

South Hams Development Management Committee



Title:	Agenda										
Date:	Wednesday, 6th July, 2016										
Time:	2.00 pm										
Venue:	Council Chamber - Follaton House										
Full Members:	<p style="text-align: center;">Chairman Cllr Steer Vice Chairman Cllr Foss</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Bramble</td> <td>Cllr Hodgson</td> </tr> <tr> <td>Cllr Brazil</td> <td>Cllr Holway</td> </tr> <tr> <td>Cllr Cane</td> <td>Cllr Pearce</td> </tr> <tr> <td>Cllr Cuthbert</td> <td>Cllr Rowe</td> </tr> <tr> <td>Cllr Hitchins</td> <td>Cllr Vint</td> </tr> </table>	Cllr Bramble	Cllr Hodgson	Cllr Brazil	Cllr Holway	Cllr Cane	Cllr Pearce	Cllr Cuthbert	Cllr Rowe	Cllr Hitchins	Cllr Vint
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Cllr Brazil	Cllr Holway										
Cllr Cane	Cllr Pearce										
Cllr Cuthbert	Cllr Rowe										
Cllr Hitchins	Cllr Vint										
Substitutes:	Named substitutes are not appointed										
Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.										
Committee administrator:	Kathy Trant Senior Case Manager 01803 861185										

1. Minutes

1 - 6

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting of the Committee held on 8 June 2016;

2. Urgent Business

Brought forward at the discretion of the Chairman;

3. Division of Agenda

to consider whether the discussion of any item of business is likely to lead to the disclosure of exempt information;

4. Declarations of Interest

Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting;

5. Planning Applications

(a) 0945/16/FUL

7 - 12

Provision of dwelling for rural worker/agricultural contractor

Priory Farm, Fancy Cross To Little Orcheton, Modbury,
Devon, PL21 0TB

For Letters of Representation and further supplementary information select the following link

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=160999>

(b) 0699/16/FUL

13 - 20

Demolition of a single family dwelling and the erection of one detached single family dwelling and two semi-detached single family dwellings

Whitegates, Parsonage Road, Newton Ferrers, Devon, PL8 1AS

For Letters of Representation and further supplementary information select the following link

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=160755>

(c) 1307/16/FUL

21 - 28

Resubmission of application number 0116/16/FUL being the demolition of an existing house and the building of a new dwelling and associated works

The Rough, Devon Road, Salcombe, TQ8 8HJ

For Letters of Representation and further supplementary information select the following link

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=161361>

(d) 0890/16/HHO

29 - 34

Householder application for a first floor extension to comprise of master bedroom and ensuite

14 Riverside Walk, Yealmpton, Devon, PL8 2LU

For Letters of Representation and further supplementary information select the following link

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=160945>

(e) 0004/16/FUL

35 - 40

Proposed change of use and alterations to ground floor to create garaging, parking and ancillary storage

11 Lower Street, Dartmouth, Devon, TQ6 9AN

For Letters of Representation and further supplementary information

select the following link

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=160063>

(f) 1527/16/FUL

41 - 46

Construction of a new suspended deck structure over the existing slipway, remedial works to the adjacent quayside frontage and car park and removal of a small section of rear wall located in front of the showers. Use of new decking for A1 (retail), A3 (Restaurants and cafes) and A5 (hot food takeaway) uses

Land Adjacent To Whitestrand Car Park, Fore Street, Salcombe, Devon, TQ8 8BU

For Letters of Representation and further supplementary information select the following link

<http://www.southhams.gov.uk/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=161581>

6. Planning Appeals Update

47 - 48

**MINUTES OF THE MEETING OF THE DEVELOPMENT MANAGEMENT
COMMITTEE HELD AT FOLLATON HOUSE, TOTNES, ON WEDNESDAY,
8 JUNE 2016**

Members in attendance

Cllr I Bramble	Cllr J M Hodgson
Cllr J Brazil (am only)	Cllr T R Holway
Cllr B F Cane	Cllr J A Pearce
Cllr P K Cuthbert	Cllr R Rowe
Cllr R J Foss (Vice Chairman)	Cllr R C Steer (Chairman)
Cllr P W Hitchins	Cllr R J Vint

Other Members in attendance

Cllrs Gilbert, Hawkins and Wingate

Officers in attendance and participating

Item No:	Application No:	Officers:
All agenda items		Planning Specialists, Solicitor and Senior Case Manager
	28/1560/15/O	Specialist – (Place Making – Housing)

DM.01/16 MINUTES

The minutes of the meeting of the Committee held on 11 May 2016 were confirmed as a correct record and signed by the Chairman, subject to the correction of the reasons for refusal for application 2682/15/FUL to read as follows:

- Impact including loss of green space backing the Conservation Area and Heritage Asset; and
- Adverse impact on AONB of design, materials and massing.

