PADSTOW TOWN COUNCIL -PLANNING & HIGHWAYS COMMITTEE: TUESDAY 9 JUNE 2026

Agenda item 6ii– Comments gathered by Support Officer regarding applications being considered by the Planning and Highways Committee.

a) **PA26/02599: The Old Vicarage, Padstow, PL28 8RS**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

b) **PA26/02600: The Old Vicarage, Padstow, PL28 8RS:**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026, 3.00pm – Comments received: **Historic Environment Planning** Comment Date: Fri 15 May 2026 PA26/02600 - The Old Vicarage, Padstow Listed building consent for demolition of C20 extension, garage and conservatory, new single storey extension with roof terrace over, two storey extension with balcony at first floor, changes to fenestration, internal alterations and change of use from former vicarage and 4 holiday units to a single dwelling house Thank you for consulting HEP (Conservation) on this listed building application. HEP previously provided detailed pre-application advice under reference PA25/01225/PREAPP (copied below). We welcome the following revisions, which respond constructively to our earlier advice: - The front extension has been set further back from the north elevation, avoiding abutment with the pilaster. - The extension floor has been lowered, thereby helping to diminish its visual prominence. - The glazing has been amended to adopt a more vertical emphasis, and the revised materiality of the principal extension is considered an enhancement. Opening-up works have been undertaken to better understand the construction of the existing flat roof extension. HEP agrees that the removal of the remaining historic wall fabric enclosed within this extension would result in a 'moderate to slight adverse' impact. However, the integrity and authenticity of this fabric has already

been significantly eroded, and its loss can reasonably be weighed against the wider heritage benefits arising from the proposed scheme.

We have reservations regarding the proposed terrace and balustrade on the front extension. While the balustrade is set back, its inclusion would detract from the overall design quality and the setting of the listed building. A roof terrace inherently introduces elements such as guarding, furniture, and associated activity, which contribute to a more visually assertive roofscape. In this instance, the extension is intended to remain low-profile and recessive and originally sought to better reveal the upper floor of the original building. However, the addition of a terrace and balustrade would increase its prominence and undermine the desired simplicity and subservience of the design. As such, it is recommended this element be omitted.

The submitted timber window and door details are considered acceptable.

Recommended conditions
Should permission be granted, the following details should be secured by condition:

- Agreement of a pointed stone sample panel
- Details of the proposed roof slate for the rear extension, including method of fixing
- Details of the new Crittall-style windows and doors within the new extensions
- Design details for the rear balustrade
- Details of the proposed mechanical ventilation to the new en-suite facilities

c) **PA26/02831: Treverbyn Guest House, Station Road, Padstow**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026, 3.00pm. Comments received: **Mr Terence Turner** Comment submitted date: Fri 08 May 2026 In principal we support the development of the original guest house into a family dwelling however we could have an issue regarding the height of the garage roof as it will drastically reduce the light into our property. Could this not be a flat roof or reduced in height? it would appear to be excessive for a garage Additional Cornwall Council Planning Portal comments added by Mr Terence Turner on 2 June 2026 *See Appendix 1 for additional comments/photos*
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

d) **PA26/02858: White Waves, Parkenhead Lane, Trevone**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.

Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

e) **PA26/02608: 14 Cross Street, Padstow, PL28 8AT**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

f) **PA26/03399: Land East of 16 Grenville Road, Padstow, PL28 8EX**

Cornwall Councils Planning Officer
Megan Arnold, Development Officer, Cornwall Council, Planning & Housing Service Comments received: 4 June 2026 It is important to note that this is permission in principle application. This means that our consideration of this application must be limited only to: • location of the site – is this an appropriate location for residential development (e.g. is it in a settlement etc). • the type of land use proposed – Is a residential use appropriate/compatible with the surrounding uses. • the amount of development. – Could a single dwelling be constructed on this site conceivably. I note a number of third party comments which raise legitimate concerns. However, much of those matters raised would be for consideration at the next stage of the Permission in Principle process, known as the Technical Details Consent Stage. For example, parking, access, construction traffic and neighbour amenity are not able to be taken into account at this stage.
Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Miss Catherine Gamble Comment submitted date: Mon 01 Jun 2026 The car park isn't big enough for the residents as it is (on going issue that Cornwall council refuses to sort out), only last week my vehicle was hit while parked outside our house as there is nowhere to turn around when all spaces are full and also when cars are blocking. There was a boundary fence there that was removed and drop kerbs were added to the property with no planning permission the boundary line is visible on the maps. residents also led to believe that the drop kerb was ment to be reinstated it hasn't been. We also have the added extras of the vehicles for holiday lets, air bnbs and school traffic.

