



Saltash Town Council

Meeting of Saltash Town Council

Thursday 14th January 2021 at 7.00 p.m.

Town Councillors:

Saltash North:

S Gillies

J Peggs

W Phillips

B Samuels

Saltash South:

M Fox

S Lennox-Boyd

S Martin

A Pinckney

Saltash East:

R Bickford

Vacancy

J Rance

P Samuels

Saltash West:

G Challen

J Dent

S Miller

D Yates

Agenda Item No. 32a

Planning Application

PA20/10644 – 12 Sunningdale Road, St Stephens.

Response Date: Extension to 18.01.21.

PA20/10644
Street View

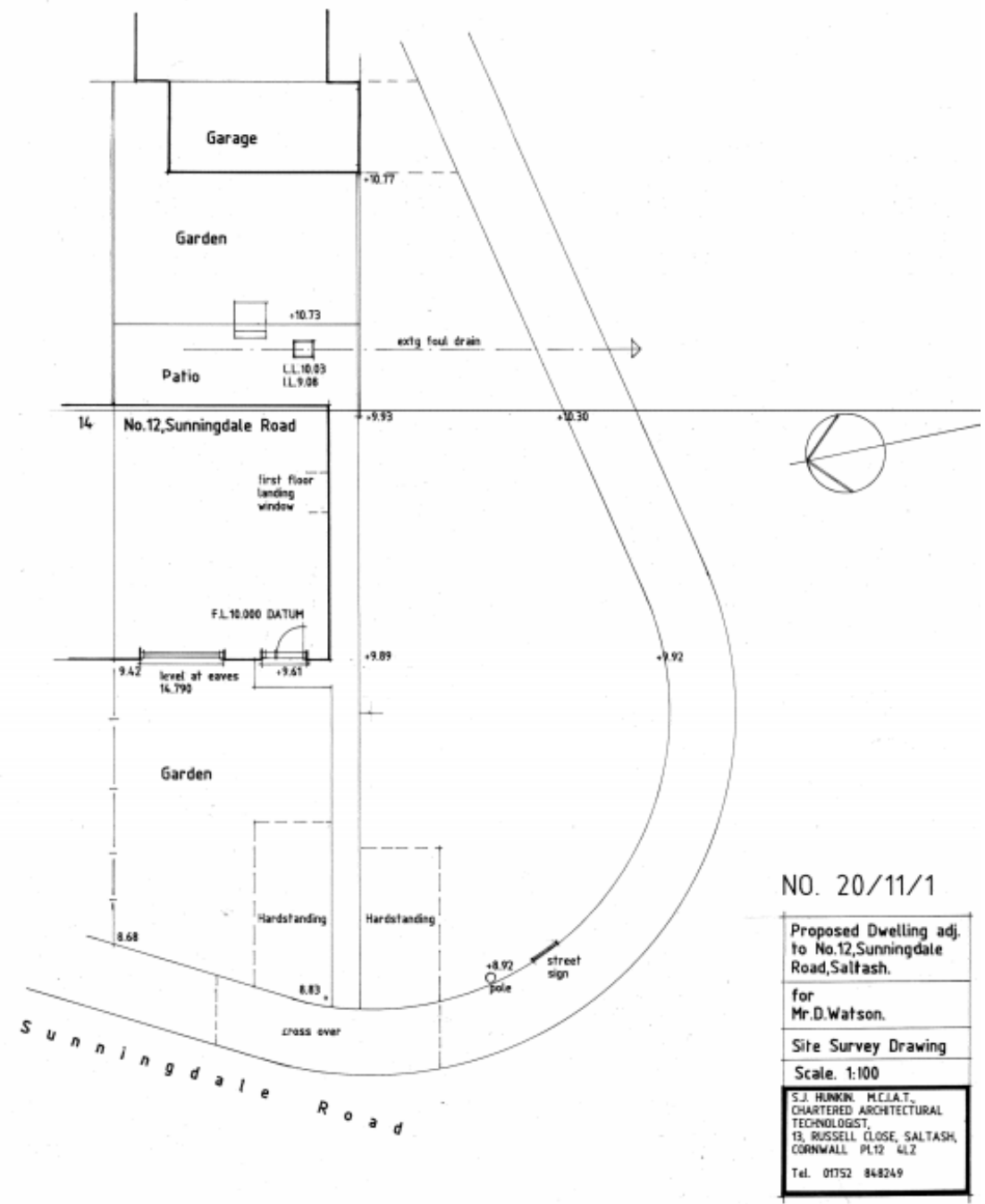


PA20/10644

Location Plan



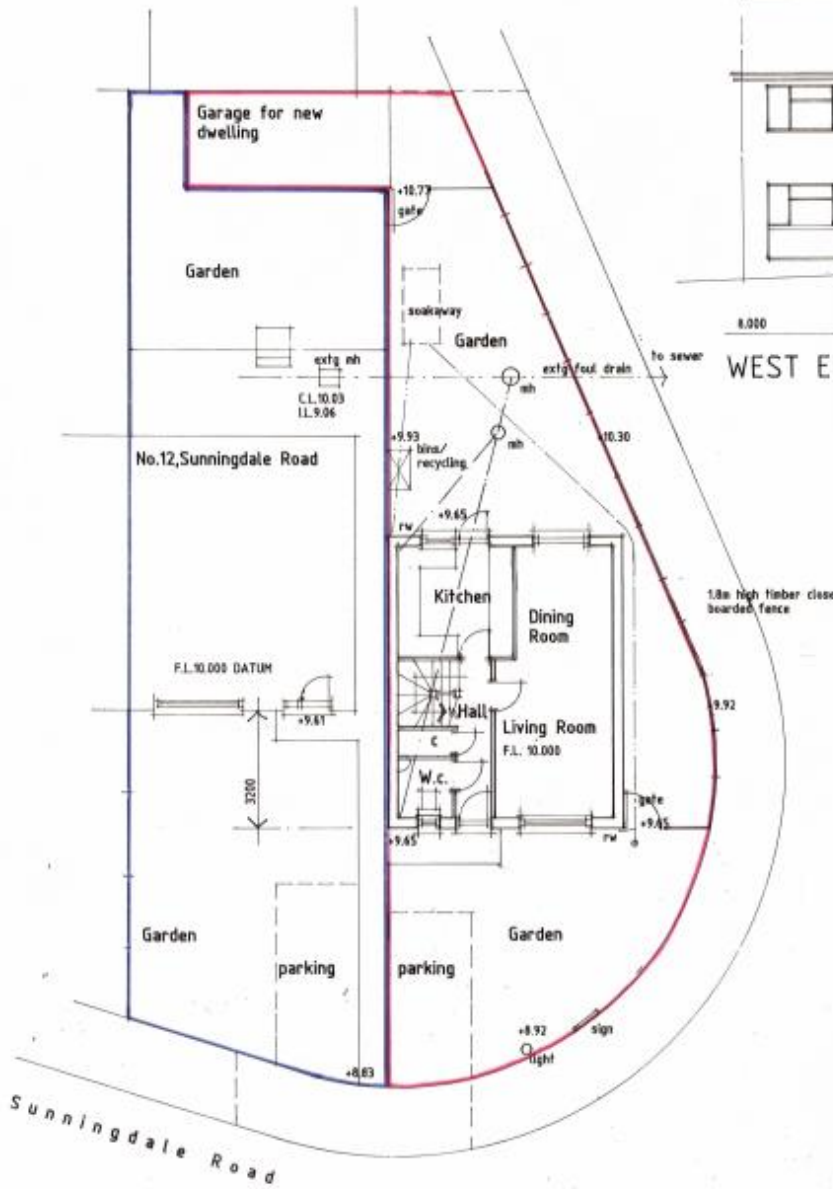
PA20/10644
Site and Block



NO. 20/11/1

Proposed Dwelling adj.
to No.12, Sunningdale
Road, Saltash.
for
Mr. D. Watson.
Site Survey Drawing
Scale. 1:100
S.J. HUNTER, M.C.I.A.T.,
CHARTERED ARCHITECTURAL
TECHNOLOGIST,
