



Laskowski
&Co



Development Site, 35 Melvill Road, Falmouth, TR11 4AR

Guide Price £800,000

An exceptionally rare opportunity - one of the last remaining opportunities to purchase a substantial, level and extremely well located building plot, just 2 minutes from Cliff Road and the seafront in one direction, and 1/3 of a mile from Events Square, the harbourside and town centre in the other. Formerly a guest house - St Johns - now benefiting from planning permission for the construction of a replacement dwelling - with two approved schemes - one granted in April 2023, Cornwall Council application number: PA23/01450 - an extremely substantial 'like for like' house of Edwardian design - the other granted in August 2023, Cornwall Council application number: PA23/04491, which amended the siting and design of the replacement dwelling, reduced in size, but still of 370 sq m, intriguing three-storey layout and elegant elevations. Alternatively, some prospective purchasers may wish to fully explore alternative scheme following their purchase of the site.

Key Features

- Extraordinarily rare development opportunity
- Formerly St Johns Guest House
- Cornwall Council application: PA23/01450 approved
- All services readily available
- 2 minutes walk from Falmouth seafront
- Planning permissions for a substantial, tall, elegant replacement dwelling
- Amended design reference: PA23/04491 also approved
- Potential for alternative schemes, subject to consent



THE PLANNING

The development site was formerly occupied for many years by St Johns Guest House which fell into disrepair and was demolished circa 2022. Planning permission was then obtained through Cornwall Council under application number: PA23/01450 for a replacement dwelling of 'like for like' size and design, which was granted on 20 April 2023.

Shortly thereafter, a revised application was submitted, application number: PA23/04491, which amended the siting of the replacement dwelling and altered the design to provide a slightly smaller dwelling, but still of 370 sq m, which was granted on 23 August 2023.

Full details of these consents, as well as the planning history, can be found on Cornwall Council's online planning register, although attached to these details are copies of the relevant decision notices, as well as elevational drawings.

Cornwall Council issued a Community Infrastructure Levy (CIL) Liability Notice on 30 August 2023 which confirmed no CIL payment would be required on the basis of a 'Self-Build Exemption'.

Consequently, as these plans and drawings illustrate, the availability of this site provides a, potentially, one-off, once in a lifetime opportunity to construct one's own home to a superb design and with exacting specifications in, this, one of Falmouth's most sought-after areas.

THE LOCATION

35 Melvill Road occupies a prominent, slightly elevated position on the junction of Melvill and Emslie Roads. A nearby footpath leads from Emslie Road onto the seafront, immediately adjacent to Gyllyngdune Gardens and the access to Tunnel Beach which sits between Castle and Gyllyngvase Beaches. Consequently, Falmouth's beautiful seafront walk is 'on the doorstep', together with safe bathing, Gylly Beach Cafe, Queen Mary Gardens and the circular walk around Pendennis Point and Castle.

Opposite, on the lower side of Melvill Road, a footpath leads towards the foot of Lansdowne Road and junction with Avenue Road, off which is Falmouth town railway halt, just three or four minutes walk away. Just beyond 'The Dell' at the head of Arwenack Avenue, is Arwenack Manor, the entrance to Events Square and the harbourside, along which there are various boating facilities, as well as numerous bars and restaurants. A more convenient and sought-after location in Falmouth would, indeed, be hard to find.

GENERAL INFORMATION

SERVICES

We understand mains electricity, water, drainage and gas are either still on site or are readily available immediately adjacent. Prospective purchasers should, however, make their own enquiries through the relevant service providers.

CIL PAYMENT

Cornwall Council confirmed in a CIL Liability Notice dated 30 August 2023, that no charge would be payable on the basis of a 'Self-Build Exemption'. The chargeable area for the consent obtained (planning application reference: PA23/04491) being 370 sq m which, otherwise, has an 'Area Charge' of £41,305.03.

TENURE

Freehold.

VIEWING

By prior appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed into Falmouth along the A39, following the signs along Dracaena Avenue and Western Terrace to the 'town centre'. Proceed along Melvill Road, passing Fox Rosehill Gardens on the left-hand side and the right-hand turnings onto Gyllyngvase Hill and Gyllyngvase Road which lead to Gyllyngvase Beach. Shortly after Gyllyngvase Road is the Princess Pavillion on the right-hand side, approximately 150 m after which the site will be clearly seen on the right, on the junction with Emslie Road. Parking is readily available on Emslie Road with vehicular access onto the site from the lane behind.

Cornwall Council

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone,
Truro, TR1 9EQ
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk



Application number: PA23/01450

Agent:

Applicant:

Town And Country Planning Act 1990 (As Amended) Town And Country Planning (Development Management Procedure) (England) Order 2015 Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 21 February 2023 and accompanying plan(s):

Description of Development: Replacement dwelling (appearance to match previously approved scheme PA02/1699/01/B)

Location of Development: 35 Melvill Road Falmouth Cornwall TR11 4AR

Parish: Falmouth

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 20 April 2023

**Service Director Planning and
Housing (Chief Planner Officer)**

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA23/01450

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby approved shall be carried out in accordance with the recommendations set out within the submitted ecological survey 'Bat and Bird preliminary Roost Assessment' dated February 2022.

