

Pre-application advice form



- Planning pre-application advice** X
Listed Building consent pre-application advice
Building Regulation pre-application advice

Office use only	Date received	DM officer
	DM number	

We aim to respond to your enquiry within 30 working days. The more information and detail you are able to provide, the more comprehensive and detailed a response we will be able to offer.

The pre-application advice service provides the single informal opinion of an officer. If you require on-going discussions and a bespoke service then we recommend a Planning Performance Agreement is entered into. More information about this service can be found at: <http://www.cornwall.gov.uk/ppa>

1 Your details (correspondence will be to the person named here)	
Name	Nick Jackson-Ian Hobson Designs
Address and post code	The Studio, Breakwater Court, Berry Head Road, Brixham
Telephone number (daytime/mobile)	01803 859345
Email	nick@ihdesigns

2 Applicant details (if you are working on somebody else's behalf, please complete their details here)	
Name	Mrs A Lewis
Address and post code	Mullion Gallery, Nansmellyon Road, Mullion. TR12 7DQ
Telephone number (daytime/mobile)	c/o Agent
Email	

3 Location of application site (full address including post code)
As per applicant

The enquirer is the: Owner Occupier Lessee Prospective purchaser

Name and address of owner: Applicant

Does the enquirer own/control the adjoining land? Yes No

4 Brief Description of proposed development
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Demolition of Gallery to provide 2 dwellings

5 Enclosures

I attach the following (please tick as appropriate)

Must be provided

- Site location map with site edged red to a scale of 1:1250 or 1:2500
- Description/schedule of existing uses on the site
- A site plan (to scale)
- Correct fee

Optional

- Sketches or drawings of the proposal
- Photographs/ photomontages of site and immediate surroundings
- Draft design and access statement
- Heritage statement
- Site survey
- Tree survey
- Ecological survey

Other information (please list)

Please state category of development (A, B, C or D?)

B Desktop

If D please explain why it is exempt:

Is a meeting required? (this could be a telephone discussion)

Yes No

Is a site visit required?

Yes No

x

6 Declaration

Please sign and date below:

I the undersigned confirm that I am seeking pre-application advice on the proposed development described in the attached documentation and enclose the relevant fee as payment for the service.

Name Nick Jackson

Signature *Nick Jackson*

Date 1/08/2016

N.B Please see the pre-application guidance notes/fees and charges document for fees.

Freedom of Information

Your enquiry, together with any response made by the Council, will be made available for public inspection unless you confirm in writing to us that the information provided is commercially sensitive. If the Local Planning Authority receives a request, under the Freedom of Information Act (FOI) or Environmental Information Regulations (EIR), to disclose information relating to this pre-application enquiry they are obliged to do so unless the information is deemed exempt under the Act.

Note.

We can only withhold information under FOI or EIR if the information falls under one of the exemptions (FOI) or exceptions (EIR) set out in legislation. For certain pre-application issues the applicant would be advised to complete the commercially sensitive checklist that should set out the reasons why, and for how long, they feel any information relating to the case needs to remain confidential. However, whilst we will take account of these views, the final decision on whether the information should be withheld rests with the Council. The Council maintains compliance to the Data Protection Act and we will not release any personal information to third parties.

Planning

Dolcoath Avenue, **Camborne**, TR14 8SX
Pydar Street, **Truro**, TR1 1EB
Chy Trevail, **Bodmin**, PL31 2FR

planning@cornwall.gov.uk

Building Control

Pydar Street, **Truro**, TR1 1EB

buildingcontrol@cornwall.gov.uk

Telephone 0300 1234 151

Please let us know if you need any particular assistance from us, such as providing the form in a different format or language.

Please note

Any advice given by Council officers for pre-application enquiries does not indicate any formal decision by the Council as local planning authority. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application following statutory public consultation, the issues raised and evaluation of all available information.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the advice note issued will be considered by the Council as a material consideration in the determination of the future planning related application(s), subject to the proviso that circumstances and information may change or come to light that could alter the position. It should be noted that the weight given to pre-application advice notes will decline over time.