13, RUSSELL CLOSE, SALTASH,
CORNWALL PL12 4LZ
Tel. 01752 848249

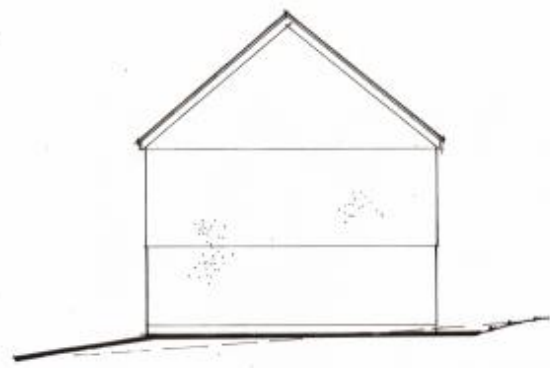
PA20/10644
Drawing as
Proposed



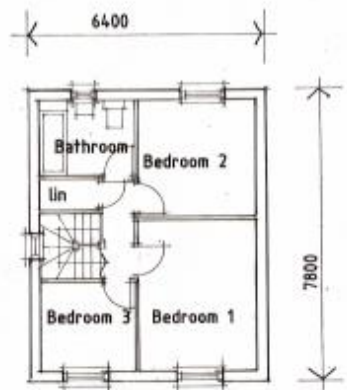
GROUND FLOOR/SITE PLAN



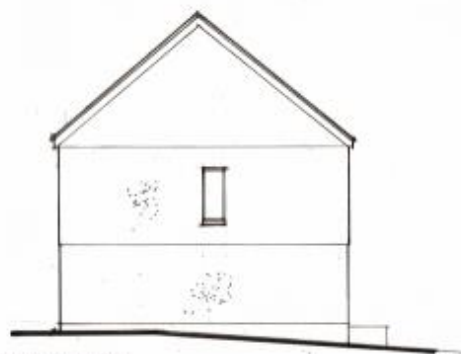
WEST ELEVATION



SOUTH ELEVATION



FIRST FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION

EXTERNAL FINISHES
ROOF GREY MARLEY MODERN CONC
TILES
WALLS COLOURED RENDER
UPVC WINDOWS AND DOORS

Rv.B.Redrawn from original submission

NO. 20/11/2B

Proposed Dwelling adj.
to No.12, Sunningdale
Road, Saltash

for
Mr.D.Watson

Drawing As Proposed

Scale: 1:100

S.J. HUNTER M.C.I.A.T.
CHARTERED ARCHITECTURAL
TECHNOLOGIST,
13, RUSSELL CLOSE, SALTASH,
CORNWALL PL12 4LZ
Tel. 01752 846249

PLANNING APPLICATION PA20/05608 ERECTION OF DWELLING AT 12,SUNNINGDALE ROAD,SALTASH.