Reason: To protect against and enhance protected species and in accordance with policy 23 of the Cornwall Local Plan 2010-2030 and section 15 of the National Planning Policy Framework 2021.

- 4 The construction of the replacement dwelling shall not commence until such details i.e. doors/windows/lintels/sills/stonework/roof slates/chimney hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity to ensure that the development respects the prevailing conservation area in accordance with the aims and intentions of paragraphs 130 and 174 of the National Planning Policy Framework 2021 and Policies 12 and 24 of the Cornwall Local Plan - Strategic Policies 2010-2030.

DATED: 20 April 2023

**Service Director Planning and
Housing (Chief Planner Officer)**

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA23/01450

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Block Plan A3_RTP_451_05 received 16/03/23
Proposed .2 received 21/02/23
Proposed .3 received 21/02/23
Proposed .4 received 21/02/23
Proposed .6 received 21/02/23
Proposed A3_RTP_451_06 received 16/03/23

DATED: 20 April 2023

**Service Director Planning and
Housing (Chief Planner Officer)**

SCALE 1:200 0 6 12 18m

RTP issued Plans and Elevations issued Client from RTP



W-04

Planning C1/ PA02/1699/01/ B Building Control W2/BR07/0158/P Commenced 29/03/2007

1:200

SG PEGLAU
17 WATERLOO ROAD
FALMOUTH TR11 3NU
07717 222 527
peglau@onetel.com

St Johns Lodge
35 Melville Road
Falmouth
TR11 4AR

Job Title **Demolition/ Like for Like**

35 Melville Road
Falmouth
TR11 4AR

Drawing Name Demolition/approved/Commenced

Planning C1/ PA02/1699/01/ B Building Control W2/
BR07/0158/P Commenced 29/03/20 elevations

Drawing Status
Demolition/ Like for Like

Drawn by **SG PEGLAU** Date 26/10/21

Checked by **SG PEGLAU** Date 26/10/21

Drawing Scale **1:200 @ A3**

Layout ID **.4** Status Revision

Cornwall Council

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Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA23/04491

Agent:

Applicant:

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 1 June 2023 and accompanying plan(s):

Description of Development: Construction of a replacement dwelling, previously approved under PA23/01450 (Amended siting and design of dwelling).

Location of Development: St Johns Guesthouse 35 Melvill Road Falmouth Cornwall TR11 4AR

Parish: Falmouth

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 23 August 2023

**Service Director Planning and
Housing (Chief Planner Officer)**

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA23/04491

CONDITIONS:

- 1 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby approved shall be carried out in accordance with the recommendations set out within the ecological survey 'Bat and Bird Preliminary Roost Assessment' dated February 2022 which accompanied planning application no PA23/01450.

Reason: To protect against and enhance protected species in accordance with the aims and intentions of Policy 23 of the Cornwall Local Plan 2010-2030 and Section 15 of the National Planning Policy Framework 2021.

- 3 The construction of the replacement dwelling shall not commence until such details i.e. doors/windows/lintels/ sills/stonework/roof slates hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity to ensure that the development respects the prevailing conservation area in accordance with the aims and intentions of paragraphs 130 and 174 of the National Planning Policy Framework 2021 and Policies 12 and 24 of the Cornwall Local Plan - Strategic Policies 2010-2030.

- 4 Prior to the construction of the dwelling(s) hereby approved, a scheme for the incorporation of bat boxes and bird boxes and bee bricks at a minimum rate of one measure per dwelling shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location and specific details of each feature. The approved features shall be installed prior to the occupation of the dwelling(s) to which they relate and shall thereafter be retained and maintained as such.

Reason: To accord with policy G1-10 of the Climate Emergency Development Plan Document 2023 and policies 1, 2 and 23 of the Cornwall Local Plan Strategic Policies 2020- 2030 and paragraphs 8 and 174 of the National Planning Policy Framework 2021.

DATED: 23 August 2023

**Service Director Planning and
Housing (Chief Planner Officer)**

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA23/04491

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan P14_01 received 19/06/23
Block Plan P14_05 received 19/06/23
Proposed 451A3_P14_02 received 01/06/23
Proposed 451A3_P14_01 received 01/06/23
Proposed 451A3_P14_05 received 01/06/23
Proposed 451A3_P14_06 received 01/06/23
Proposed 451A3_P14_07 received 01/06/23
Proposed 451A3_P14_08 received 01/06/23
Proposed 451A3_P14_09 received 01/06/23
Proposed 451A3_P14_10 received 01/06/23
Proposed 451A3_P14_11 received 01/06/23
Proposed 451A3_P14_12 received 01/06/23

ANY ADDITIONAL INFORMATION:

- Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate - relief must be claimed and approved before the development commences. This development must not commence until the following forms have been submitted to the Council: CIL Form 2: Assumption of Liability and Form 6: Commencement Notice, otherwise surcharges will be applied. Please contact cil@cornwall.gov.uk or the Infrastructure Team with any queries. There are further details on this process on the Council's website at www.cornwall.gov.uk/cil.

In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town and Parish Councils in accordance with the protocol.

DATED: 23 August 2023

**Service Director Planning and
Housing (Chief Planner Officer)**

