

PA22/05154 First floor extension and general alterations, 21 Parc-an-Dillon Road

Gerrans Parish Council voted to object to this application as it is considered to be out of keeping with the character of this area of the village and the AONB in terms of scale and mass. It was therefore considered the proposal would not comply with the Roseland Neighbourhood Development Plan Policy LA1 (AONB Management Plan (ii)) and Policy LA2 (Local Landscape Character) as the extension would not be of a scale and design having appropriate regard to the character, sensitivity and capacity of the protected landscape, nor would it respond to local character, nor reflect the identity of the local surroundings.

This application seeks to replace one dormer bedroom with a full first floor extension that would project to both the rear (N) and front (S) of the property and raise the roofline of the property to the same level as the (W) neighbour up the hill. Councillors felt that the addition of another storey to this property would be out of keeping with all the other dwellings in Parc-an-Dillon Road, which is a street of post-1960 individual bungalows, some of which have dormer windows but no upper storey. This would not comply with Policy CV1 Village Character(i) as the property would not Integrate with, contribute to or enhance the character of this part of Portscatho, where there are consistent rooflines sloping down the hill, and the style is distinctive albeit not historic.

There is a risk of creating an unwelcome precedent in design terms that could alter the character of this part of the village. This property already has a larger dormer than most and the box-like addition would be overbearing and incongruous. There would inevitably be some impact on the adjoining narrow footpath with overshadowing, and also a loss of light for the neighbour 's windows to the W. We consider that the current design conflicts with Cornwall Local Plan Policy 12 (Design b) as it would not protect individuals and property from an overshadowing and overbearing impact, and also with RNDP Policy HO9 (Extensions and annexes) in that there would be a significant impact on the adjoining property, and the extension does not appear subsidiary nor sympathetic in character and scale.

The agent has suggested that the design of the garage could be amended to avoid overshadowing; GPC would welcome that change but feels that the overall design needs to be significantly reduced in scale.