Pellew close isn't a large estate and doesn't need big Lorrie's and builders parking here either.

Not a suitable access point for a dwelling with supposedly 2 vehicles, it's pellew close not Grenville road which would of been the better option in stead of building to full boundary perimeter.

Mr Stephen Retallick
Comment submitted date: Mon 01 Jun 2026
The car park at the top of pellew close is already over crowded, my driveway is often blocked by cars making it impossible to park in my driveway.. if I do get to park in my driveway i often find I've been blocked in by another car parking outside.. this is no use to me having a full time job to go to! I believe this arrangement will make things worse for everybody who lives near and uses the parking! Pellew close is not Grenville road!

Mr Steve Holmes
Comment submitted date: Mon 08 Jun 2026
I would like to place on record my objection.
Firstly, stated on the application 'separate isolated section at the back of the site, and having direct access off the cul-de-sac parking area of Pellow Close. The proposed plot is within the owners property boundary, not separate, more to do with garden design. The direct access is via a single gate and the drop down curb as stated in the application were I think both installed without authority or necessary permission.
16 Grenville Road property ends at its boundary, adding east of Pellew Close doesn't give the application any validity, it is still a Grenville Road property, not Pellew Close. Access to this proposal should be via Grenville Road.

The boundary line between the bottom of the garden and the Communal Car park for Pellew Close residents had a fence, which has been removed.

The car park for Pellew Close residents is already under review with Padstow Town Council and Cornwall Council due to over crowding causing parking issues / pressures. This proposal will only increase the problem, increase the traffic congestion, and cause further deterioration to Pellew close roads.

Consultee comments from Cornwall Council planning Portal

Checked 8 June 2026 at 3.00pm – No comments received.

g) **PA26/03296: Curchey Cottage, Padstow, PL28 8LE**

Cornwall Councils Planning Officer

Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.

Comments received to Padstow Town Council

Checked 8 June 2026, 3.00pm. Comments received:

Mrs J Redford-James (Applicant)
Comment submitted: 26 May 2026
Curchey Cottage has been our family home for over 20 years and this application has come from a need to create enough space for our growing family. Our two girls currently share a bedroom and following the arrival of our third baby (a boy), we are hoping to adapt the house so they don't have to share a room.

With regard to the proposed outbuilding, this is intended as studio space for my father, who is a local artist.

The proposal is very much centred around keeping a local family living permanently within the town. We are very grateful for the time and consideration given to our application and for the continued support shown to local families within Padstow.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Ramblers Association (Cornwall) Comment Date: Fri 29 May 2026 PA26/03296 Thank you for consulting Cornwall Ramblers in the respect of a planning application and its possible impact upon a Public Right of Way (PROW). I can confirm that the Ramblers Association has NO OBJECTION to the proposals as the development appears to have no direct effect upon the PROW.

h) **PA26/03373: Mowbray, Crugmeer, Trevone**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
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Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

i) **PA26/02207: 16 And 18 St Saviours Lane, Padstow:**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

j) **PA26/02208: 16 and 18 St Saviours Lane, Padstow**

Cornwall Councils Planning Officer
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Comments received to Padstow Town Council
Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

