

PA20/01988 Pendennis - First floor side extension

Due to the restrictions placed on the Council as a result of the pandemic Coronavirus, 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 amendments are made to the design of the extension in the same way as happened with the previous application for a lean-to extension (PA/19/05722, November 2019). Following GPC's recommendation at that time for a pitched roof, the principle of a two-storey extension was agreed by the LPA.

However the current application seeks to add an en-suite bathroom to the first floor, essentially enlarging the scale and bulk of the approved extension to the western end of the north side but it differs from the approved plans in that the roof is now flat, there is cornicing and a roof light.

These changes conflict with policies Cornwall Local Plan 12 Design and Roseland Neighbourhood Development Plan GP2 Design and Character of the Roseland in that they do not maintain or enhance the distinctive historic character of the property. Policies LA2 Local Landscape Character, CV1 Village Character, and GP2 Design and Character of the Roseland are also infringed as the proposal does not reflect, promote, support or develop the identity of its surroundings, nor integrate with the character of this part of the village.

As before, in order to address these issues and RNDP HO9 (Extensions), GPC recommends that design of the first floor of this extension should be reviewed and amended, so that it is subsidiary and sympathetic in character to the main house. The pitch of the roof should be changed to more closely match the patterns of the existing gables, so that the extension would integrate better with the main house and the local area: this would be more in keeping in terms of design and scale.

End of Comment