DM.02/16 DECLARATIONS OF INTEREST

Members and officers were invited to declare any interests in the items of business to be considered and the following were made:

Cllr R Foss declared a personal interest in application **28/1560/15O**: Outline application with some matters reserved for residential development scheme for 32 no. dwelling at allocated site K4 – Proposed development site at SX 7392 4386, Allocated Site K4, Garden Mill, by virtue of knowing the landowner. He remained in the room and took part in the debate and vote thereon.

DM.03/16 PUBLIC PARTICIPATION

The Chairman announced that a list of members of the public who had registered their wish to speak at the meeting had been circulated.

DM.04/16 PLANNING APPLICATIONS

The Committee considered the details of the planning applications prepared by the Planning Case Officers as presented in the agenda papers, and considered also the comments of Town and Parish Councils together with other representations received, which were listed within the presented agenda reports, and **RESOLVED** that:

**28/1560/15/O Part of Allocated site K4, Garden Mill,
Kingsbridge**

Parish: Kingsbridge

Outline application (with landscaping reserved) for erection of 32 no. dwellings and vehicular access

Case Officer Update: Additional letter of objection received and revised consultation response received from Kingsbridge Town Council objecting to the application on the basis of number of affordable homes.

Speakers included: Objector – Mr Mark Evans; Supporter – Mr Mark Donald/Mr Chris Hughes; Town Council Representative - Cllr Robin Griffin; Ward Members – Cllrs Gilbert and Wingate

Recommendation: Conditional Approval, subject to the satisfactory completion of a Section 106 Agreement dealing with the following matters:

- 1. Affordable Housing Provision**
- 2. Education Financial Contribution**
- 3. Landscape and Ecology Management Plan**

The Case Officer set out the policy context for this application. Members had a lengthy discussion on the merits of the application and raised a number of concerns, particularly in relation to the impact on the neighbouring Listed Building and development within the AONB. The local Ward Members raised concerns over the level of affordable housing being proposed. The viability consultant responded to questions regarding the affordability of the scheme and the Specialist (Place Making – Housing) advised in relation to the number of affordable homes being proposed. Other concerns were raised in relation to the design of the proposal, and that this proposal did not encompass a mixed proposal in line with the allocation being a mix of residential and employment uses. To conclude, the majority of Members were unable to support the proposal.

Committee Decision: Refusal**Reasons:**

1. The development by reason of its scale, layout and design would result in harm to the setting of a Grade II Listed Building (Buttville House) and this harm is not outweighed by any public benefit of the proposed scheme. The development would therefore be contrary to the advice contained within paragraphs 132 and 134 of the NPPF, S66 of the Planning (Listed Buildings) Act 1990, and Policy DP6 of the Development Policies DPD.
2. The development is considered to constitute Major Development in the AONB and would cause visual harm to the character and appearance of the area, there are no exceptional circumstances to justify the development contrary to the advice contained within Paragraph 116 of the NPPF. Furthermore, it has not been demonstrated that the development within the AONB is in the public interest. The development would be contrary to Policy DP2 of the Development Policies DPD.
3. The design and layout of the development is incoherent and fails to take the opportunity available for improving the character and quality of the area it does not, therefore, represent good design and is contrary to the provisions of Policy DP1 of the Development Policies DPD and paragraph 64 of the NPPF; and
4. The applicant has not adequately demonstrated that a sufficient level of affordable housing and other necessary financial contributions cannot be delivered. In particular the Council considers that the land value used in the applicant's viability assessment is too high. The development would be contrary to paragraph 173 of the NPPF and Policy CS6 of the Core Strategy DPD.

0253/16/FUL Putts Reservoir, Upper Wood Lane, Kingswear

Parish: Kingswear

Application for redevelopment of brownfield site (redundant reservoir) to provide one dwelling

Case Officer Update: None

Speakers included: Objector – Mrs Sallie Cooper; Supporter – Mr Dan Rogers; Parish Council Representative - Cllr Hector Newcombe; Ward Members – Cllr Hawkins and Cllr Rowe

Recommendation: Conditional Approval

During discussion Members referred to the recent site inspection. Concerns were raised about the access road and its ownership, however this was not a material consideration.

A condition was included that required a construction management plan to be in place and this would address some of those concerns. It was agreed that the Construction Management Plan be agreed with Chairman and Vice Chairman of DM Committee.

