

PA20/01598 - Proposal for the provision of garage/store - Land South Of Poldalla, Well Lane, Gerrans, Truro, Cornwall TR2 5EG

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 recommends refusal of this application unless significant changes can be made to the design.

In reaching this recommendation Councillors have examined in detail the Cornwall Local Plan and Roseland Neighbourhood Development Plan, as well as the NPPF, and are concerned that there is conflict with the following policies:

Cornwall Local Plan

Policy 12 Design requires development to protect individuals and property from overshadowing and overbearing impact.

Policy 23 Natural environment requires development to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets.

Roseland Neighbourhood Development Plan

Policy LA1 - AONB Management Plan requires development to use materials and be of a scale and design that has appropriate regard to the character, sensitivity and capacity of the protected landscape, and be appropriately sited to avoid damage to the natural beauty, character and special qualities of the AONB.

Policy LA2 - Local Landscape Character requires development to respond to local character and reflect the identity of the local surroundings.

Policy CV1 Village Character requires development to Integrate with, contribute to and enhance the character of the village or hamlet, and have no adverse impact upon the amenity of local residents.

Councillors consider that there is an unacceptable impact on the character of the lane and the conservation area, and in particular on the neighbouring property. Although the height is yet to be determined it appears that there would be significant overshadowing.

Whilst there are already other single-storey garages in the lane and a 3-storey house (Poldalla) directly adjacent to this site, there is no other building of this type or scale, where an upper storey fills its entire plot. It does not integrate with the village character and does not meet the requirement of the Cornwall Design Guide that "garages should be simple functional buildings of moderate size and scale".

GPC is also aware there are potential issues regarding the exact boundaries of the property and its access.

We would prefer to see a more modest and lower construction, in keeping with the other garage/store buildings in this lane.