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Planning and Design & Access Statement

Land at Porthcressa, St Mary's, Isles of Scilly

Prepared on Behalf of: Carn Thomas

Ref: 14427

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Contents

Executive Summary.....	1
1. INTRODUCTION.....	2
2. SITE AND SURROUNDINGS	3
3. DEVELOPMENT PROPOSAL	4
4. PLANNING HISTORY	5
5. PLANNING POLICY CONTEXT	7
The Development Plan	7
National Planning Policy Framework	7
Other Material Consideration	9
Appropriate Weight	10
6. PLANNING CONSIDERATIONS	11
Principle of Development	11
Impact on the Isles of Scilly Conservation Area	12
Impact on the Isles of Scilly AONB	14
Character and Appearance	14
Amenity Impacts	16
Other Matters	17
The Objectives of Sustainable Development	17
An Economic Objective	18
A Social Objective	18
An Environmental Objective	18
7. DESIGN AND ACCESS CONCEPTS	19
Use	19
Amount	19
Layout	19
Scale	19

Landscaping.....	19
Appearance.....	19
Access	19

8. SUMMARY AND CONCLUSIONS..... 20

Figure 1 - Site Location (taken from Google Maps)	3
Figure 2 - Proposed Site Layout (extraced from submitted plans)	4

Executive Summary

Evans Jones Ltd have been instructed by Mr Paul Osborne to submit an application for full planning permission to the Council of the Isles of Scilly. This statement forms part of the submission made by the applicant.

The application site is within the administrative boundary of the Isles of Scilly and thereby considered under the relevant Development Plan policies.

The proposed development comprises the demolition of an existing boatshed and erection of a single dwelling, together with associated access and landscaping.

The proposal is acceptable in principle, complying with the relevant Development Plan policies. This statement has assessed all the other relevant planning considerations and found that the scheme is fully compliant with the Development Plan and other material policy considerations, including national policy and the pursuit of sustainable development.

1. INTRODUCTION

- 1.1 This Planning and Design & Access Statement is submitted in support of the full planning application seeking permission for the demolition of an existing boatshed and erection of a single dwelling, together with associated access and landscaping.
- 1.2 This Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this Statement demonstrates that the proposed scheme is acceptable in principle and expands upon issues relating to, *inter alia*, the principle of development, impact on the Isles of Scilly Conservation Area and AONB, impact on character and appearance and amenity impacts.
- 1.3 The application submitted comprises the following plans and documents.
- Site Location Plan
 - Site Plan
 - TF-EG-2a – Existing Garage
 - TF-PD-9 – Proposed Plans and Elevations
 - Letter of Support
- 1.4 This statement should be read in conjunction with the plans and documents that make up the application as a whole.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located at Porthcressa, St Marys, situated on the southern coast of the island near the junction of Buzza Road and Hospital Lane.
- 2.2 The site comprises some 0.018ha of previously-developed land, currently accommodating a substantial albeit tired granite stone and blockwork boatshed and being used for general boating storage. This can be seen in Figure 1.



Figure 1 - Site Location (taken from Google Maps)

- 2.3 Access to the site is currently obtained from the southwest, onto which side the boatshed's main gable end door is orientated, with informal access to the rear via Buzza Road. The northward part of the site slopes gently upwards toward the southeast and abuts a garage block and neighbouring storage building, both of which lie outside of the application boundary.
- 2.4 The character of the area is predominantly residential, save for the storage outbuildings, and features a range of two-storey terraced cottages and more modern detached properties. Most are finished in painted render beneath slate or concrete roof tiles, but there is also some timber cladding in evidence.
- 2.5 The site is located within the wider developed envelope of Hugh Town and, in policy terms, within the Isles of Scilly AONB and Conservation Area.

3. DEVELOPMENT PROPOSAL

- 3.1 The application seeks planning permission for the demolition of an existing boatshed and erection of a single dwelling, together with associated access and landscaping. The proposed site layout is shown below in Figure 2.

