

PA21/05407 Extension and alterations – Eshcol House.

Revised recommendation 080921.

Gerrans Parish Council voted to continue to oppose the revised proposals whilst acknowledging the importance of the Nursing Home to the community and wishing to see improvements that meet CQC requirements and improve the accommodation for both residents and staff.

We again discussed the importance of respect for the character of Portscatho's Conservation Area and the design of the new building and reiterate the importance of the policies we previously mentioned.

Nevertheless, we believe it would be possible to reduce the visual impact of the extension with a more sympathetic approach to the design of the house-like element of the proposal. Our comments therefore include some suggestions for changes that we consider would better integrate with Clifton Terrace in terms of scale, form and frontage.

The 2 storey (house-like) end of the extension remains bulky and visually dominant in the landscape of the Conservation Area. It would be seen not only from the road but from a most of Portscatho below it and from the sea and would be very conspicuous. We are not convinced of the need for administrative accommodation on the second floor as the Design Statement implies this is only for potential future purposes. So we feel that using the attic space simply for storage and reducing its height would improve the scale, bulk and mass of the building.

Indeed, a much lower, hipped roofline to reflect the pattern along Clifton Terrace, particularly the shallower pitch and level as at the detached property to the south of the main building, Clifton House, would be more in character with this part of the village and Conservation Area. We find the Velux rooflights incongruous as there are no others along Clifton Terrace.

Furthermore, this house-like section appears to be an odd shape in order to fill the potential plot at the side of the corridor towards the boundary hedge and it extends deep into the site. We would prefer a rectangular design to give the appearance of a small house, be less overbearing, and better integrate with the dwellings along Clifton Terrace to the south. This would also create designated bin storage by the hedge.

Internally, a reduction in footprint would have only a minor impact on the proposed lounge and dining accommodation on the ground floor, and still leave a large administrative area above.