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accord with plans
3. Details of landscaping, including natural planting
4. Construction management plan
5. Unsuspected contamination
6. Details of reptile method statement
7. Removal of vegetation outside of bird nesting season
8. Adherence to the Arboricultural report
9. Provision of the bin storage screening fence prior to occupation

14/1785/15/F Deepdene, Cott Lane, Dartington TQ9 6HE

Parish: Dartington

Erection of detached dwelling and associated parking within the garden

Case Officer Update: N/A

Speakers included: Supporter – Mr Z Morgan: Ward Member – Cllr Hodgson

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time limit
2. Accord with plans
3. Final drainage scheme
4. Lighting Strategy
5. No land raising in identified Flood Zone 2 area
6. Accord with recommendations of the Preliminary Ecological Appraisal
7. Removal of permitted development rights

0901/16/FUL Admiral Court, Nelson Road, Dartmouth

Parish: Dartmouth

Erection of 2no. terraces of industrial units (class B1)

Case Officer Update: N/A

Recommendation: Conditional Approval

Committee Decision: Conditional Approval

Conditions:

1. Time
2. Accords with plans
3. Drainage details to be agreed
4. Materials to match existing units within site
5. Unsuspected contamination
6. Details of hardsurfacing to be agreed
7. Parking to be provided and retained

DM.05/16 **PLANNING APPEALS UPDATE**

Members noted the list of appeals as outlined in the presented agenda report and the Planning Specialist responded to questions and provided more detail where requested.

DM.06/16 **AFFORDABLE HOUSING OBLIGATIONS**

Members were presented with a report that asked them to note where the DM Committee had previously granted conditional approval on a number of applications, subject to satisfactory completion of s106 agreements that included affordable housing or an affordable housing contributions. As a result of a recent Court of Appeal decision it was necessary to advise the Members of the impact of that decision on the previously granted applications.

It was then:

RESOLVED

1. That s106 agreements on small scale residential development previously considered by the Development management Committee be completed without the requirement for affordable housing or an affordable housing contribution; and
2. In cases where the s106 Agreement for small scale residential development only related to the provision of affordable housing or a financial contribution to affordable housing, the applications are approved without the requirement for a s106 agreement.

(Meeting commenced at 11.00am and concluded at 3.45pm)

Chairman

Voting Analysis for Planning Applications – DM Committee 8 June 2016

Application No:	Site Address	Vote	Councillors who Voted Yes	Councillors who Voted No	Councillors who Voted Abstain	Absent
28/1560/15/O	Proposed development site at SX 7392 4386, Allocated site at K4, Garden Mill, Kingsbridge	Refusal	Cllrs Hitchins, Cane, Cuthbert, Rowe, Brazil, Hodgson, Bramble, Vint, Holway (9)	Cllrs Steer, Foss (2)	Cllr Pearce (1)	None
0253/16/FUL	Putts Reservoir, Upper Wood Lane, Kingswear	Conditional Approval	Cllrs Hitchins, Cane, Pearce, Holway, Bramble, Steer, Foss, Cuthbert (8)	Cllrs Hodgson and Rowe (2)	Cllr Vint (1)	Cllr Brazil (1)
14/1785/15/F	Deepdene, Cott Lane, Dartington	Conditional Approval	Cllrs Steer, Foss, Bramble, Pearce, Cuthbert, Rowe, Holway, Hitchins, Cane, Vint (10)	Cllr Hodgson (1)	None	Cllr Brazil (1)
01/16/FUL	Admiral Court, Dartmouth	Conditional Approval	Cllrs Steer, Foss, Bramble, Pearce, Cuthbert, Rowe, Holway, Hodgson, Hitchins, Vint, Cane (11)	None	None	Cllr Brazil (1)

PLANNING APPLICATION REPORT

Case Officer: Clare Stewart

Parish: Modbury **Ward:** Charterlands

Application No: 0945/16/FUL

Agent:

Mrs A Burden
Luscombe Maye
59 Fore Street
Totnes
TQ9 5NJ

Applicant:

Mr C Stallard
Priory Farm
Modbury
Ivybridge
PL21 0TB

Site Address: Priory Farm, Fancy Cross To Little Orcheton, Modbury, Devon, PL21 0TB

Development: Provision of dwelling for rural worker/agricultural contractor

Reason item is being put before Committee: This application is brought by the Ward Member, as the recommended reason for refusal refers to the proposal being contrary to paragraph 55 of the NPPF with the site being described as in an unsustainable location. The Ward Member wants to ensure this reason is robust for this particular location and in view of the current lack of a five year housing land supply.