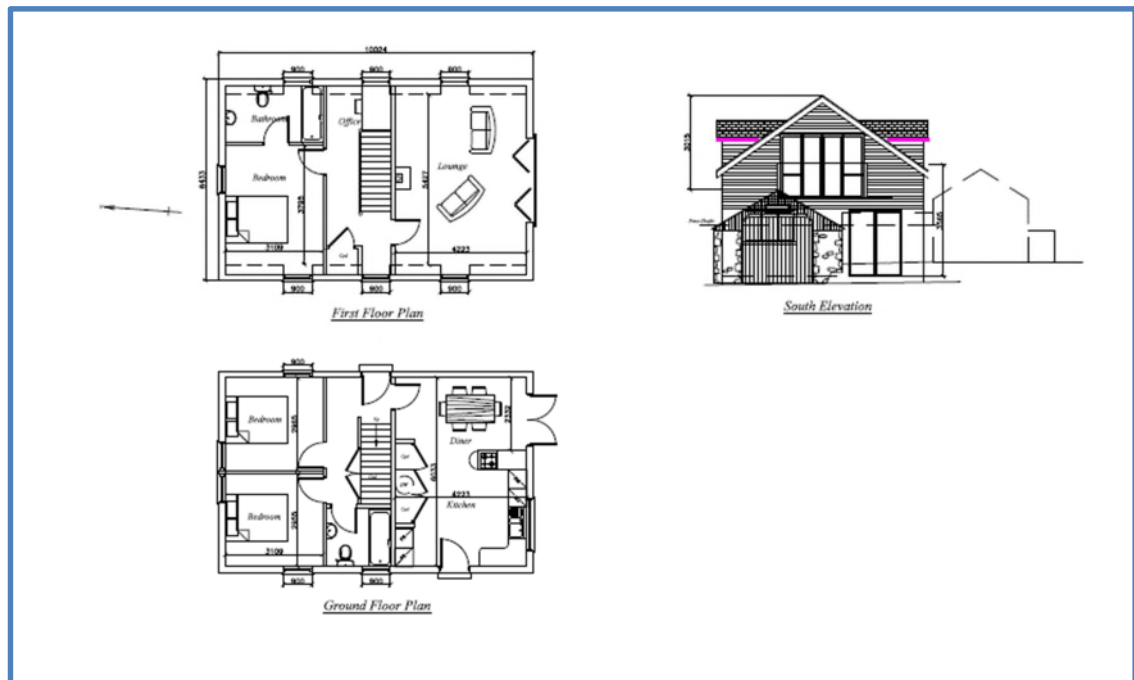


Figure 2 - Proposed Plans Excerpt (extracted from submitted plans)

- 3.2 The proposed dwelling is of one-and-a-half-storey scale and of rectangular plan with a simple pitched roof and a series of modest dormer windows. The accommodation is to comprise of three bedrooms (one with ensuite), bathroom, kitchen, dining and living areas. The south-facing elevation is to incorporate full-height windows for solar gain, with Juliette balcony and horizontal untreated timber cladding on the upper gable.
- 3.3 A single parking space is to be provided at the southwest corner of the site, accessible via Buzza Road per the existing arrangement. The area east of the proposed dwelling is to be tidied and landscaped to provide a modest domestic garden for use by the future occupiers, who benefit from status to develop their own home on the island subject to agreement by S106.

4. PLANNING HISTORY

- 4.1 A review of the Council's online planning register identifies a single planning application at the site which is of direct relevance to this application.
- 4.2 Application *P/16/129/FUL* related to the replacement of the existing building with a single dwelling, utilising a smaller plot comprising the southwest portion of the current application site only. The scheme presented comprised a modest replacement building sited in much the same position as the existing boatshed. External materials included natural stone, render, cedar cladding and slate. An excerpt from the submitted plans is shown at Figure 3 below.

