

Agenda 8 a)

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1/09/25

Milly Southworth

From: Craig Hewitt <Craig.Hewitt@cornwall.gov.uk>
Sent: 26 August 2025 16:39
To: clerk@torpointtowncouncil.gov.uk
Cc: Cllr Rob Parsonage; Cllr Rob Parsonage; Matthew Doble
Subject: PA24/03068 Kings Arms

Information Classification: CONTROLLED

Good afternoon,

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

"The council has no objection and supports the planning application. The only observation to note is for the applicant to consider the external decoration of the property, so it blends/matches the street scene of the two properties either side."

In response to the above, the proposal has been assessed, and the proposed works are considered to cause an unacceptable overbearing, overshadowing and overlooking impact on neighbouring properties located to the rear of the building. The overbearing and overshadowing impacts would be particularly severe on 6 Ferry Street and 29 Harvey Street due to the scale of the rear extension, whilst the overlooking from the proposed terrace would result in a loss of privacy to several neighbouring properties.

Furthermore, the appearance of the first-floor front elevation window that has already been constructed is considered to have an unacceptable impact on visual amenity given that it is not in-keeping with existing windows and thus unduly impacts the street-scene in what is a prominent location.

Therefore, in light of the above, it is my opinion that the application should be recommended for refusal as there are factors identified that would make the proposed extension and alterations unacceptable in that location.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. It is requested the LPA consider referring the matter to planning committee

Please tell me which option you wish to choose within 5 working days from the date of this communication.

If I do not hear from you within 5 working days, a delegated decision may be issued in accordance with my recommendation following discussion with the Divisional Member. If our recommendation changes for any reason, we will notify you so that you may reconsider your own position.

*Planning committees can be viewed and accessed remotely. Further information can be found on our website at Webcasts - Cornwall Council.

Kind regards,
Craig

Craig Hewitt | Planning Officer
Cornwall Council | Planning and Housing
craig.hewitt@cornwall.gov.uk