DRAINAGE ASSESSMENT/FLOOD RISK STATEMENT.

This statement is submitted in support of a planning application to erect one 3 bedroom dwelling at the above site.

Initial inspection of the Environment Agency indicative flood maps and referral to their website with regards to flooding in the vicinity of Sunningdale Road confirms that the site is outside Flood Zones 2 and 3,and is well outside the higher risk areas of Forder and the Latchbrook flood zone,and at a considerably higher level.This would confirm that the site is at very low risk of flooding from rivers and the sea even considering future rising sea levels.

The site measures approx.142m² in area and the proposed building measures 49.9m²,thus occupying approx.35% of the site.This leaves approx 93m² of permeable land for soakaway drainage.

There are no surface water holding facilities in the vicinity of the site. Foul drainage will be connected to the mains system.

The site is not situated close to any streams or major water courses and therefore not at risk from fluvial flooding.

The amount of permeable ground left after the construction of the house is sufficient to accommodate soakaways sited 5m from the building and 2.5m from site boundaries, these being of suitably designed size to accommodate the rainwater discharge from the impermeable areas and would not increase the risk of flooding elsewhere.

However, to address any concerns, it may be appropriate for a suitably worded planning condition to be imposed requiring details of a scheme for the disposal of surface water to be submitted to and approved prior to the commencement of any development on site.

**PROPOSED DWELLING AT 12,SUNNINGDALE ROAD,SALTASH,
RESUBMISSION OF WITHDRAWN APPLICATION PA20/05608**

DESIGN AND ACCESS STATEMENT.

CONTEXT.

The residential area of Sunningdale Road comprises two storey and single storey detached and semi detached dwellings constructed in the 1970's.

External finishes are a mix of render,facing brickwork and cladding to external walls and concrete tiles to roofs.

No.12,occupies a corner plot,the area to the south of the dwelling being the application site.

THE PROPOSAL.

The proposal is to construct a two storey three bedroom house on the plot measuring 6.4x7.8m on plan.

Accommodation comprises Living Room,Kitchen,Dining Room,entrance hall,w.c.,and storage on the ground floor with bedrooms and bathroom on the first floor.

External finishes proposed are coloured render to walls,concrete tiles to the roof and upvc or powder coated aluminium windows and doors.

The precedent for constructing dwellings on existing corner plots is well established in Saltash, notable recent cases being in Castlemead Drive,Oaklands Drive,Elwell Lane,the former Toc H building site,and Shoemakers Lane where this type of development has been carried out successfully.

All the existing pairs of semi detached houses and bungalows in Sunningdale Road have stepped roof lines with buildings set forward/back from the adjacent properties,therefore the stepped roof line and set forward between the new dwelling and No.12,is not out of keeping with the rest of the immediate vicinity.

The site is within close proximity to the town centre and various convenience stores and public transport routes.

Parking for 2no vehicles is proposed, one by using the existing garage, the other by an off road space. The parking lost to no.12, will be replaced by one off road space.

Provision has been made for the storage of refuse and recycling bins.

There is an existing foul drain running through the site to which the new house can be connected.

Stormwater drainage will be to soakaways.

The size of the dwelling is well in excess of the minimum set down in the National Minimum Space Standards for Dwellings and the garden size is in excess of 50m².

DESIGN AND ACCESS STATEMENT.

Advice in Circular 1/2006 and by CABE indicates that applications include information on:

The use of the building and external spaces,

This is immediately clear from the submitted drawings. There is no conflict with neighbouring land use.

The amount of development.

The plans show the development in its full extent and leave no room for doubt as to the amount of development proposed.

The layout.

The layout is entirely satisfactory. Recognised standards of privacy are achieved and no overlooking will occur.

The scale and appearance.

Materials common to the general area are proposed, and the scale is in keeping with surrounding properties. The ridge line is higher than that of no.12, but the precedent for this has been set in Castlemead Drive and with the existing dwellings in Sunningdale Road.

Access.

Access and parking arrangements are satisfactory, and whilst the building will not be accessible to the public, the requirements of Part M of the Building Regulations for disabled access will be met.

CONCLUSION.

The proposed development acknowledges and reflects the requirements and desires of policy in its use, design and materials proposed and will bring the site into a positive use. The proposal responds satisfactorily to the character and appearance of the nearby buildings and wider area and would cause no demonstrable harm in any respect.

End of Planning Application Documents