Category A – Major development

- Residential development of 10 or more dwellings or where the site area is 0.5 hectares or more
- New floor space or change of use of 1,000 square metres or more or where the site area is 1 hectare or more
- Development subject to an Environmental Impact Assessment (EIA)
- Lifting or varying conditions associated with a major development
- A single wind turbine

Category B – Minor development

- Residential development of between 2 and 9 dwellings or where the site area is below 0.5 hectares
- New floor space or change of use of less than 1,000 square metres or where the site area is less than 1 hectare
- Lifting or varying conditions associated with a minor development

Category C – Other development

- Telecommunications development
- Listed Building consent
- Advertisement consent
- Certificate of Lawfulness for existing development
- Proposals for a single dwelling
- Relevant demolition in a conservation area
- Lifting or varying conditions associated with "other development"
- Agricultural buildings/dwellings*

Category D – Exemptions (Free)

DESIGN & ACCESS STATEMENT

PRE APPLICATION ENQUIRY

MULLIONAIRES GALLERY MULLION

This application is for the consideration to demolish the existing art gallery and to erect a pair of 2 bedroom cottages

Use

The building was formerly used as a garage providing the sale of petrol and motor vehicle repairs.

Amount

The application is for the erection of 2no semi detached dwellings with garages and off street parking spaces.

Layout

The site faces an existing adopted highway from which it gains access. An indicative floor plan has been produced to illustrate that a 2 storey proposal will not create an overlooking and loss of privacy issue for the existing property behind. The first floor plan has no windows to habitable rooms on the rear elevation.

Scale

The domestic scale of the building is in keeping with that of the village with an eaves height of 4.7m above ground floor level.

Landscaping

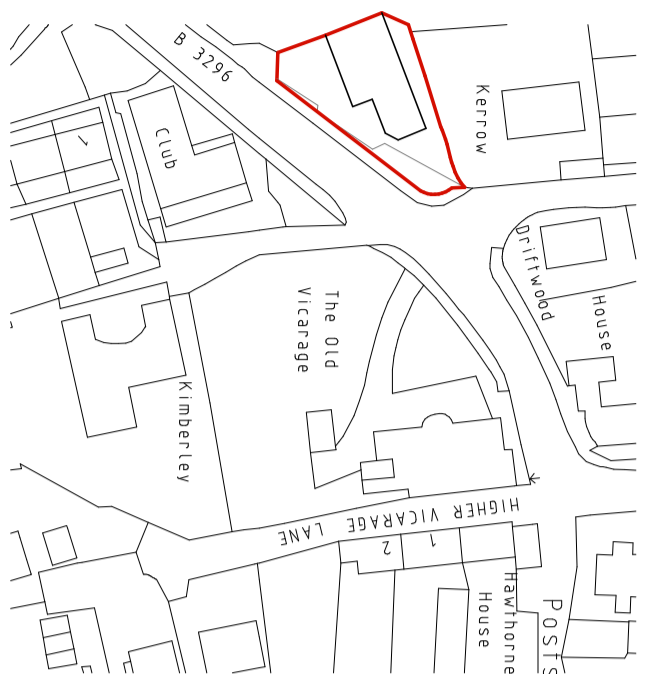
A detailed landscaping scheme will be part of any future planning application

Appearance

The proposal will use materials that are in keeping the local vernacular style of the village

Access

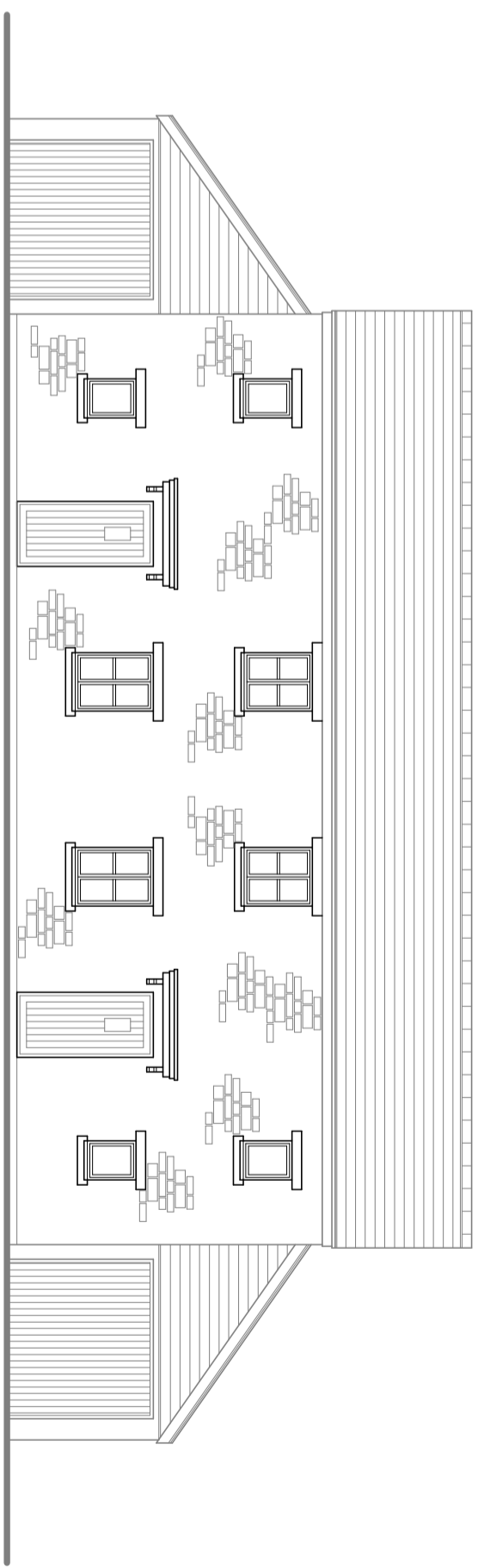
The proposal is fully compliant with design guidance as set out under Part M of the Building Regulations.



