

**(Case Officer: Ellis Compton-Brown, 01872 224453
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Reduce Crown of Turkey Oak tree.
9 Fairfield Road Falmouth.

Recommend approval.

APPENDIX II

1. Arwenack PA20/01018 Mr David Humphris
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
New detached single story 3-bedroom family home.
7 Grovehill Crescent Falmouth.

Recommend refusal due to overdevelopment, difficult access, risk of flooding and loss of trees. NDP Policies DG4 'Design and local distinctiveness outside the historic core' and DG7 'Design in the Conservation Area' apply.

2. Arwenack PA20/02133 Mr & Mrs R Smith
**(Case Officer: Ellis Compton-Brown, 01872 224453,
Ellis.Crompton.Brown@cornwall.gov.uk)**
Proposed conversion of garage to annexe.
14 Avenue Road Falmouth.

Recommend refusal due to poor design which is very cramped and loss of parking. The NDP Policies DG4 'Design and local distinctiveness outside the historic core' and DG7 'Design in the Conservation Area' apply. The conversion of the garage removes all the on-site parking from No.14 and there is none for the annex, so cars would be forced to park on-street, adding to the pressures in the area.

3. Smithick PA20/03821. Mr Steve Tarrant
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Conversion of seven beds it's to six en-suite flats including construction of a fire escape on the First floor level.
Clare House 14 Clare Terrace Falmouth.

Recommend refusal due to poor design. The flats are well below minimum national space standards and the dormer provides inadequate light in the main living area of flat 6 and many rooms have no windows and therefore inadequate natural light and ventilation.

4. Penwerris PA20/04042 Mr Paul Smith
(Case Officer: Mark Ball, 01726 223495 Mark.Ball@cornwall.gov.uk)

Demolition of one house. Construction of 5 apartments and 2 houses with associated parking and landscaping amenity space.
22 North Parade Falmouth.

Recommend approval. NDP Policies DG2 'Development generally' and DG4 'Design and local distinctiveness outside the historic core' apply. The proposal conforms to NDP policies, and the design has been carefully thought out.

5. Trescobeas **PA20/04066** **Mrs Rachel Eggleton**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Retrospective change of use from an annex to separate dwelling.
16 Kings Avenue Falmouth.

Recommend approval.

6. Smithick **PA20/04163** **Mr & Mrs Gardner**
(Case Officer: Nigel Brabyn, 01872 224461 nbrabyn@cornwall.gov.uk)
Creation of a new 3-bedroom dwelling to the rear of the property.
2 Park Crescent Falmouth.

Recommend refusal due to overdevelopment and poor design. The site is in the Conservation Area, and NDP policies DG4 'Design and local distinctiveness outside the historic core' and DG7 'Design in the Conservation Area' apply. The exceptionally poor design fails to meet these policies. The proposal is sub-standard for a three double bedroomed house; it is designed for six people, which (including storage) needs an area of 98.5 sq.m., whereas it is only 80 sq.m.

The building is crammed on to the rear of the site hard against the boundary, and so will negatively affect neighbouring properties behind.

7. Penwerris **PA20/04604** **Miss Rachael Tatlow**
(Case Officer: Laura Potts, 01872 224342 lpotts@cornwall.gov.uk)
Extension and conversion of detached bungalow to two 3 storey houses with off-road Parking.
River View Meadowbank Road Falmouth.

Recommend refusal. The proposal is in Character Area 7 'Homes fit for heroes'. NDP policy DG2 'Development generally' applies. The proposal does not conform to this policy; the design is very bad, and it fails completely to demonstrate that it follows the guidance in Cornwall Council's Design Guide. The proposal is out of scale and out of character with its immediate surroundings. The adjoining properties are two-storey houses and townhouses with slated pitched roofs and rendered walls.

