 Hill Park Crescent, more than 15m away.

It is therefore considered that the proposed dwelling will have minimal impact on the privacy and amenity of neighbouring dwellings.

Conclusion

The applicants have identified an opportunity to provide a high-quality, energy efficient, purpose-built home on a sustainable infill site within the St Austell development boundary.

Disruption to, and impact on, the local area will be minimal, and the orientation, scale and siting of the proposed dwelling is considerate and in keeping with the surroundings.

With the above in mind, the applicant would ask Cornwall Council to look favourably upon this application.