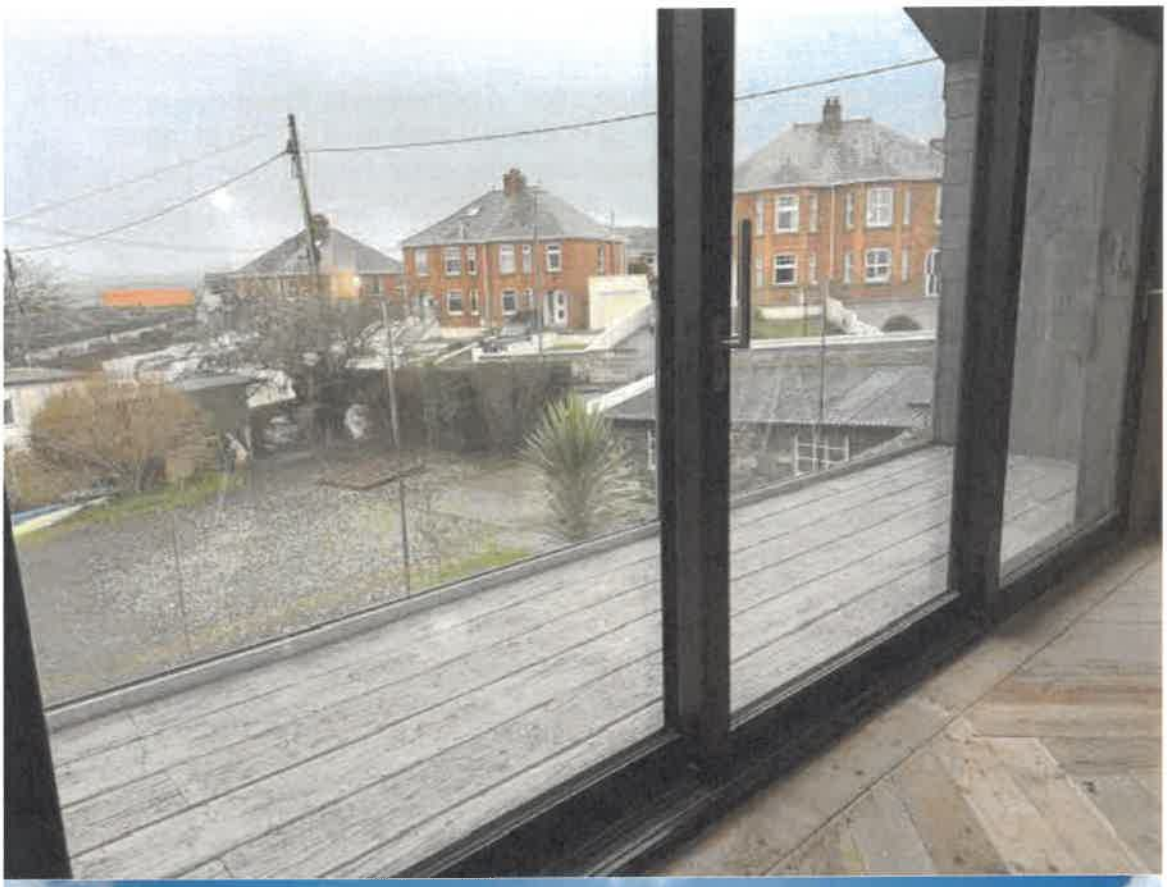
k) **PA26/02707: Rosevine, Dobbin Lane, Trevone, Padstow**

Cornwall Councils Planning Officer
Contacted Planning Officer 2 June 2026 – No response received as of 8 June 2026.
Comments received to Padstow Town Council

Checked 8 June 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 8 June 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 8 June 2026 at 3.00pm – No comments received.

Planning Objection – Supplementary Representation

**To Cornwall Planning Department
**Application References PA26/02831



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I write to supplement my earlier representation in objection to the above application. Having reviewed the submitted drawings in detail, I wish to draw the planning officer's attention to the following material planning considerations which I respectfully submit weigh strongly against approval.

Five photographs are submitted in support of this representation and are referenced below.

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1. Unacceptable Loss of Daylight and Sunlight to a Principal Habitable Room

The proposed garage, by reason of its excessive ridge height, would cause a severe and unacceptable loss of daylight and morning sunlight to the principal habitable room of my property.

My property has been converted to provide open-plan living accommodation at first floor level. This space is served by three full-height east-facing sliding doors, collectively forming an aperture of approximately 4 metres in width and height, opening onto a covered balcony (**Photographs 3 and 5**). This glazed elevation is the primary and sole source of natural light and direct morning sunlight to the living space.

The proposed structure would be sited directly in front of this elevation, approximately 2 metres from the shared boundary. The applicant's drawings indicate a ridge height equivalent to the full height of the sliding door aperture. The structure would occupy approximately half the width of the outlook as viewed from the living room and balcony. The practical consequence is that occupiers would look directly onto roof tiles across half of their entire glazed elevation where they currently enjoy an open sky aspect (**Photographs 2 and 5**).

The doors face east. Morning sunlight enters this living space and balcony at low angles. The BRE Report: *Site Layout Planning for Daylight and Sunlight* (2022) identifies morning sunlight as among the most valued aspects of residential daylight amenity. A structure of the proposed height and proximity, rising to the full height of the aperture at a distance of only 2 metres from the boundary, would block a substantial arc of this morning sun at precisely the time of day it is most valued.

