

**HAYLE TOWN COUNCIL****Planning Applications (App A)****19 October 2017**

App. N°	Date received	Applicant	Application details and Location	Date for comments	CC Officer and Comments	HTC Decision and Date sent to CC	To go to CC Cmtte	CC Decision and date Rec'd	Report CC Decision to HTC
PA17/08620	15/9/17	Mr Peter Mann	Extensions to chalet Sunvale D48 Riviere Towans, Phillack, Hayle	6/10/17 – extension req'd 15/9/17	Kirsty Smith Please see back pages for officer comments. *1	No objection 20/10/17		Approved 24/10/17	
PA17/08319	19/9/17	Mr S Rofe	Demolition and re- construction of rear extensions at ground and first floor level 50 Penpol Terrace, Hayle TR27 4BQ	10/10/17 – extension req'd 19/9/17	Kirsty Smith Please see back pages for officer comments. *2	No objection 20/10/17		Approved 24/10/17	
PA17/08741	19/9/17	Mr Tony Lee	Variation of Condition 2 (PA15/00351 – demolition of garage and construction of 2 detached dwellings) to allow amended design Land and Garages South of 78 St Georges Road, Hayle	10/10/17 – extension req'd 19/9/17	Phil Brookes No objections in principle. (HTC had no objection to the original application PA15/00351.)	No objection 20/10/17		Approved 27/11/17	
PA17/08552	25/9/17	Mrs B Rowden	Demolition of rear extension and garage, construction of new rear extension. Replacement roof covering.	16/10/17 – extension req'd 26/9/17 and approved	Sarah Dyke No objections in principle to the design, however I am seeking clarification over the use of the extension (should be ancillary only).	No objection provided the extension is for ancillary use only. 20/10/17			



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			Replacement windows and doors to UPVC. Thai Chef, 42 Fore Street, Copperhouse, Hayle						
PA17/08981	27/9/17	Mr George Brighton	Demolition of existing mundic block dwelling, outbuildings and garage. Construction of three dwellings. Existing access retained and re-used. 4 Trevassack Hill, Hayle TR27 5HP	18/10/17 – extension req'd 27/9/17	James Moseley Given the substantial residential development around the site, it can be suggested that the site is now sustainable and suited for an increased density of further residential development – acceptable in principle. This is noted on pre-application response to the scheme, reference PA16/03123/PREAPP. The final designs should be noted and compared in line with the approved major scheme surrounding to ensure continuity with character/finishes etc. Concerns were raised at pre-app stage relating to access and highway safety, although the understanding is there are to be road blocks which would drastically reduce the level of concern.	No objection 20/10/17		Approved 3/11/17	



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PA17/08940	29/9/17	Mr Nigel Searles, Searles Surveyors	Extension to existing timber property and patio area Osokoze A13, Access To Riviere Towans Chalets, Riviere Towans, Phillack, Hayle	20/10/17	Kirsty Smith Please see back pages for officer comments. *3 ***HTC comment amended to 'no objection' following explanation to Cllr A Rance, single point of contact for planning. 31/10/17	Hayle Town Council objects on the grounds that the extension footprint, which in the opinion of the town council includes the patio area, would increase the footprint of the chalet to more than that allowed in Policy NE5, Section (i) of the Hayle Neighbourhood Plan. 20/10/17 NB – Comment amended to 'no objection' by Cllr A Rance, single point of contact, following explanation by Kirsty Smith regarding measurement of		Approved 30/10/17	



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						plot sizes. 31/10/17 ***			
PA17/08038	3/10/17	Paul Williams	Outline planning permission with some matters reserved: Three bedroomed dormer bungalow plus turning space Land NE of 21 Steamers Hill, Angarrack, Hayle	24/10/17	Sarah Dyke Yet to fully assess (site visit req). Preapp advice has been given previously PA14/03529/PREAPP and I am liaising with the case officer on this.	No objection 20/10/17			
PA17/09232	4/10/17	Mr and Mrs Waters	Demolition of conservatory and erection of two storey extension and general improvements 30 Curnows Road, Hayle TR27 4RZ	25/10/17	Neil Butler	HTC objects due to the overbearing nature of the extension and the overlooking of and loss of amenity and loss of light for the neighbour. 20/10/17			
PA17/08998	12/10/17	Mrs K Powell	2 Storey Front Extension with integral balcony. Single storey front extension to annex	2/11/17	Kirsty Smith Please see back pages for officer comments. *4	No objection 20/10/17		Approved 3/11/17	



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			with balcony above. Raised decked area to front. Alterations to drive including repositioned widened access and creation of sheltered parking area Ivanhoe, 9 Road Between Churchtown Road and Riviere Towans, Riviere Towans, Phillack, Hayle						
PA17/00029 /NDP	12/10/17	St Erth Parish Council	Plan proposal submitted for St Erth Neighbourhood Development Plan St Erth Parish Council, Cornwall	23/11/17	Imogen Day	HTC notes the application. 20/10/17			

***1 PA17/08620 Comments from Kirsty Smith**

The existing property is a small holiday chalet located at Phillack, Hayle. The surrounding area comprises of holiday chalets with small curtilages and within close proximity with each other.