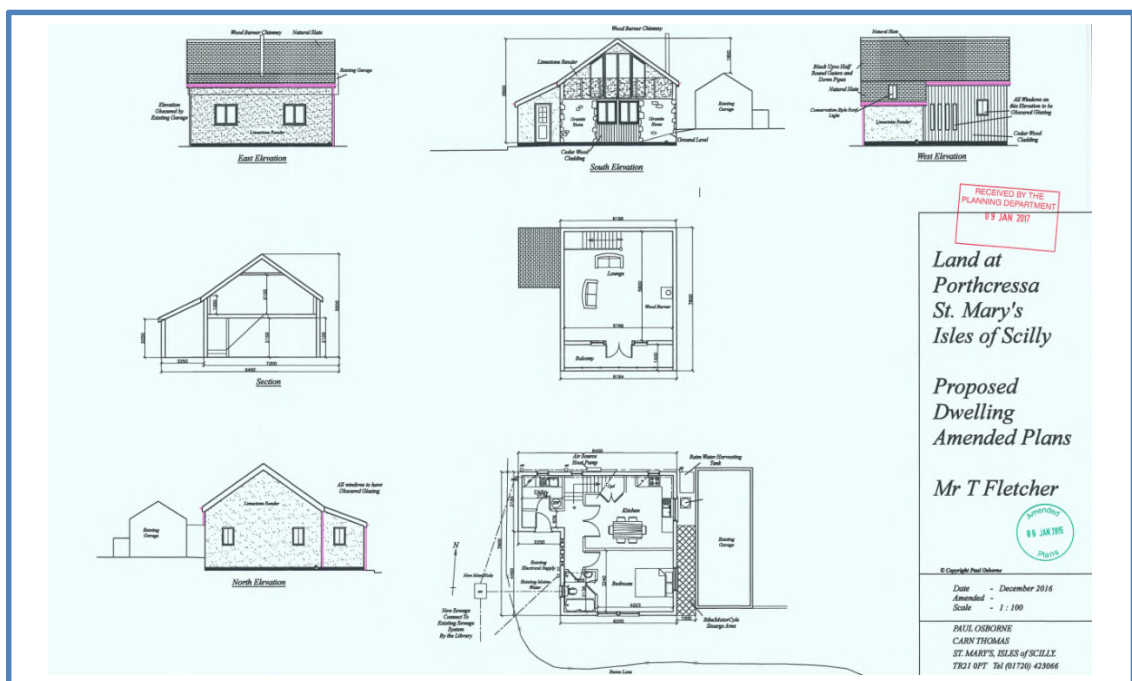


Figure 3 – Previous Application Plans Excerpt (extracted from submitted plans)

- 4.3 The application was ultimately refused for the following reasons:

R1 The proposal would result in overdevelopment of the site and by virtue of its scale and massing, would appear unacceptably overbearing and dominant when viewed from Penventon, Monaveen and Domremy, contrary to the Isles of Scilly Adopted Local Plan (2005), and to the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006) and contrary to Paragraph 17 of the National Planning Policy Framework.

R2 The proposed development, by reason of its cramped appearance in the streetscene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Conservation Area, and, if permitted, would be likely to set a pattern for similar undesirable proposals in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is presently developed, thereby contrary the Isles of Scilly Adopted Local Plan (2005) and the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006).

- 4.4 The consistent underpinning of both reasons for refusal is that the plot size was considered too small to accommodate even this very modest dwelling without amounting to overdevelopment of the site and consequent harm to the character and appearance of the Conservation Area, albeit that no conservation policy or legislation was cited.
- 4.5 Subsequently, the applicant has been able to acquire a significant additional section of land to the northeast, and prior to submission of this application, pre-application advice was sought in relation to a revised scheme utilising this combined plot. Officers' advice at the time was that the issue of overdevelopment had been overcome however that the scale of the building remained a concern in the context of neighbouring buildings.
- 4.6 Also of relevance to the application is recent permission *P/18/039/FUL* (Charlie's Cottage, 2 Buzza Road, Porthcressa) in respect of the demolition and replacement of an existing dwelling. The approved scheme comprised the erection of a full two storeys of accommodation occupying most of its plot, which is situated within 10m of the current application site.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

- 5.2 The Development Plan policy context for the site and the surrounding area is provided by the adopted Isles of Scilly Local Plan, of which the following policies are relevant:

Policy 1 – Environmental Protection

Policy 2 – Sustainable Development

Policy 3 – Housing

Policy 5 – Transport

National Planning Policy Framework

- 5.3 The National Planning Policy Framework (The Framework) was revised on 19th February 2019. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.
- 5.4 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This means "*approving development proposals that accord with an up-to-date development plan without delay*" or "*where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would*

significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.”

