

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 maintains its previous objection to this application as the amendments still risk setting a precedent for harmful development in the heart of Portscatho's historic Conservation Area where neighbouring properties are listed.

Jacky's is a small, traditional fisherman's cottage in a row of similar properties with limited outside amenity space. Being situated in Portscatho's Conservation Area should preserve these historic properties from unsympathetic and harmful development such as this proposal. Councillors feel that any loft conversion would be out of scale and contravene a range of policies designed to protect the AONB, Cornwall and the Roseland. Such a development would not integrate and have a negative impact on the character of the immediate and wider area.

The proposed dormer is almost as large as the balcony in the former application, with a more prominent roofline, so it remains overbearing and intrusive. It would be very visible from Sunnyside and the rear of properties in River Street. It would also have a dominant impact on the neighbouring properties (some of which are grade 2 listed) and their residents, since the rear courtyards and access are quite intertwined.

Councillors believe that this revision does not comply with the National Planning Policy Framework NPPF guidance (paragraphs 172-3) on preserving the character and heritage of AONBs and the Heritage Coast.

The importance of character and heritage is also clearly reflected in Policies LA1 (AONB), LA2 (Landscape Character) GP2 (Design and Character of the Roseland) of the Roseland Neighbourhood Development Plan (RNDP). The Roseland Character Guide is fundamental to planning policy in our parish: it states that "development should sit comfortably and harmoniously within its setting and next to its neighbours" but we feel this proposal would not do that. Specifically it fails to address RNDP Policies CV1 (Village Character), GP1 (Sustainable Development) and HO9 (Extensions and annexes) as the conversion/addition of a third storey would be likely to have a harmful impact on the adjoining properties and be unsympathetic in character and scale. Furthermore it would not be sensitive to the local character and distinctiveness; it would not integrate with, contribute to or enhance the character of the village, and it would have a significant adverse impact upon the amenity of adjoining properties.

With regard to the Cornwall Local Plan (CLP) Policy 12 (Design) the proposals would not protect the character of the Conservation Area nor maintain and enhance Cornwall's distinctive natural and historic character, nor protect individuals and property from overlooking and unreasonable loss of privacy or overshadowing and overbearing impacts. They do not comply with Policy 24 (Historic Environment) as the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment would not be sustained.

We therefore recommend that this application should be refused.