Recommendation: Refusal

Reasons for refusal:

1. It has not been demonstrated to the satisfaction of the Local Planning Authority that there is an essential or functional need for what would be a second on-farm dwelling on the site, which is otherwise considered to be in an unsustainable location where new residential development could not be supported. As such the proposal is contrary to paragraph 55 of the National Planning Policy Framework and Policy DP15 of the LDF Development Policies DPD.

Key issues for consideration:

Principle – essential need for a farm dwelling, design, landscape impact.

Site Description:

Priory Farm is situated to the west of Modbury, to the south west of Fancy Cross. The highway which links into the A379 runs to the north of the entrance to Priory Farm, and carries on in a south westerly direction towards Five Crosses. The site area subject of this application lies to the south west of the main farmstead with an existing field access directly from the lane. There are two existing agricultural buildings to the west of the existing access.

The site is located within the South Devon AONB. There is PROW at some distance to the south of the site beyond Runaway Lane.

The Proposal:

Permission is sought for the construction of a dwelling for rural worker/agricultural contractor, in connection with the exiting agricultural contracting business which operates from Priory Farm. The proposed dwelling would be a two bedroom single storey structure with an attached carport on the principle elevation facing the highway. The roof would be clad in dark blue slate with rendered walls below and wood grained PVC windows.

Consultations:

- County Highways Authority – No highway related issues
- Environmental Health Section – No comments received
- Agricultural Consultant – Objection – essential need has not been demonstrated
- Modbury Parish Council – No objection

Representations:

28 letters in support of the application have been received, with comments made summarised as:

- Successful local business, should be supported
- Personal support for Applicant and their family
- Business provides valuable local service and employment opportunities
- Would help improve efficiency and security of business
- Improve lifestyle for family
- Would reduce traffic at junction of Fancy Cross and A379

- Proposal support by NPPF guidance on rural housing development
- Reasonable size and character
- Lack of affordable housing in area
- No neighbour impacts

Two letters objecting to the application have been received, with concerns raised summarised as follows:

- Unsustainable location so dwelling needs to be assessed in terms of functional need which has not been demonstrated
- No justification in terms of additional security as this is already provided by secure barn (35/1431/07) and proximity to existing dwelling at Priory Farm
- Personal preference not essential/functional need
- Alternative options have not been fully explored
- Unacceptable visual impact, ridgetop location
- Impact of business expansion – danger to children and damage to road
- Visual impact in AONB
- Letters of support appear to be on pre-prepared template, should be given limited weight
- Application should be referred to DM Committee for decision

Relevant Planning History

- 35/0766/15/AG, Prior notification for erection of agricultural dutch barn for fodder and produce storage to replace existing tin shed – details not required
- 35/0658/15/AG, Prior notification for erection of agricultural dutch barn for fodder and produce storage to replace existing tin shed – details required
- 35/1431/07/F, Resubmission of application 35/1985/06/F erection of agricultural machinery store – conditional approval
- 35/0040/07/CLE, Certificate of Lawfulness for existing use of buildings and yard as base for contracting and plant hire business including workshop – Certificate of Lawfulness (EXISTING) Certified
- 35/1985/06/F, Erection of agricultural building – withdrawn

There is a history of planning enforcement investigations at Priory Farm. The current application should be considered on its own planning merits, and its approval would not preclude the Council from taking action against any identified breaches of planning control should it be considered in the public interest to pursue them.

ANALYSIS

Principle of Development/Sustainability:

Policy DP15 of the Development Policies DPD only supports new development in the countryside where it supports the essential needs of agriculture. New dwellings will only be permitted where there is a proven essential operational need. Whilst the weight which can be attached to this policy is diminished by the Council's current lack of a five year housing land supply, the reference to demonstrating an essential operational need for a farm works dwelling is still considered to be of relevance having regard to national planning guidance. The National Planning Policy Framework (NPPF), which was published since the adoption of the Development Policies DPD, seeks to support a strong rural economy. It also states that "*Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside*".

The Council's Agricultural Consultant has assessed the case against the relevant criteria in the NPPF and Policy DP15. The application is considered to propose what would be a second farm dwelling for

the agricultural contracting business operating from Priory Farm. The existing dwelling at Priory Farm is occupied by the Applicant's father, who is a partner in the contracting business. The Agricultural Consultant considers that the need for on-site security is already met by the existing dwelling at Priory Farm and does not justify the provision of a second dwelling on the site. It is not disputed that the application relates to an established agricultural business which is currently financially sound. The Agricultural Consultant's consultation response makes the following concluding statement:

"I fully appreciate from my site visit that the applicant is a partner in a very busy and large agricultural contracting business but the functional needs of that business, mainly in terms of security, are met by the presence of Mr M Stallard in the bungalow situated at Priory Farm. It is my considered opinion that the needs of the enterprise, both in terms of the buildings at Priory Farm and the off lying buildings a short distance away, can be met by the single dwelling already on the unit."