- 5.5 The Framework defines the three overarching objectives of sustainable development as:

An Economic Objective – *to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

A Social Role – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;*

An Environmental Role – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 5.6 These objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework; they are not criteria against which every decision can or should be judged. Planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.7 Paragraph 212 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.
- 5.8 Paragraph 213 of the Framework advises that existing policies should not be considered out-of-date simply because they were adopted or made prior to publication. Due weight should be given to them, according to their degree of

consistency with the Framework and the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

- 5.9 Section 12 of the Framework provides context to design within planning. Paragraph 124 states *“the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 5.10 Section 11 of the Framework promotes the efficient use of land and at Paragraph 118(c) expressly directs that planning decisions should *“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.”*
- 5.11 Paragraph 130 of the Framework indicates, inter alia, that “where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”. It does however anticipate that design should take account of any local design standards or style guides in plans or supplementary planning documents.
- 5.12 Paragraph 193 of the Framework direct that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)” however Paragraph 201 makes clear that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

Other Material Consideration

- 5.13 Outside of the Development Plan and the Framework, there are other material policy considerations that need to be discussed in relation to this development. In this case, the material policy considerations are:
- Isles of Scilly Design Guide SPG
 - Isles of Scilly Conservation Area Character Statement Draft SPD

- Isles of Scilly AONB Management Plan
- Emerging Isles of Scilly Draft Local Plan 2015-2030
- Planning Practice Guidance
- S72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Appropriate Weight

- 5.14 Regarding the weight that is given, Section 70(2) of the Town and Country Planning Act 1990 states that, in dealing with an application, the authority shall have regard to the provisions of the Development Plan so far as material to the application and any other material considerations, meaning that full weight is given to the Development Plan. In this instance, full weight is given to the adopted Isles of Scilly Local Plan as this forms the Development Plan.
- 5.15 As it forms the basis of Government policy for planning applications, a high degree of weight should be given to the policies of the Framework. This should not be at the expense of the Development Plan since it is up to date.
- 5.16 Since they do not form part of the Development Plan, limited weight can be given to the aforementioned SPDs/SPGs. However, they are material considerations and should not be overlooked.

6. PLANNING CONSIDERATIONS

6.1 Having regard for the proposed development; the sites planning history; the relevant planning policy context; and all other material issues; the main planning considerations for the determination of this application relate to the principle of development, impact on the Isles of Scilly Conservation Area and AONB, impact on character and appearance and amenity impacts.

6.2 These are discussed in turn below.

Principle of Development

6.3 The main policy considerations relating to the principle of development are set out by Policy 3 of the adopted Local Plan. While point (1) of that policy makes clear that no general open market housing will be permitted, point (2) does provide, *inter alia*, that “*residential development will only be permitted where it is required to meet... (a) an identified and recognised local need or to accommodate a key worker whose needs cannot be met by the existing housing stock.*”

6.4 In this instance, the applicant is a local individual who is employed by Western Power, the regional power company, at their St Mary’s power station and has been granted his S106 status confirming his genuine need and eligibility to develop his own home on the island. This will be his principal residence and, as confirmed by the pre-application advice received previously, the principle of developing a brownfield to meet this identified local need is acceptable. This will contribute to the provision of 105 affordable homes over the period 2015-2030 pursuant to emerging Policy LC1 of the Draft Local Plan.

6.5 It is also important to consider point (4), directing that “*In the case of any new dwelling, it must be sited adjacent to or integrated within an existing settlement or established group of dwellings.*” The site’s compliance in this respect has already been accepted and – by extension – it must be considered that the site forms part of the extended built-up area of Hugh Town, with which it forms part of a continuous pattern of settlement.

6.6 That being the case, regard must be paid to Paragraph 77 of the Framework, which emphasises that substantial weight should be given to the value of using

suitable brownfield land within settlements for homes and other identified needs in the course of decision-making. This is supported by local Policy 2(b).

- 6.7 Thus, the principle of residential development in the present circumstances may be conclusively presumed, and a strong weighting attached to the value of regenerating a neglected brownfield site for such a purpose.

