



Application number	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 Cttee	CC decision and date rec'd
PA17/11657	12/1/18	Mr F L Keast, Keast Opticians	Construction of new garage and hardstanding plus adjustments to rear boundary wall to enable vehicular access from the rear 20 Commercial Road, Hayle TR27 4DG	2/2/18 – extension req'd 16/1/18 and approved	Lee Viner	No objection 16/2/18		Approved 5/3/18
PA17/12284	15/1/18	Mr Nick Farrar	Demolition of existing porch and outbuilding, construction of kitchen extension and living space 8 Marsh Lane, Hayle TR27 4PS	5/2/18 – extension req'd 16/1/18 and approved	Kirsty Smith Description The existing property is a two storey semi-detached dwelling situated in the urban area of Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows. The proposed development comprises removal of the existing porch and outbuilding and construction of a single storey extension to be sited to the rear of the existing dwelling. The walls are to be finished in render, the roof will be flat with GRP finish having two glazed sky lanterns and the windows and doors will be white framed upvc units. These materials will be in keeping with the existing dwelling. Relevant Planning Constraints - CDA Flood zones 2 and 3 Relevant Planning Applications - None	No objection 16/2/18		Approved 21/2/18



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					<p>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.</p> <p><u>Balance of Considerations:</u></p> <p>Visual Impact The proposed extension, by virtue of its single storey nature and form, design and having finishes of rendered walls, grp roof with lanterns and 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.</p> <p>Residential Impact Due to its size, design and location in relation to neighbouring properties it is considered that the proposal which will be inside of the boundary wall would have no significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.</p> <p>Drainage The site lies within a critical drainage area, and an appropriate condition should be imposed to secure satisfactory surface water drainage from the site.</p> <p>Flood Zones The site lies within flood zones 2 and 3 mitigation is proposed in the form of non-</p>			
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PA18/00425	16/1/18	Mr and Mrs G McCullum	Loft conversion and raising of roof height to provide two bedrooms and associated works 6 Dracaena Avenue, Hayle TR27 4LZ	6/2/18 – extension req'd 17/1/18 and approved	<p>permeable concrete slab, upvc cladding, electrical sockets above the possible floor height dropped from above.</p> <p>Kirsty Smith Description The existing property is a bungalow dwelling situated in the urban area of Hayle. The surrounding area comprises a mixture of traditional bungalows. The proposed development comprises raising of the roof, adding two rear dormers, extending the lower elevation with associated internal works to convert the roof area for living accommodation to the existing dwelling. The walls are to be finished in white painted render, the roof will be covered with grey natural slate and the windows and doors white upvc framed glazing. These materials will match/complement the existing dwelling. Relevant Planning Constraints - CDA 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. <u>Balance of Considerations:</u> Visual Impact The proposed extension, raised roof and dormers, by virtue of form, design and having finishes of rendered walls, slate roof and upvc</p>	No objection 16/2/18		Approved 20/2/18



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					<p>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.</p> <p>Residential Impact Although the proposed development 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 ground floor windows of all the bungalows face each other causing overlooking. The new dormers are to the rear facing open land. The proposed works are not considered to be overbearing or cause loss of light by overshadowing.</p>			
PA18/00667	24/1/18	Mr David Dawe	<p>Application for various tree works</p> <p>Treview, Meadowside Close, Hayle</p>	14/2/18 – extension req'd 25/1/18 and approved	<p>Kirsty Smith</p> <p>The application is for work to 8 trees in the Conservation Area some or all of which may have individual Tree Preservation Orders on them.</p> <p>The trees are located around Trevu House.</p> <p>TP1 Yew remove lower branches T1 Yew trim recent growth T3, T4, T5 Holm Oaks trim recent growth T6 Copper beech crown reduction 25%</p> <p>A letter of support is received.</p> <p>It is considered that the work is maintenance and with retention of all the trees there will be minimal impact to the amenity value of the area. Approval is recommended.</p>	No objection 16/2/18		Approved 20/2/18



HAYLE TOWN COUNCIL

Planning Applications (App A)

15 February 2018

Application number	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 Cttee	CC decision and date rec'd
PA18/01282	8/2/18	Mr Shaun Keeler, DJ Keeler & Son Ltd	<p>Non-material amendment (No. 2) for minor alteration to the front elevation to incorporate a re-entrant access balcony area to (PA15/00582)</p> <p>Replacement of existing dwelling and garage with four dwellings with no affordable housing content in accordance with recent changes published by the Department for Communities and Local Government (amended proposal following approval PA12/07066, conditions discharged under PA13/11299 and non-material amendment approved under PA14/00716)</p> <p>Sunray, 15 Glebe Row, Phillack, Hayle TR27 5AJ</p>	22/2/18	Phil Brookes	No objection 16/2/18		