

PA21/09084 Domestic extensions - 3 Treventon Road

Gerrans Parish Council voted to object to this application. In reaching our decision we took account of the advice given in the pre-application information (PA21/00078/PREAPP), where Cornwall Local Plan policies 12 and 23 Roseland Neighbourhood Development Plan CV1 and LA 1 were referenced. We were also aware of neighbour objections submitted directly to us.

GPC is always supportive of local and neighbourhood planning policies and in particular the Roseland Character Guide, which we consider to be the driving factor behind them all. Although all Councillors are sympathetic to the reasons for the application we have based our decision on policies that refer to both village character and design.

We consider that the proposals in this application do not meet the policies designed to protect the character of the AONB and the village environment, specifically CLP23 (Natural environment) and RNDP LA1 (AONB Management Plan), CV1 (Village Character), GP1 (Sustainable Development) and GP2 (Design and Character of the Roseland). The changes would not sustain local distinctiveness or integrate and enhance the character of this area of the village, which is a zone of semi-detached bungalows.

We also feel that the design of the proposed extension is overbearing and incongruous. Raising the roofline on only half of a semidetached building is unattractive and the addition of dormers, which don't appear anywhere else in the vicinity, is completely out of keeping. So CLP 12 and RNDP LA1 (ii) are not met.

Furthermore, if the proposals are to be considered as extensions, the conditions of RNDP Policy HO9 (Extensions and annexes) are not met, in that there is a significant impact on the adjoining property, the changes are not subsidiary or sympathetic in character and scale, and the garden space is not really adequate for a house of the proposed scale.