National planning policy and regulations require the Council to take a pro-active approach when assessing development proposals. The Agent was advised that the application was being recommended for refusal prior to this report being finalised and given the opportunity to comment on the Agricultural Consultant's Appraisal of the case. The Agent confirmed that whilst they obviously disagreed with the overall conclusion the Appraisal is factually correct. The objection from the Agricultural Consultant is a fundamental policy objection on the basis that an essential need for the dwelling has not been demonstrated, and the Agent has not been able to provide any further evidence in support of their case.

Whilst the application has been submitted on the basis of a stated agricultural need, consideration has also been given to whether the site would be generally acceptable for new residential development. There are two allocated sites within Modbury identified in the Rural Areas Site Allocations DPD. Whilst it is acknowledged that the Council does not currently have a five year housing land supply, the provision of one additional dwelling in an isolated location would result in limited wider planning benefit. The application site is approximately 250 metres from the road junction at Fancy Cross, and there are regular bus services running along the A379, but there is no pavement along the lane. It is considered that the reality would be occupiers of any dwelling on the site would undertake most of their journeys by private motor vehicle.

On balance it is considered that the application site is in an isolated rural location where one of the special circumstances detailed in paragraph 55 of the NPPF would need to apply in order for any new residential development to be supported. Only the essential need criterion is relevant in this case, and as previously described such a need has not been demonstrated in this case. As such the principle of a residential dwelling on the site is not considered to be in accordance with the NPPF.

Design/Landscape:

The design of the proposed dwelling is simple and the scale considered suitably modest for a farm workers dwelling, and Officers do not have any concerns in this regard. Concern has been expressed regarding the visual impact of the proposal in the AONB, with reference to its perceived ridgeline location. The proposed dwelling would be visible from the adjacent public highway, with potentially distant views from the PROW to the south. It is considered that the single storey scale of development proposed in close proximity to existing built form would not result in substantive harm to the appearance and character of the AONB. Were the application to be approved it is recommended that a condition be imposed to secure an agreed scheme of landscaping to ensure development was sympathetically assimilated into its surroundings. The removal of permitted development rights in respect of further extensions to the dwelling (as it would be approved on the basis that it is a reasonably modest farm workers dwelling and should be retained as such to ensure it remains affordable) and incidental structures within the residential curtilage (to prevent future inappropriate encroachment of domestic clutter in the countryside within the AONB) would also be recommended.

Neighbour Amenity:

There are no existing neighbouring residential properties which would be directly affected by the proposal. The proposal itself would provide for an acceptable standard of amenity for a farm workers dwelling.

Highways/Access:

Devon County Highways have not offered any specific comments in respect of this proposal. The dwelling would be accessed via the existing field gate onto the public highway, which is already used by agricultural vehicles, and no highways safety issues are raised.

Future occupiers of the dwelling would be reliant on private motor vehicles for transport purposes, which adds further weight to the argument that in sustainability terms the development needs to comply with one of the exception criteria in paragraph 55 of the NPPF in order to be acceptable for residential development.

Other Matters:

It has been requested in representation that the application be referred to the DM Committee for determination. In accordance with the Council's Scheme of Delegation, as letters of both support and objection have been received the application has been referred to the Ward Councillor. In order for the Ward Councillor to refer the application to DM Committee a clear planning issue in respect of the recommendation needs to be provided.

The comments in the letters of support for the application have been noted, but do not provide any overriding considerations in this case. Concern has been raised that letters in support of the application were submitted using a pre-prepared template – whether or not this is the case is not material to the consideration of the application.

The Planning Balance:

The case centres on the essential need for a second on-site dwelling at Priory Farm to support the established agricultural contracting business operating from the site. Notwithstanding comments made in the application submission and in letters of support for the application, the Council's Agricultural Consultant considers that the need for security is met by the existing dwelling at Priory Farm and this does not provide justification for a second dwelling to support this business in this location. Whilst the personal support for the Applicant and their family is understandable, the application needs to be objectively assessed on the basis of the relevant planning considerations. The proposal is considered generally acceptable in design and landscape terms, and the final details to could be appropriately addressed by condition if the application were to be approved. However, that development is considered reasonable in most planning respects does not outweigh the fundamental fact that an essential need for the dwelling in this location has not been demonstrated. As such the application is recommended for refusal.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

NPPF

In particular paragraph 55 relating to promoting sustainable development in rural areas

South Hams LDF Core Strategy

CS1 Location of Development
CS7 Design
CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design
DP2 Landscape Character
DP3 Residential Amenity
DP7 Transport, Access & Parking
DP15 Development in the Countryside

