

Town Clerk
Newquay Town Council
Municipal Building
Marcus Hill
Newquay
TR7 1AF

Your ref:
My ref: PA22/01637
Date: 18 October 2022

Dear Sir/Madam

Town and Country Planning Act 1990
Appeal under S78 against Refusal of a Householder Application

I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described below:

MHCLG ref:	APP/D0840/D/22/3306976
Cornwall Council ref:	PA22/01637
Appeal start date:	11 October 2022
Proposal:	Remove existing rear conservatory and form a ground floor rear extension.
Location:	56 Bedowan Meadows Tretherras Newquay Cornwall TR7 2SW
Appellant:	Mr & Mrs A Burt
Cornwall Council decision:	REFUSED

The Council's reason for refusing permission for this development is set out below:

The proposed extension, by reason of its siting, scale, height and massing and its close proximity the eastern boundary, results in an unacceptable overbearing and tunnelling effect that would be oppressive to the amenity of the neighbouring dwelling 54 Bedowan Meadows. Additionally due to the height, projection and siting of the proposed extension and its location to the immediate west of number 54 Bedowan Meadows, the proposal is considered to result in an unacceptable overshadowing impact to the rear garden of that property. The development fails to protect the amenities of neighbouring properties through overbearing and overshadowing, and conflicts with policies 1, 2, and 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policy H1 of the Newquay Neighbourhood Development Plan 2019-2030 and paragraphs 8 and 130 of the National Planning Policy Framework 2021.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments.

We will forward copies of all representations made to us in relation to the application before it was determined on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider those representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so, you should make that request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's start date.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Inspectorate website. All information provided in your representations, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals that follow the procedure described above within 8 weeks of the appeal start date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Inspectorate website at <https://www.gov.uk/appeal-planning-decision> . Alternatively, if you wish to receive a hard copy of the appeal decision, please let me know.

Should you require any further information in connection with this appeal, please telephone me.

Yours faithfully

Sandra Oram

**Senior Development Support Officer
Development Management Service**

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