



Town Clerk
Newquay Town Council
By Email

Your ref:
My ref: PA20/10152
Date: 28 May 2021

Dear Sir/Madam

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	APP/D0840/W/21/3273454
Cornwall Council ref:	PA20/10152
Appeal start date:	24 May 2021
Proposal:	Remove existing pitched roof structure and form a new third floor level to provide 7 letting rooms and two balconies
Location:	Minerva Guest House 2 - 3 The Crescent Newquay Cornwall TR7 1DT
Appellant:	Mr And Mrs O Griffith
Cornwall Council decision:	REFUSED

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at this office during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>

Planning and Sustainable Development Service

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ;

Tel: 0300 1234 151 www.cornwall.gov.uk

**If you do not have access to the internet, you can send your comments to:
The Planning Inspectorate, Jasmine Rogers, Room 3P Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by **28 June 2021**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

1 The proposal, through its form, architectural language, massing and bulk, will harm the character and appearance of the host property as well as the roofscape of this terrace through interrupting the stepping down of bulk and heights along the street scene. The proposal is considered to constitute poor design that fails to appropriately respond to its townscape setting and is in conflict with Policy G2 (c), D1 (a. 1 and 2) and E5 (b) of the Newquay Neighbourhood Development Plan 2019, Policy 12 (1a. and b.) of the Cornwall Local Plan 2010-2030 and paragraph 127 of the National Planning Policy Framework 2019.

2 The proposed development, by reason of the impact it will have to neighbouring plots fails to secure a good standard of amenity. The proposal, through its additional massing, height and form, shall lead to an unacceptable loss of light and outlook to neighbouring windows to the north and south, shall significantly increase the levels of over-bearing for properties to the south and north and will significantly impinge upon the level of amenity, through additional over-looking to the second and third (top) floor apartments, and over-bearing to the west. The proposal is considered contrary to the aims and intentions of Policy E5 (b.) of the Newquay Neighbourhood Development Plan 2019, paragraph 127 of the National Planning Policy Framework 2019, and policy 12 (2.) of the Cornwall Local Plan Strategic Policies 2010 - 2030.

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

Yours faithfully

Tanya Bicknell
Development Technical Officer
Planning and Sustainable Development Service

Tel: [REDACTED]

Email: planningappeals@cornwall.gov.uk