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

PLANNING APPLICATION REPORT

Case Officer: Jeremy Guise

Parish: Newton and Noss **Ward:** Newton & Yealmpton

Application No: 0699/16/FUL

Agent:

Mr Jon Hallett
42 Circus Street Greenwich
London
Greater London
SE10 8SN

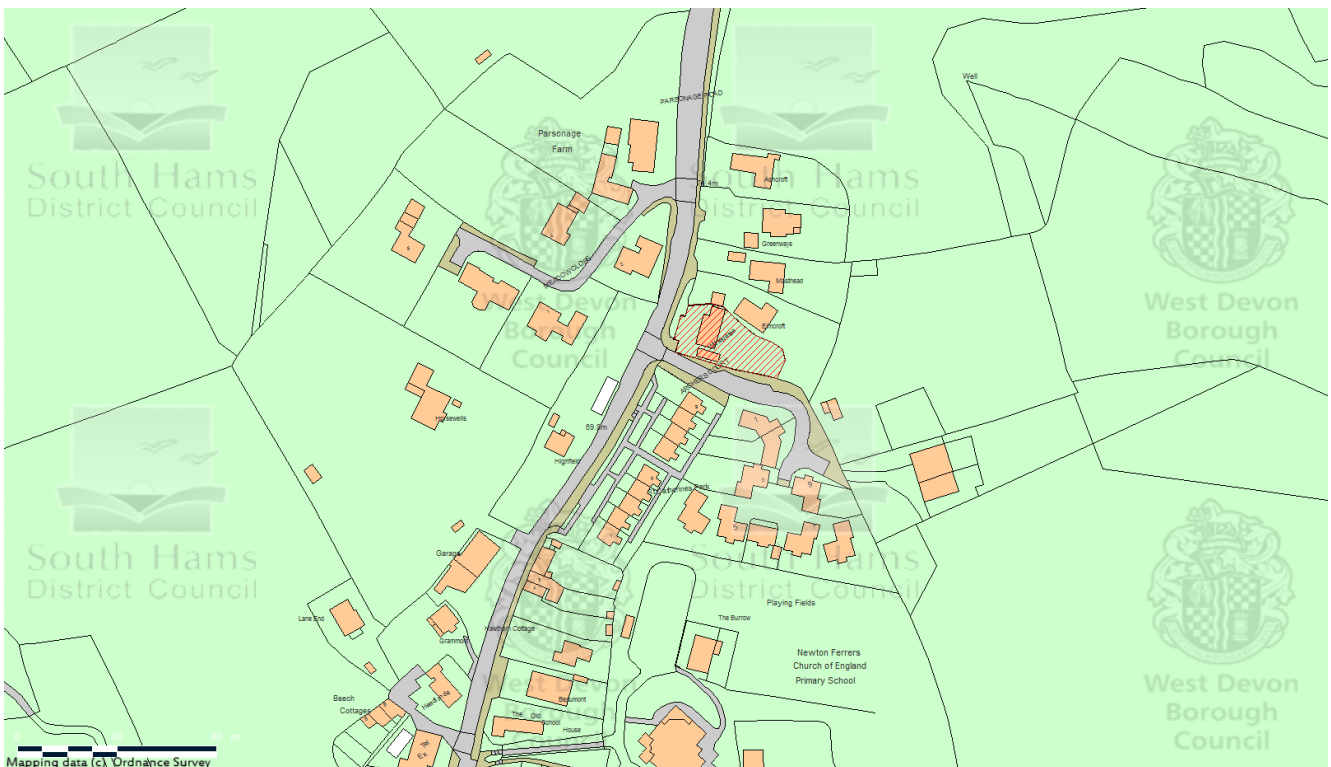
Applicant:

Mr Barrie Hallett
Ferry Cottage
Noss Mayo
Devon
PL8 1EU

Site Address: Whitegates, Parsonage Road, Newton Ferrers, Devon, PL8 1AS

Development: Demolition of a single family dwelling and the erection of one detached single family dwelling and two semi-detached single family dwellings.

Reason item is being put before Committee: Cllr. Blackler has requested committee determination due to the considerable interest being shown.