Impact on the Isles of Scilly Conservation Area

- 6.8 Mindful of the previous reasons for refusal, careful regard has been paid to the significance of the Isles of Scilly Conservation Area and the proposals' impacts on this. It is noted that, as a matter of principle, the removal of the existing dilapidated building is not objectionable in relation to the heritage asset and this approach is consistent with Paragraph 201 of the Framework.
- 6.9 Paragraph 189 of the Framework requires applicants to describe the significance of any heritage assets affected by development proposals, including any contribution made by their setting. In this instance, the Conservation Area covers the collective islands' entire 16 square kilometres of land area including the application site and its environs. The significance of the Conservation Area encompasses the islands' ancient history – still very much in evidence – military and maritime heritage and built development.
- 6.10 The draft Conservation Area Character Statement SPD, which as unadopted is a material consideration with some limited weight, identifies that the relevant part of St Mary's in which the application site is situated underwent particularly rapid expansion in the years following WW2 (Paragraph 3.3), evidenced by the proliferation of 1960s buildings in this location. Notwithstanding its more modern composition, the local grain remains varied not unlike the more historic parts of the main 'towns', albeit less cramped, with frequent irregular plots.
- 6.11 In respect of individual building design, the draft SPD also identifies that *"Vernacular buildings are predominantly two storey double fronted with traditional sliding sash windows, central doors and internal chimneys. Slate, including wet laid scantle, is a traditional roof covering in Scilly"* (Paragraph 5.1). There is some break with tradition in the application site's surroundings, however, with concrete tiles, timber cladding and – somewhat unfortunately –

uPVC in evidence.

- 6.12 In consideration of the above, the Conservation Area's significance is found to derive principally from its fortunate aesthetic and evidentiary values, and it is upon the former that the proposed development is likely to impact. The site's setting is unmistakably informed by later mid-C20th development that does not necessarily relate to the gradual piecemeal evolution of the preceding centuries. There is however likely to be a small degree of communal significance due to the tight-knit and relatively isolated nature of the island community.
- 6.13 Examining the proposals' impact on this significance, it is clear in the first instance that the external appearance of the development will reflect the palette of materials identified as contributing to the local vernacular, with the addition of untreated timber cladding referencing more modern fabric and the timber doors already in situ. This, together with the building's simple plan and pitched-roof form, contributes to enhancing the aesthetic significance of the Conservation Area by reinforcing the local style and proportions through piecemeal residential development.
- 6.14 The proposed building is to be of a linear form with a principal gable fronting the most open and visible part of the site; this reflects the presence of the existing boatshed and the natural proportions of the plot. Although the scale of dwellings locally is overwhelmingly of two-storey proportions, the reduced proportions of the proposed seek to reconcile this general pattern with the stout proportions of the existing building and the earlier concerns in respect of overall massing, as explained later in this statement.
- 6.15 The site, being previously-developed land, has little implication in respect of the evidentiary significance of the islands. While there is some potential for archaeology on the site, as previously recommended by the Cornwall Archaeological Unit, this can be adequately addressed by a suitably-worded condition setting a watching and recording brief during the initial phases of construction.
- 6.16 In the light of the above considerations, the proposals will demonstrably serve to conserve the significance of the Conservation Area, consistent with S72(1), adopted Policy 1(c) and Section 16 of the Framework.

Impact on the Isles of Scilly AONB

- 6.17 While the application site is identified as sitting within the wider settlement area of Hugh Town, its visibility within the open stretch of Porthcressa Beach and environs, in the context of the wider Isles of Scilly AONB, is nonetheless a relevant consideration. It is noted in respect of the previous application that the AONB partnership confirmed that there were no specific comments or objections to be made in respect of the earlier scheme.
- 6.18 The AONB Management Plan identifies with respect to new residential development the overriding objective to *“Ensure that development does not adversely affect the AONB designation and, wherever possible, enhances the special qualities of the AONB.”* In this instance, the relevant special qualities of the immediate area relate principally to the marine and natural environment, their scenic beauty, and to a lesser extent vernacular development at Porthcressa.
- 6.19 As the development concerns a previously-developed site within an established settlement pattern, the impacts of the development on the AONB are minimal. Notwithstanding, the predominant use of vernacular materials together with the overall renewal of the site will have some positive effect in respect of promoting local character within the designated landscape. The modest scale and extent of the proposed development will not have any significant effect in wider landscape terms, nor appear unduly prominent in the streetscape of this part of the coastline.
- 6.20 Having regard to Policy 1(a) of the Local Plan, the AONB Management Plan and the content of Section 15 of the Framework, the proposals’ impact on the designated landscape will be to conserve its landscape and scenic beauty, matters to which Paragraph 172 of the Framework directs should be given ‘great weight’, together with having no adverse impacts on wildlife or cultural heritage.

