

**PA21/00099 Proposed Demolition of Existing Garage and Construction of Self-Contained Annexe/Holiday Accommodation Unit -18 Churchtown Road  
Gerrans Portscatho TR2 5DZ**

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 councillors believe it would be over-development of the site and therefore harmful to the character of the Conservation Area. We agree with the points the Planning Officer raised in her pre-application advice but feel that this plot is too small for a holiday let purpose. The Design and Access Statement acknowledges the proposed development would not be suitable as open market housing since this would be 'unneighbourly' to Chapel Cottage. Councillors feel this applies to any development on the site.

Whilst Cornwall council guidance on annexes has been considered we are not convinced that this design is well-related to the main dwelling or of a suitable design standard for the village. We therefore doubt whether the proposals can meet the requirements of Cornwall's Local Plan policies 1 (Presumption in favour of sustainable development), 2 (Spatial strategy), 12 (Design) and 24 (Historic environment).

The proposed building would extend further into the garden of Hazeldene than the garage to be demolished, more than doubling the footprint. The sharing of the garden, which is not particularly big, would mean a loss of privacy for the main house and a large amount of mutual overlooking. The entrance from the parking area would be cramped.

There would be a loss of one parking space, with the remainder only just big enough for two cars, which would be mutually dependant, i.e. the outer one would block the inner, meaning the occupants of one dwelling would need to park elsewhere. On-street parking in Churchtown Road is subject to seasonal restriction and already quite congested at all times. This loss of parking/storage space in an area where there is a general lack seems regrettable. There is a mention in the DAS of an application in Coverack. This site was considerably larger with more parking space.

The ridge height of the building would be 1.22m higher than currently so more visible from Chapel Cottage, with some possible overshadowing. This is an historic building, on the Historic Environment Record (HER No.176633) as it was the first non-conformist chapel built in our parish in 1799. The design and proposed materials would not enhance the character of this area of the village as weather-boarding is not common in the vicinity unless painted.

Gerrans PC considers the Roseland Character Guide to be of utmost importance in judging what is appropriate development in our parish. We do not think that this proposal is in keeping with the guidelines for new development as the answer to all 4 key questions is 'no'. The new building would not reflect historic development of the vicinity; the design and materials would not reflect an evolution of change and they would not be consistent with the historic record of the local area; and the proposed development would not enhance and reinforce underlying character and make a positive contribution to the setting.

Councillors believe that compliance with the following specific policies from the Roseland Neighbourhood Development Plan has not been demonstrated:

Policy CV1 (Village Character) – this proposal would not integrate with, contribute to and enhance the character of the village, and it would have an adverse impact upon the amenity of local residents (mainly Hazeldene itself but also Chapel Cottage).

Policy GP1 (Sustainable Development) – it would not conserve the special environment and is not sensitive to local character and distinctiveness.

Policy HO9 (Extensions and annexes) – it would impact on adjoining property, and not be sympathetic in character and scale.

If the proposed building were to be used for holiday letting the requirements of CD1 (Commercial Development) would be essential. We believe this is not the case as there would be a significant harmful impact on the natural and historic environment of the area, the character of the settlement and adjoining residential properties would not be respected, and the development would not be sympathetic in terms of scale, design and materials. This policy reinforces the importance of local character by making reference to the need to consider the Roseland Local Landscape Character Assessment (LLCA) and Parish Character Assessments so that the design and layout of the development should create a minimal impact upon the surrounding landscape. We think the impact of this proposal is simply too great to be acceptable and so we recommend that the application should be refused.