Recommendation: Refusal

Reasons for refusal:

1. The proposal would represent overdevelopment of the site that would result in a cramped and contrived layout that would be out of keeping with, and detrimental to, the character of the area. As such it would be contrary to Policy CS7 Design of the South Hams Local Development Framework Core Strategy, Policy DP1, High Quality Design, of the Development Policies DPD, and paragraph 64 of the National Planning Policy Framework.
2. The mass and bulk of the proposed single dwelling, located immediately to the south west, and in close proximity to, the neighbour at Elmscourt to excessive. It would adversely impact upon the amenities of the neighbouring property contrary to Policy DP3 of the Development Policies DPD.
3. The proposal generates a requirement for a contribution towards off site sport and recreation. In the absence of a mechanism to secure an appropriate contribution the proposal is contrary to Policy CS8 Infrastructure Provision of the South Hams Local Development Framework Core Strategy and Policy DP8, Open Space, Sport and Recreation, of the Development Policies DPD

Key issues for consideration:

- The principle of residential redevelopment of this site
- The design and appearance of the proposed dwellings
- The impact upon the amenities of neighbouring property
- The adequacy of the residential environment created
- The adequacy of parking and access arrangements
- The affordable housing and infrastructure contributions

Financial Implications (Potential New Homes Bonus for major applications):

It is estimated that this development has the potential to attract New Homes Bonus of **£2,071** per annum, payable for a period of 6 years. Members are advised that this is provided on an information basis only and is not a material planning consideration in the determination of this application.

Site Description:

'Whitegates' is a detached bungalow at the northern edge of Newton Ferrers, a village on the river Yealm. It occupies a large plot (785sqm) that contains two mature trees in the rear garden. Like its neighbours the property occupies an elevated plot, above Parsonage Road, the main road through the village.

The surrounding area is low density residential in character. To the south lies Archers Court, a small housing complex, separated from the site by a residential service road and beyond that St Catherine's Place, retirement bungalows. To the north 'Elmcroft', a single storey dwelling and, to the east open fields. 'Elmcroft' has a number of windows and glazed doors on its western elevation facing towards Whitegates. A concrete block boundary wall separates the two properties.

The Proposal:

Planning permission is sought for three houses: a pair of 2 bedroomed semi-detached houses and a three bedroom detached house.

The pair of semi detached houses contain an entrance vestibule, combined hall, living room/dining room WC and kitchen at ground floor level and two bedrooms and two bathrooms one en-suite at first floor level. They are handed versions of each other. The detached house comprises combined entrance hall kitchen dining and living room and single garage at ground floor level and three bedrooms two bathrooms one en-suite at first floor level.

The proposed site layout shows two buildings with a communal drive through the middle leading to a rear parking area. The houses are generally long and narrow houses in shape (12x4 m for the semis in a slightly staggered configuration) with small private gardens to the rear (Plot 1 approximately 60sqm, Plot 2 -44sqm and Plot 3 48sqm) and balconies on the two semi detached units. A total of 7 parking spaces are shown provided in the rear and front parking areas

Consultations:

- **County Highways Authority** –No objections in principle to the proposals. A licence will be required to adjust the public highways verge to enable the access point to be constructed. A section 171 licence will be required. Seek a condition to require both access points to be completed prior to occupation and no mud, stones, water or debris on the highway.
- **Environmental Health Section** – No objection, subject to a condition relating to unexpected contamination.
- **Newton and Noss Parish Council** – Object to the proposal on the grounds that it would: harm the AONB, the boundary hedge, represent overdevelopment with insufficient garden space, be of excessive bulk and scale, be incompatible with the surrounding buildings overlook neighbours ; have a detrimental impact on road users; lacks consideration of drainage and is visually damaging to the character of the area.

Representations:

The Council has received 35 individual letters of representation (LOR's) and 38 petition style letters. Five letters, and the petition style letter, support the proposal: 30 object to the proposal.

The reasons for support can be summarised as follows:-

- There is a need in this village for lower-cost housing, and these dwellings seem to meet this need. Smaller houses fill the need between homes for the wealthy and affordable housing schemes. The development has a social asset impact providing a downsizing opportunity for those who occupy much larger houses beyond their needs.
- The proposed density is not different from that for 16 affordable houses further up Parsonage Road.
- The applicant's understands the need to protect and retain as much of the trees , shrubs and Devon Bank as possible
- I understand that, despite the pre-planning opinion, the planning officer has indicated that he intends to recommend refusal, which position would appear to be perverse.

The grounds of objection can be summarised as follows:-

Overdevelopment

- Overdevelopment of the site. The plot is too small to accommodate 3 dwellings.
- Development of three two storey houses quite excessive and completely out of character with surrounding properties which are bungalows
- Whitegates is too small for this kind of intensive development.
- There would be insufficient garden or amenity land with the plot being over developed
- The proposal for three properties would lead to excessive bulk and scale on the plot
- It will leave the new properties with virtually no garden and a car park next to my garden
- The proposal is incompatible with the design of existing buildings adjacent
- Neither the scale nor the density of the buildings can be regarded as good or appropriate design for this setting. Three two storey dwellings on this plot clearly constitutes overdevelopment of the site. Neighbouring properties on all sides are bungalows, and replacement of the old existing bungalow by another one, or possibly two smaller ones, would seem the best outcome.