Character and Appearance

- 6.21 Clearly, in the light of the what was considered to be the previous scheme’s *“cramped appearance in the streetscene”*, the acquisition of additional land

more than doubling the available space has a profound effect on the site's capacity to accommodate a new detached dwelling. In the pre-application advice it was acknowledged that this allows the development to be more in keeping with the spatial standards to which the area is presently developed.

- 6.22 Taking on board the pre-application advice received in respect of scale and massing, the submission scheme therefore strikes a balance between the dense local built character, the provision of appropriate outside space and the protection of neighbouring amenities. The ridge height of the building has been reduced from 6.3m to 5.8m and the eaves from 3.5m to 3.3m. In context, the building will therefore remain comparatively modest when seen in context with existing dwellings in the vicinity.
- 6.23 Policy 2(a), supported by the Design Guide SPG, promotes the conservation and enhancement of the islands' fabric through *"through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping"*. In this instance, the siting and layout of a building is already established in this position, density is appropriate and the scale of the building has been minimised in line with earlier advice. Consideration therefore turns to the external appearance of the building and landscaping of the site.
- 6.24 In respect of the former, the dwelling adopts traditional, simple proportions and features, including the use of modest dormers as seen within Hugh Town (largely to provide second-floor accommodation) which enable the reduction in roof height shown. The L-plan form and lean-to shown at pre-app and previous application stages respectively have been revised, the associated massing reduced, and the dwelling now maintains a comfortable degree of landscaping to all sides.
- 6.25 As previously noted, the external finishes of the proposed building reflect the materials explicitly identified in the Conservation Area Character Statement, and these are also acknowledged in the Design Guide SPG as elements to be developed through future buildings, together with a general simplicity of form.
- 6.26 The use of timber cladding is by no means alien to the site's immediate context and is recognised in the Design Guide as a traditional material. A similar approach to the cladding of a principal upper gable with a simple untreated

horizontal board can be seen at nearby Gleaner House, approximately 45m northwest. Together with this existing building, the proposed South elevation of the proposed dwelling would neatly frame the intervening terraced cottages and achieve a degree of consistency while respecting the more varied forms of buildings in this location.

- 6.27 Mindful of the Design Guide's direction that *"In streets of more diverse character the factors [of local street scene] could be more freely interpreted"* it is clear that this is exactly such a situation. The proposals respond to a range of characteristic features found locally to contribute positively to the street scene, while maintaining a high degree of soft landscaping appropriate to this edge-of-centre position. In terms of their design and impact on local character and appearance, the proposals comply with Policy 2(a), the supporting Design Guide and Section 12 of the Framework.

Amenity Impacts

- 6.28 The proposed dwelling maintains a separation distance from the existing property at 'Domremy' of 9.6m. The Design Guide does however note that *"Due to the "tight" character of many of the settlements, proposed layouts based on a strict adherence to the distance principle are unlikely to be appropriate as the principle tends to produce a suburban layout, which is rarely achievable or desirable. Thus privacy should be achieved through the careful siting, design (interior and exterior) and placement of windows."*
- 6.29 Notwithstanding, it is essential to note that only one of the dwelling's east-facing first-floor windows serves a habitable room and, if necessary, the obscure-glazing of all three could be secured by condition. As the ground floor window is obscured by the adjacent retained boatshed/garage and no direct inter-visibility arises in respect of any other elevation/dwelling, the proposals avert any amenity issues in respect of privacy.
- 6.30 In this instance, the proposals take account of the siting, scale and proportion of neighbouring dwellings to avoid any real or perceived sense of overbearing. The dwelling maintains a reasonable separation from dwellings to the North and West, from which it is separated by a lane and intervening landscaping. Turning to the relationship to 'Domremy', which has one large window facing directly

toward the site, once the site topography is factored in it is clear that the window's sill level would roughly align with the ridge of the new dwelling. There is of course no right to a private view, and such would not be a material planning consideration, while the neighbour's largely open aspect would remain intact.

