

PLANNING COMMITTEE – 23 MAY 2018

REPORT FOR DECISION

PENZANCE NEIGHBOURHOOD PLAN – APPOINTMENT OF REPRESENTATIVES

Recommendation:

That the committee approves the nomination of one member to represent the Town Council on the Neighbourhood Plan Board, alongside the appointed Chair of the Planning Committee.

Background

It was agreed at the Informal Meeting in April that the appointment of two Town Council representatives (one being the Chair of the Planning Committee) to the Penzance Neighbourhood Plan would be made at the first meeting of the Planning Committee in the municipal year. The Councillors who have expressed an interest are Councillors Alana Bates, Nigel Davis and Will Elliott.

Appeal Decision

Site visit made on 17 April 2018

by **C Cresswell BSc (Hons) MA MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 02 May 2018

Appeal Ref: APP/D0840/W/17/3192059

Sea View Studio, Tredavoe Lane, Newlyn TR18 5DL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by David Caldarado against the decision of Cornwall Council.
 - The application Ref PA17/09110, dated 26 September 2017, was refused by notice dated 21 November 2017.
 - The development proposed is described as "construction of new sustainable dwelling with sedum roof with garden area".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

Character and appearance

3. Sea View Studio is a detached dwelling situated on the outer fringes of Newlyn. This part of the town maintains a particularly open and verdant appearance due to its elevated position overlooking Mounts Bay and its close proximity to the open countryside. The sense of spaciousness is further enhanced by the loose-knit pattern of development and the prevalence of relatively large, detached dwellings, some of which have sizeable gardens.
4. The proposed dwelling would be situated in the rear garden of Sea View Studio. This garden is most easily visible from the Gernick Estate road frontage where it forms a distinct gap between Gernick Field and Southerleys. From here, the garden can be seen sloping upwards behind a mature hedgerow boundary, thus contributing to the open characteristics of the area.
5. As it would be set back behind Sea View Studio, the proposed dwelling would have little effect on the appearance of Tredavoe Lane. However, it would be more conspicuous from the Gernick Estate road, especially as a section of hedgerow would be removed to create the access.
6. The new dwelling would fill much of the existing gap between Southerleys and Gernick Field. However, the existing row of properties in Gernick Estate (including Southerleys, The Knapp, Dunvegan and Hy-Vu) have similar sized gaps between them. In this particular respect, the relationship between the

proposed dwelling and existing properties would be in keeping with the pattern of development in this part of the street.

7. I note that the total area of the site is similar to some other properties in the vicinity. Furthermore, the footprint of the proposed dwelling would occupy a similar proportion of the site area as others in Gernick Estate. However, despite these similarities, the appeal site has a relatively long and narrow shape in comparison to the surrounding plots. As a consequence, the front elevation of the proposed dwelling would appear far narrower than other properties within in this part of the street. Even though areas of open space would be provided, these narrow proportions would make the proposed dwelling appear somewhat cramped within its immediate setting.
8. I recognise that efforts have been made to a design a bespoke property that would be dug into the site in order to reduce the visual impact. Yet although architectural styles in the area are varied, this particular part of the town is distinguished by relatively large, detached properties. The proposed dwelling would not accord with this distinctive pattern of development and, due to its cramped appearance, would undermine the relatively spacious qualities of the area. As such, it would incrementally harm the character and appearance of the street scene in this particular location.
9. I conclude on this issue that the proposal would harm the character and appearance of the area. There would be conflict with Policies 2 and 12 of the Cornwall Local Plan which aim to protect local distinctiveness. Although the proposal would increase building densities in line with Policy 21 of the plan, it would not respect local character which is a requirement of the policy.

Other matters

10. The evidence indicates that the Council is meeting its statutory duties with regard to the provision of self-build housing. I am also informed that a 5-year supply of deliverable housing sites can be demonstrated. Nonetheless, the proposal would still make a positive contribution to local housing supply and would also provide a self-build dwelling in an accessible location within a town. These are clear benefits and weigh in favour of the development. However, the contribution that a single dwelling would make is relatively small and I do not consider that the overall benefits are sufficient to outweigh the harm to character and appearance that I have identified above.
11. My attention has been drawn to an appeal decision¹ where planning permission was granted for a single dwelling in Chedgrave under broadly similar circumstances. However, although the Inspector in that case also gave a small degree of weight to the benefits of providing a self-build dwelling, it was concluded that there would be no harm to the character and appearance of the area. This is not the case in the current appeal.

Conclusion

12. For the above reasons, and having regard to all other matters raised, I therefore conclude that the appeal should be dismissed.

C Cresswell

INSPECTOR

¹ Appeal Decision: APP/L2630/W/17/3167831