



**HAYLE TOWN COUNCIL**

**Planning Applications (App A)**

**16 August 2018**

<b>Application number</b>	<b>Date received</b>	<b>Applicant</b>	<b>Application details and location</b>	<b>Date for comments</b>	<b>CC Officer and comments</b>	<b>HTC decision and date sent to CC</b>	<b>To go to CC Cttee</b>	<b>CC decision and date rec'd</b>
PA18/05585 and Listed Building Consent PA18/05586	25/7/18	Coastline Housing Ltd	Application for Refurbishment and conversion of Loggans Mill building into 16 apartments, including internal and external alterations with associated parking  Loggans Mill, Melyn Close, Loggans, Hayle	15/8/18 – extension req'd 26/7/18 and approved	Chantal McLennan The principle of converting Loggans Mill, Grade II Heritage Asset to provide 16 affordable units is considered to accord with the aims and intentions of policies 1, 2, 3 and 21 contained within the Cornwall Local Plan Strategic Policies 2010-2030 and policy HB4 of the Hayle Neighbourhood Development Plan. I am currently awaiting further information from the applicant however in relation to drainage and highways.  You should note that these comments do not constitute a formal decision by the Council (as local planning authority). It is only an officer's opinion given in good faith, and without prejudice to the formal consideration of the planning application.	HTC gives this application its strong support, but agrees with the assessment from Highways that there should be 16 parking spaces, not 14. (For both) 17/8/18		
PA18/06346	27/7/18	Mr Michael Watton, Duckies Café Ltd	Change of use from A1 (Shop) to A3 (Café)  'Meritorius' 5 Penpol Terrace, Hayle	17/8/18	Katie Mosley	HTC gives this application its strong support. 17/8/18		



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PA18/06982	31/7/18	Mrs K Powell	Retention and Completion of two storey extension with balcony, single storey extension with balcony, decked area, alterations to drive (amended PA17/08998)  Ivanhoe, 9 Road Between Churchtown Road and Riviere Towans, Riviere Towans, Phillack, Hayle	21/8/18	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 construction began and during construction some alterations have been made and are proposed, the original proposal was for 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. <b>The amendments to the approved plans are:</b> A side window to a bathroom which is to be obscure glazed and bottom opening and retained as such by condition. A roof light is added to the main roof above the ensuite. The existing party wall (West) is retained. The East Party wall is raised to 1.5M-1.6M high as the adjacent garden is taller. The porch has a dwarf wall to allow for seating. A staircase from the parking to the raised area. The master bedroom balcony is to be part wall and top railing to afford more privacy.	No objection 17/8/18		Approved 22/8/18



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					<p>The top raised area close to the front door will have glazed guarding.  The flower bed in the parking area is reduced for turning space.  One carport is omitted the other is re-located.  The entrance will have an iron electric gate.  The front wall on the highway will be 1.6M high connecting the neighbour's wall.</p> <p>The walls are to be finished in render, the main roof will be covered with concrete tiles, the flat roof and balcony areas of fibreglass and the windows and doors upvc glazed frames. These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - None  Relevant Planning Applications - W1/01/P/0816  Construction of extension to provide ancillary accommodation 19.10.2001  PA17/08998 2 Storey Front Extension with integral balcony. Single storey front extension to annex with balcony above. Raised decked area to front.  Alterations to drive including repositioned widened access and creation of sheltered parking area.  Approved on 13.09.2017</p> <p>It is not considered necessary to carry out a site visit in order to satisfactorily assess this application, because the application form, plans, planning</p>			
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					<p>history and Google Maps imagery confirm the proposal creates no overlooking or impact to neighbours.</p> <p><b>Balance of Considerations:</b></p> <p><u>Visual Impact</u> 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 the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.</p> <p><u>Residential Impact</u> 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. The new side window to the bathroom will be obscure glazed and have restricted bottom opening retained by an appropriate condition.</p> <p><u>Parking</u></p>			
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					<p>It is considered that the access from the unclassified highway (which is single track and having slow traffic) 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 108 of the National Planning Policy Framework 2019. The drive will be constructed of permeable tarmac, as detailed on the revised block plan.</p> <p><b>HTC comment:</b> HTC resolved 'no objection' to the original planning application PA17/08998 and it was approved by CC.</p>			
PA18/06940	1/8/18	Mrs E Gordon	Proposed rear extension, raised decking area and associated works 13 Copper Hill, Copperhouse, Hayle TR27 4LY	22/8/18	<p>Kirsty Smith</p> <p>The existing property is a detached bungalow situated on the hillside in the urban area of Copperhouse. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows.</p> <p>The proposed development comprises a raised decking to the front of the property, a rear extension, and internal amendments to the existing dwelling. The walls are to be finished in render, the roof will be covered with concrete interlocking tiles and the windows and doors upvc framed glazing.</p>	No objection. 17/8/18		Approved 24/8/18