- 6.31 Again when having regard to Policy 2(a), the Design Guide and the content of Paragraph 127(f) of the Framework in particular, the proposals will demonstrably conserve the residential amenities enjoyed by existing residents while providing the future occupiers of the dwelling with an appropriate standard of accommodation and outside space.

Other Matters

- 6.32 No significant highways issues are considered to arise as a consequence of the proposed development and have not been identified as a particular concern previously. The site layout will provide for an integral parking area sufficient for a single vehicle while enabling suitable access on foot to the dwelling. Given the established nature of the public highway in this location and the 'severe' test for impacts including potential additional traffic, the proposals do not present any significant transport issues.
- 6.33 As previously stated, the applicant is a local individual already working on St Mary's whose need for a dwelling has been acknowledged. In order to ensure the property is not re-sold on the open market, an agreement under Section 106 of the Act will be entered into willingly, providing a suitable control.

The Objectives of Sustainable Development

- 6.34 Paragraph 8 of the Framework sets out the three overarching objectives of sustainable development. These are independent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure new gains across each of the different objectives. As previously mentioned, these objectives are economic, social and environmental. However, they are not criteria against which every decision can or should be judged. In the case of this application, the objectives that need to be taken into account are:

An Economic Objective

- 6.35 The proposals will allow a locally-employed individual to remain resident on the island of St Mary's, making a significant contribution both to his employer – Western Power – and year-round local economy through day-to-day spending. In the short-term, the proposed development will generate economic benefits through employment generated by the demolition and construction phases.

A Social Objective

- 6.36 Clearly, enabling a local person in housing need to develop their own home on the island serves an important social function, allowing the individual to remain part of the thriving community on St Mary's. This is in itself a considerable material benefit of the proposals warranting significant weight in decision-making.

An Environmental Objective

- 6.37 The proposals will serve to regenerate a previously-developed and currently rather untidy site to provide a modestly-proportioned but well-designed new dwelling together with associated landscaping. The development is designed to integrate sympathetically with its surroundings, and through its form, modern construction and orientation to maximise solar gain will achieve a high standard of energy efficiency pursuant to wider sustainability objectives. Other features such as rainwater harvesting mechanisms will address other localised environmental issues.

7. DESIGN AND ACCESS CONCEPTS

Use

- 7.1 The proposed use is as a single dwellinghouse to meet a local housing need.

Amount

- 7.2 The development comprises a single building of modest one-and-a-half-storey proportions, together with associated landscaping/amenity space.

Layout

- 7.3 The layout is informed by the existing built form, with the building and access accommodated within the southwest portion of the site.

Scale

- 7.4 The building's scale has been minimised to achieve a total height of 5.5m.

Landscaping

- 7.5 A limited amount of hard landscaping is proposed to facilitate appropriate access at the southwest corner, while the open land to the northeast is to remain largely unaltered.

Appearance

- 7.6 Traditional local styles and materials have been employed in the proposed building design, including the use of a pitched roof, modest dormers, timber-framed windows, render, slate and horizontal untreated timber boarding.

Access

- 7.7 Access is to be obtained as per the existing arrangement from Buzza Road/Hospital Lane. The proposals incorporate a modest parking area and pedestrian access to the dwelling, which also provides private access to the rear.

8. SUMMARY AND CONCLUSIONS

- 8.1 The application seeks planning permission for the demolition of an existing boatshed and erection of a single dwelling, together with associated access and landscaping.
- 8.2 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.
- 8.3 It is therefore urged that the local planning authority grant planning permission for this sustainable development.



Signed.....

Chris Marsh
Senior Planning Consultant
DDI. 01242 531431
E. chris.marsh@evansjones.co.uk



Project Management



Planning Consultants



Building Surveyors



Disabled Access
Consultants

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