

## **PA21/01990 Demolition of dwelling and replacement – Pebble Cottage, Rosevine**

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.

Concerns were expressed that the overall mass and density of the proposal has an adverse effect on the landscape and character of the sensitive setting of the AONB, conflicting with the thrust of the NPPF, CLP Policies 2, 3, 23, and the RNDP LA1, LA2, GP2.

Although the plot is large, a house of this scale would fill its width more from both the front and rear elevations, and the height would be substantially increased. The general appearance would be more cramped than is the case for the other large properties along Rosevine ridge.

The neighbouring property would not be directly overlooked but the new house would be overbearing, and the balcony would be visible from the patio and garden despite the privacy screening. This contravenes CLP Policy 12 (Design) and RNDP CV1 (Village Character).

The proposal to use zinc cladding on the first floor would be incongruous and so is also in conflict here.

The conditions of CLP Policy 7 (Housing in the Countryside) and several aspects of RNDP HO8 (Replacement Dwellings) have not been addressed. These policies require that replacements should be broadly comparable to the size, scale and bulk of the dwelling being replaced, whereas this would be twice the size. GPC does not believe it would be of an appropriate scale and character to its location.