

Milly Southworth

From: Torpoint Town Council <admin@torpointtowncouncil.gov.uk>
Sent: 15 December 2023 15:57
To: Milly Southworth
Subject: FW: PA23/06174 14 Chapeldown Road

Harriet Bastin

Torpoint Town Council Support Officer

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From: Shauna Vandermeulen <Shauna.Vandermeulen@cornwall.gov.uk>
Sent: 15 December 2023 15:52
To: Milly Southworth <admin@torpointtowncouncil.gov.uk>
Cc: Cllr John Tivnan <cllr.john.tivnan@cornwall.gov.uk>
Subject: PA23/06174 14 Chapeldown Road

Information Classification: CONTROLLED

Good afternoon Milly,

Another 5 day protocol for your Council.

Application number: PA23/06174
Proposal: Replacement garage
Location: 14 Chapeldown Road Torpoint Cornwall PL11 2HT
Applicant: Ms Laura Knight

Thank you for the Town Council response to the above proposal which I have set out below:

Torpoint Town Council (17 November 2023)
"No observations or objections."

Following careful consideration of this application, officers are minded to recommend refusal.

The main concern with regard to this development is the size of the proposed replacement garage which is to be located to the rear of the property and within the existing garden area including the provision of hardstanding for access to the garage. As a result of the large footprint of the development and its siting, officers are concerned that very little private rear outdoor amenity space will be retained to serve the family sized host dwelling.

As per Policy G1 of the Climate Emergency DPD and Paragraph 9.5.7 of the Cornwall Design Guide 'All homes should have access to a well-proportioned (generally at least equal in size to the footprint of the house) and well-orientated, private and not excessively shaded garden to the rear of the property that provides for a range of

activities such as clothes-drying, relaxation, play and food growing. Gardens avoid steep slopes; where necessary terracing within gardens can be acceptable to allow use'.

As per the measurements I have taken from the submitted plans, the area measurements are as follows:

- Dwelling footprint = 94 sqm
- Rear outdoor amenity space = maximum 50sqm with an unusual layout which could be argued to restrict usefulness

In light of the above it is considered the proposed development represents the overdevelopment of the site which will result in an unacceptable level of outdoor rear private amenity space for a family sized home.

I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend refusal of the application. Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days, I will assume that this is the case.

Given the upcoming Christmas period and a determination date for this application of 4th January, I would be happy to accept any comments by the end of the day on 2nd January, rather than the usual 5 day period if this would be helpful.

Thank you for your assistance.

Kind regards,

Shauna Vandermeulen | Senior Development Officer (Area 7)
Cornwall Council | Development Management – Regulatory Services

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Please note I am unavailable on Tuesdays

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