The proposed development comprises a slightly raised veranda with a balcony having gated access, small extension to the East elevation to provide a shower room and lemon coloured composite panels external cladding to the existing dwelling. The veranda is 3.05 M X 2.44 M (7.44 M2) and the extension 3.35 M x 1.22 M (4.09 M2). The veranda has a timber balustrade and hand rails. These materials will complement the existing dwelling.

Relevant Planning Constraints -

Policy NE5 Riviere Towans Chalets of the Hayle Neighbourhood Plan requires:



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- i) do not increase the total footprint of the chalet to more than 63.17m2 (680ft2), this includes any exterior finishes i.e. cladding or render;
 - The existing chalet is less than 47M2 the proposed will be approx 58M2 in compliance with the policy condition.
- ii) are of a single storey design (except for existing two storey chalets), which is in keeping with the traditional character and topography of the site;
 - The existing chalet is single storey
- iii) do not result in a disproportionate increase in the ridge height;
 - No ridge height increase is proposed.
- iv) are finished in pastel or neutral colours;
 - The new composite weatherboard is to be either white or lemon
- v) have no significant impact on the existing and essential built character of the site;
 - The proposed veranda with balustrades is in keeping with other chalets on the site.
- vi) are for holiday chalet accommodation with non-permanent residence; and,
 - No change is proposed to the use of the chalet
- vii) avoid any significant negative impact on:
 - a) the biodiversity, landscape and setting of the site;
 - b) the Gwithian Towans to Mexico Towans SSSI; and,
 - c) Hayle Estuary & Carrack Gladden SSSI; and,
 - d) the Hayle Dune County Wildlife Site.

Where some impact is unavoidable, it will be satisfactorily mitigated.

- There is no impact from the proposal on a)-d) as above.

Relevant Planning Applications – None

Balance of Considerations:

Visual Impact

The proposed development, by virtue of its form, design and having finishes of pastel lemon coloured composite weatherboard finish, upvc windows and timber hand rails with timber balustrade posts to the balcony in keeping with the host dwelling will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.

Residential Impact

Although the proposed development may result in some loss of amenity to the occupiers of neighbouring units as a result of overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the holiday units are located within close proximity to each other and overlooking is exists to windows and garden areas.



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***2 PA17/08319 Comments from Kirsty Smith**

The existing property is a mid-terraced dwelling situated in the urban area of Hayle Town. The surrounding area comprises a row of two storey properties raised slightly with some dwellings having shop units to the front on the lower level adjacent to the highway.

The proposed development comprises a replacement extension part double and single storey to be sited to the rear of the existing dwelling. It would replace several older extensions and provide more light and living accommodation. The walls are to be finished in render with timber cladding, the windows and doors aluminum coated framed glass and the proposed roof will be covered with natural slate. These materials to the rear elevation will match/complement the existing dwelling.

Relevant Planning Constraints - WHS, CDA, Conservation Area

Relevant Planning Applications - PA16/07945 Split property into two separate units, with number 51 Penpol Terrace proposed to operate as a combined coffee shop and residential use, and number 50 Penpol Terrace to be a an individual residential property. Approved with conditions 01.02.2017

Balance of Considerations:

Visual Impact

It is considered that the rear extensions constructed of render and timer walls, aluminum windows and doors and slate roof matching the host dwelling will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with policy NE3 of Hayle Town Council Neighbourhood Development Plan, paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012, and the duty imposed under S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

It is considered that the rear extensions constructed of render and timer walls, aluminum windows and doors and slate roof matching the host dwelling will preserve the character of the WHS, and the development thereby accords with policy NE3 of Hayle Town Council Neighbourhood Development Plan, paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012 and Policies P3 and C7 of the West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 The Cornish Mining World Heritage Site Office have reviewed the submitted information and do not consider the proposed development will impact on the Outstanding Universal Value of the World Heritage Site.

Residential Impact

Due to its size, design having no side windows and roof lights above head height, and location in relation to neighbouring properties it is considered that the proposal would have no significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.

Drainage

The site lies within a critical drainage area, the surface water drainage will connect the existing system for the replacement extension.