I respectfully request that the planning officer assess this impact using the Vertical Sky Component (VSC) methodology and the Annual Probable Sunlight Hours (APSH) methodology as recommended in the BRE guide, and assess whether the proposal satisfies the 45-degree angle test referenced in the council's design guidance. Given the ridge height reaches the full height of the window aperture at only 2 metres from the boundary, I submit it is highly unlikely the proposal can satisfy these tests.

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2. Severe Overbearing Impact

The proposed structure would create an overbearing, dominant and visually oppressive impact when experienced from the habitable room and balcony of my property.

The current sky aspect from the sliding doors and balcony is open and unobstructed. The foreground comprises low-level rooflines, gardens and open sky, with no structure of any significant height interrupting the outlook (**Photographs 2, 3 and 5**). This is consistent with the prevailing low-level character of the garage range in the immediate vicinity.

The proposed development would replace this open sky aspect with a solid structure rising to the full height of the sliding door aperture, filling approximately half the width of the glazed elevation. Occupiers of the principal living room and balcony would look directly at roof tiles where they currently have open sky above the existing low-level structures.

Overbearing impact on a neighbouring occupier's amenity is a well-established material planning consideration. I submit that the proposal, by reason of its height, bulk and proximity, would result in an unacceptable sense of enclosure and visual dominance that would fundamentally and permanently harm the living conditions of the occupiers of my property.

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3. Harmful Impact on Private Outdoor Amenity Space

The proposal would cause significant harm to the covered balcony which constitutes the primary private outdoor amenity space of the property (**Photographs 3 and 5**).

The balcony is accessed directly from the principal living space via the three sliding doors and is designed and oriented to receive morning sunlight from the east. A structure rising to the full height of the door aperture, positioned directly in front of the balcony at close proximity, would render the space sunless in the mornings and create an overbearing enclosure that fundamentally diminishes its amenity value. This constitutes demonstrable harm to private outdoor amenity space, which is a recognised material planning consideration.

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4. Inconsistency with the Established Character of the Surrounding Area

The existing structures in the immediate vicinity are uniformly flat-roofed and of a modest, low-level character consistent with a typical domestic garage range (**Photographs 2 and 5**). There is no precedent for a structure of the proposed ridge height within this context.

The proposed development, with a ridge height equivalent to a first floor window aperture, would be wholly out of keeping with the established low-level character of

Information Classification: CONTROLLED

the surrounding garage structures. This is contrary to the requirement in the National Planning Policy Framework (NPPF) that development should respond positively to local character, and to the equivalent policies within the [Council Name] Local Plan.

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5. Photographs Submitted in Support

The following photographs are submitted as supporting evidence:

- **Photograph 1** — External view of my property from the street, showing the scale and elevation of the first floor living space and the east-facing glazed gable end.
- **Photograph 2** — View from within the principal habitable room at sunrise, showing the open easterly sky aspect and the low-level character of the foreground in which the proposed garage would be sited.
- **Photograph 3** — View from within the habitable room showing the three sliding doors, the covered balcony and the current open sky aspect. The proposed garage would occupy approximately half the width of this elevation, rising to its full height.
- **Photograph 4** — Interior view of the principal living space showing the relationship between the room and the east-facing glazed elevation.
- **Photograph 5** — View from the covered balcony through the glass balustrade in summer, showing the open sky aspect and the entirely low-level character of the foreground in which the proposed garage would be constructed.

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6. Conclusion

For the reasons set out above, I respectfully submit that the proposal would cause severe and demonstrable harm to residential amenity by reason of:

- Unacceptable loss of morning daylight and sunlight to a principal habitable room
- Severe overbearing impact from the habitable room and balcony
- Harmful impact on the primary private outdoor amenity space of the property
- Inconsistency with the established low-level character of the surrounding area

The harm is not marginal. The proposal would result in occupiers of a principal living room and balcony looking directly at roof tiles across half of their entire glazed elevation at full aperture height, where they currently enjoy an open sky aspect above low-level structures. This is a fundamental and irreversible harm to residential amenity that I submit cannot be made acceptable by condition.

I urge the planning officer to **refuse** this application. In the alternative, should the officer be minded to approve, I respectfully request that any permission be subject to a condition significantly reducing the ridge height so as to materially mitigate the identified harm, and that this representation be referred to the planning committee for determination by members rather than decided under delegated powers.

Yours faithfully,
Terry Turner

1 Treverbyn Road Padstow PL288DW