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					<p>These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - WHS Relevant Planning Applications - None</p> <p>The site was visited to view for overlooking from the new raised decking and side windows.</p> <p><b>Balance of Considerations:</b> <u>Visual Impact</u> It is considered that the raised terrace and rear extension having render walls, concrete roof tiles and upvc framed windows matching the host dwelling will preserve the character of the WHS, and the development thereby accords with paragraphs 184 and 189-202 (inclusive) of the National Planning Policy Framework 2018. <u>Residential Impact</u> 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 front raised decking will have a side privacy panel, the new side windows to the East facing the neighbour will be screened by existing mature foliage on the boundary. The proposal is not considered to be</p>			
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					overbearing or cause additional overshadowing. The rear windows face the holiday unit in the garden, however both the house and holiday unit are in the same ownership.			
PA18/06876 and Listed Building Consent PA18/06877	7/8/18	Savvy Studios	Change of use of former bank to fitness, dance and well-being centre  23 Foundry Square, Hayle TR27 4HR	28/8/18	Katie Mosley	HTC gives this application its strong support. (For both) 17/8/18		
PA18/07050	7/8/18	Mr and Mrs Garry Wheeler	Alterations and extension to ground floor, first floor and loft space of main house and garage extension  64 Commercial Road, Hayle TR27 4DH	28/8/18	Kirsty Smith The existing property is a mid-terraced dwelling situated on the main Commercial Road in the urban area of Hayle. The surrounding area comprises the attached terrace of traditional two storey dwellings and an adjacent day center.  The proposed development comprises internal amendments and an extension to the ground floor, first floor extension and formation loft space with dormer to the main dwelling and an extension and additional floor to the garage to provide an office, and recreational space. The walls are to be finished in render, the roofs will be covered with tiles and grp flat roof, the windows aluminum framed glazing and doors upvc framed glazing These materials will match and complement the existing dwelling.	HTC resolved to defer consideration of this application until the new plans are available, as advised by the planning officer on 16/7/18.		



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					<p>Relevant Planning Constraints - WHS, CONSERVATION AREA, Flood Zone 2,3 and Floodplain 3b  Relevant Planning Applications - None</p> <p>The site was visited to display the notice.</p> <p><b>Balance of Considerations:</b>  <u>Visual Impact</u>  The bulk of the proposal is to the rear, where neighbouring dwellings have two storey extensions and two storey garages and as such the rear first floor extension with flat roof is similar to the neighbouring dwellings and does not harm the character or appearance of the Conservation Area. However, the new dormer on the front roof may not be acceptable as the traditional row of terraced properties do not have any dormers present. I have asked the he Cornish Mining World Heritage Site Office to review this for me, it may be that a roof light is the only alternative in which case a Conservation Roof light will be requested.</p> <u>Residential Impact</u> Due to its size, design and location next to neighbours having two storey rear extensions and in relation to neighbouring properties it is considered that the proposal would have no significant impact upon the residential amenities of the occupiers of			
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					<p>these properties through any overbearing relationship, overshadowing or overlooking. The proposal therefore is in accordance with Policy 12 of the Cornwall Local Plan and Paragraph 127 of the National Planning Policy Framework 2018.</p> <p>Due to the size of the proposed garage a use condition is considered appropriate</p> <p><u>Flood Risk</u> Part of the front garden adjacent to the highway is located in the flood zones 2, 3 and floodplain 3b the property benefits from being elevated 1M above road height.</p> <p>The extension to the ground floor does not incorporate any bedrooms and for this reason with the raised level of the property and its location outside of the flood risk areas no further flood mitigation is requested.</p> <p><u>Parking</u> There would be no impact upon highway safety because an existing vehicular access would serve the proposed development and there would be no significant increase in traffic generation. The garage although extended retains the original parking area.</p>			
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