***3 PA17/08940 Comments from Kirsty Smith**



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The existing property is a small holiday chalet located at Phillack, Hayle. The surrounding area comprises of holiday chalets with small curtilages and within close proximity with each other.

The proposed development comprises slabs around the dwelling a new slabbed patio area with enclosed balcony having access via a new patio door from the small extension to provide additional living space to the existing dwelling. The patio area is 1.45 M X 4.9 M (7.10 M2) and the extension 1.98 M x 4.9 M (9.70 M2). The slabbed patio has a wooden formed timber hand rail with timber balustrades, the extension will be timber clad with timber framed double glazed windows. These materials will complement the existing dwelling.

Relevant Planning Constraints -

Policy NE5 Riviere Towans Chalets of the Hayle Neighbourhood Plan requires:

- i) do not increase the total footprint of the chalet to more than 63.17m2 (680ft2), this includes any exterior finishes i.e. cladding or render;
 - The existing chalet is less than 33 M2 the proposed will be approx 50 M2 in compliance with the policy condition. The ground coverage including the new external slabs is just over 80M2. **It is unclear if the additional slab coverage is to be considered part of the footprint limit.**
- ii) are of a single storey design (except for existing two storey chalets), which is in keeping with the traditional character and topography of the site;
 - The existing chalet is single storey
- iii) do not result in a disproportionate increase in the ridge height;
 - No ridge height increase is proposed.
- iv) are finished in pastel or neutral colours;
 - The new extension is to be timber clad to match the existing chalet.
- v) have no significant impact on the existing and essential built character of the site;
 - The proposed veranda with balustrades is in keeping with other chalets on the site
- vi) are for holiday chalet accommodation with non-permanent residence; and,
 - No change is proposed to the use of the chalet
- vii) avoid any significant negative impact on:
 - a) the biodiversity, landscape and setting of the site;
 - b) the Gwithian Towans to Mexico Towans SSSI; and,
 - c) Hayle Estuary & Carrack Gladden SSSI; and,
 - d) the Hayle Dune County Wildlife Site.

Where some impact is unavoidable, it will be satisfactorily mitigated.

- There is no impact from the proposal on a)-d) as above.

Relevant Planning Applications - None



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It is not considered necessary to carry out a site visit in order to satisfactorily assess this application this is because the application form, plans, planning history and Google Maps imagery confirm the proposal creates no overlooking or impact to neighbours.

Balance of Considerations:

Visual Impact

The proposed development, by virtue of its form, design and having finishes of matching timber, matching bitumen mineral felt roof, timber framed double glazed windows, slabbed patio with timber hand rails with timber balustrade posts to the balcony in keeping with the host dwelling will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.

Residential Impact

Although the proposed development may result in some loss of amenity to the occupiers of neighbouring units as a result of overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the holiday units are located within close proximity to each other and overlooking is exists to windows and garden areas.

***4 PA17/08998 Comments from Kirsty Smith**

The existing property is a two storey detached dwelling situated at the Riviere Towans, Phillack. The property is set on the hillside and surrounding area comprises a mixture of traditional and modern two storey dwellings.

The proposed development comprises a two storey front extension with integral balcony, a single storey front extension to the attached annex with balcony above, a raised deck area to the front amendments to the drive widened and relocated access and formation of a sheltered parking area to the existing dwelling. The walls are to be finished in render, the main roof will be covered with concrete tiles, the flat roof and balcony areas of fiberglass and the windows and doors upvc glazed frames. These materials will match and complement the existing dwelling.

Relevant Planning Constraints - None

Relevant Planning Applications - None

It is not considered necessary to carry out a site visit in order to satisfactorily assess this application this is because the application form, plans, planning history and Google Maps imagery confirm the proposal creates no overlooking or impact to neighbours.

Balance of Considerations:

Visual Impact

The proposed extensions with balconies, raised front deck, car ports, amended access by virtue of form, design and having finishes of rendered walls, concrete roof tiles, upvc windows and doors matching the host dwelling will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.



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Residential Impact

Although the proposed balconies would result in some loss of amenity to the occupiers of neighbouring dwellings as a result of overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the house is set alongside other houses all on the hillside all with front balconies all viewing each other's gardens and side windows. The proposed is not considered to be overbearing and the shadow from the front extensions will be mostly to garden areas.

Parking

It is considered that the access from the unclassified highway to the site which is amended is safe and suitable and its use will not result in significant additional highway dangers. The development thereby accords with Policy 27 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and Government policy in paragraph 32 of the National Planning Policy Framework 2012.

NB I do not have planning history of the division of the building into an annex and house, I have queried the agent on this and the surface of the drive.