

PA20/08535 Jacky's Cottage – Loft conversion, alterations internally and to fenestration

Due to the restrictions placed on the Council as a result of the Coronavirus pandemic, this response represents the opinion of members of Gerrans Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Council.

Gerrans Parish Council voted to oppose this application as it could set a precedent for harmful development in the heart of Portscatho's historic Conservation Area where neighbouring properties are listed.

In reaching this decision we refer specifically to the following policies from the Cornwall Local Plan:

Policy 12 Design - maintain and enhance Cornwall's distinctive natural and historic character; protect individuals and property from: a] overlooking and unreasonable loss of privacy; and b. overshadowing and overbearing impacts
Policy 24 Historic environment - sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment

And from the Roseland Neighbourhood Development Plan:

Policy CV1 Village Character

(i) Integrate with, contribute to and enhance the character of the village or hamlet
(ii) no adverse impact upon the amenity of local residents;

Policy HO9 Extensions and annexes

No significant impact on adjoining property, subsidiary, sympathetic in character and scale, garden space, safe access and ancillary.

Councillors consider these policies have not been properly addressed.

The proposed dormer would in effect add an extra storey to the cottage, which already projects further westwards than the adjacent properties. No other neighbouring cottages have had additions of this nature, which is top-heavy, out of character and which would not integrate.

The changes would be visible from Sunnyside have a dominant and overbearing impact on the neighbouring properties and their residents, as the rear courtyards and access are quite intertwined.

GPC believes it is important that a Conservation Officer visits the property to assess any structural and design implications and to recommend suitable conditions should approval be given.