site location plan 1:250

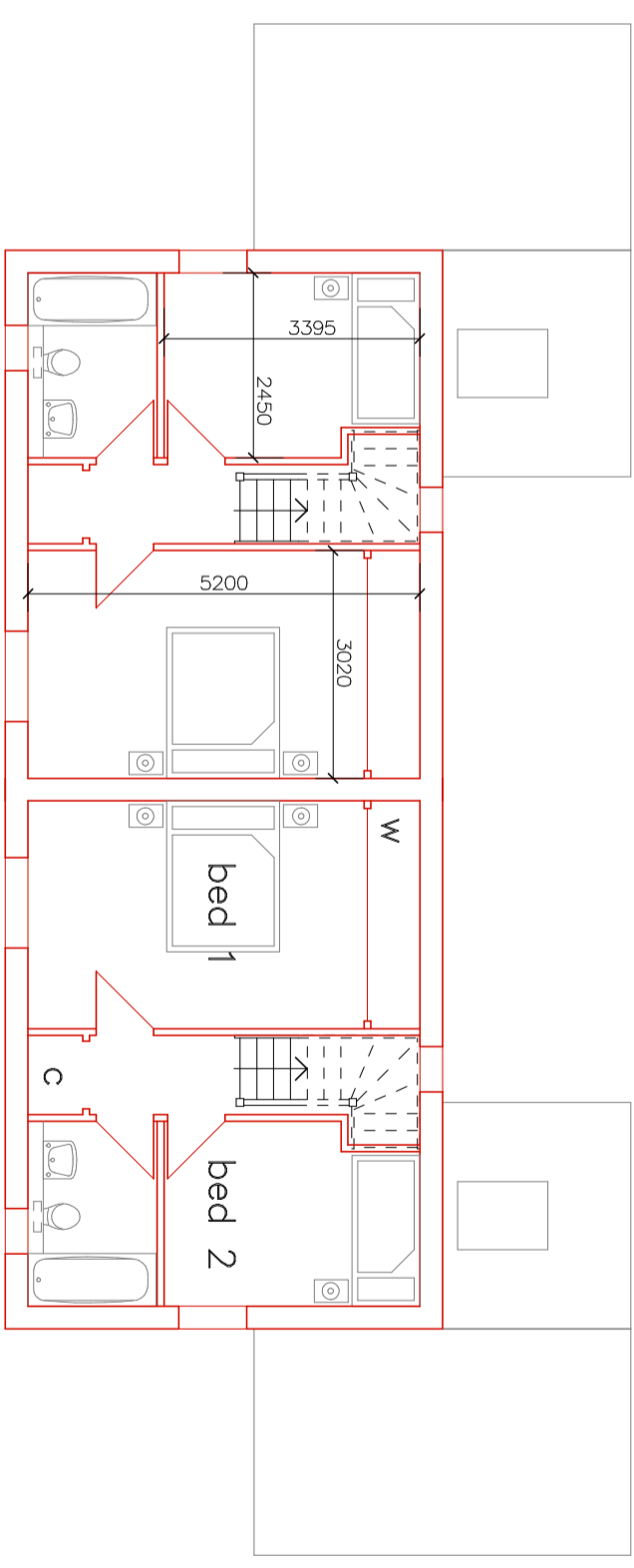


site plan 1:250

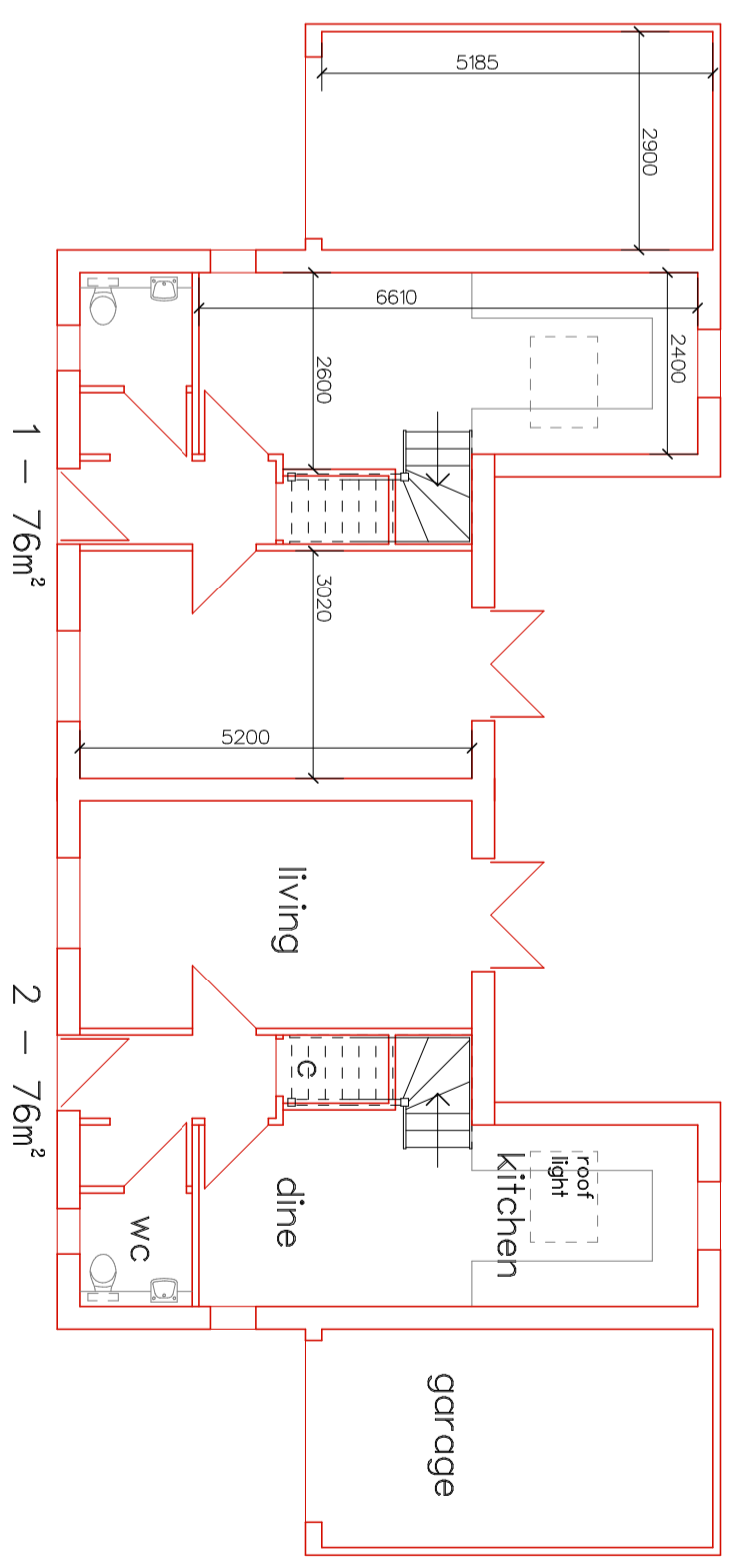


street elevation

- finishes generally:
- roof— natural slate
 - walls— natural stone weatherboard slate cills granite lintels
 - windows + doors white timber
 - fascia/rw goods white/black pvc



first floor plans



ground floor plans

**HOBSONS
PESIGNS**

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all drawings copyright

- proposals
- 2 Cottages
- Mullionaires
- Mullion

scale:
1:100@A2
date:
Aug'16

- drawing
- Sketch proposals

job no:
1103
drg no:
06