

## **PA22/05494 Conversion of two flats to single dwelling, 34 Churchtown Road**

Following a site visit with both the applicant and the agent for this application, Gerrans Parish Council voted to support the proposals, providing that the amendments discussed and agreed are made. Photos which show these are attached.

The first floor extension, and in particular the S elevation, would be visible from Churchtown Road. Councillors were concerned that the proposed extensive slate cladding would be unsightly in the Conservation Area and it was suggested that a stone finish to match the existing house would be preferable.

Concerns were also raised about the pitched roof on the kitchen area of the new extension and the balcony area above as they are very close to the neighbours' recent extension and there might be some overshadowing and loss of light to a side window. Councillors were assured that the neighbour has been consulted and has no objection to the ground floor but a change to the proposals to include some chamfering and a reduced pitch roofline on the first floor would be made. This would be much more acceptable.

Once these changes have been made, GPC believes the proposals will be of an appropriate scale and integrate with this part of the village and AONB. Any potential conflict with design policies in the Cornwall Local Plan or character and Conservation Area policies in the Roseland Neighbourhood Development Plan will then be resolved.



**Note slate cladding to change to stone**



**Chamfering on first floor in front of studio**