Impact on neighbour's amenities

- The houses will be overbearing and dominant, overlooking the bungalow Elmcroft resulting in loss of their privacy and also Nos 1&2 Archers Court
Communal car park at far end of the plot will mean traffic movement especially after dark with lots of light interfering with houses opposite in Archers Court
- The car parking takes away all the supposed gardens and will create extra traffic on the highway. The owner already parks on his drive and makes it difficult to exit from Archers Court by blocking the view up Parsonage road.

Access and extra traffic

- Extra traffic more dangerous for vehicles or pedestrians exiting Archers Court
- Will increase the number of vehicles on the plot. Newton Ferrers has a poor public transport service
- Parking on the footpath is common practice new residents likely to park here reducing visibility for other drivers using the roads
- The footpath is regularly used by families with young children who live in Archer Court and is on route to the village school. There have been accidents. Questions whether the views of the highways Authority have been sought..
- The car parking takes away all the supposed gardens and will create extra traffic on the highway. The owner already parks on his drive and makes it difficult to exit from Archers Court by blocking the view up Parsonage road.

Harm to Devon Bank and Trees

- Harm to the landscape of an Area of Outstanding Natural Beauty (AONB)
- The proposed development is too close to the Devon Hedge, associated trees and vegetation which would require removal with associated loss of wildlife habitat

Miscellaneous

- There has been no consideration of foul or storm drainage from the site
- The reference to 'affordable housing' would appear to be misleading and a crude attempt to imply there may be Section 106 Agreement which would appear not to exist.
- The council has responsibility under the Human Rights Act
- Neither the present owner nor developer/agent has had the courtesy to bring their plans to the notice of the owners of neighbouring properties, let alone to offer any opportunity to discuss them, suggesting that they are all too aware of the many reasonable objections they were likely to encounter.
- This proposal goes against the Development Policies for the South Hams in many respects. In particular, Sections DP1, DP2, DP3 and DP7.

Relevant Planning History

None – pre-application advice was sought and officer support indicated

ANALYSIS

Principle of Development/Sustainability:

The existing bungalow is a detached rendered brick structure with hipped tile roof. It has the potential to provide a pleasant residential environment, and is comparable scale to its single storey neighbours, but is not of any special architectural merit that would justify requiring its retention. It is located within

the Noss Mayo village settlement boundary. Noss Mayo is considered to be a sustainable location and re-development is considered to be acceptable in principle both in relation to Policy CS1, Location of Development, and Policy CS5 previously developed land.

Design/Landscape:

Core Strategy Policy CS7 Design and Policy DP1 High Quality Design of the Development Policies DPD are relevant along with paragraph 64 of the National Planning Policy Framework (NPPF)

Para 64 of the NPPF states:- *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions.'*

Policy CS7 states:-

- 1 Development proposals must include and promote good design which respects local distinctiveness, respects the character of the site and its surroundings in order to protect and enhance the built and natural environment, creates safer places and deters crime*
- 2. Development proposals should create places with their own identity, where public and private spaces are clearly distinguished with attractive and successful outdoors areas that are easy to get through and more move through that have a clear image and are easy to understand, that can change easily and have variety and choice*

Whist Policy DP1 makes similar points in a slightly more specific way.

The proposal is considered to represent overdevelopment of the site. In order to try and accommodate houses, and provide enough parking provision, nearly half the site has been given over to parking. Vehicles are shown introduced into the rear of the site. The design of the houses is contrived, disproportionately narrow in width in relation to length providing 12+m. sections of two storey wall on the sides, and the gardens for plots 2 and 3 would be in the shadow of, and dominated by, large mature trees.

The overall result is that the development would appear as a very urban form, shoehorned into a village context. Given the character of this section of Parsonage Road, including the immediate neighbour at Elmscroft, is suburban, single storey bungalows, a development of narrow fronted, two storey, town houses filling the whole width of the plot with deep side elevations and vehicle access through the middle will appear as a jarring urban form that fails to respect the character of the area. As such the proposal is considered contrary to policies CS7, DPOP1 and Para. 64 of the NPPF.

Neighbour Amenity:

Policy DP3, Residential Amenity is relevant. It makes clear that development should not be permitted if it has an unacceptable impact on the living conditions of occupiers of nearby properties. It goes on to state that unacceptable impacts will be judged against the level of amenity generally accepted within the locality.

Elmscroft, the immediate neighbour to the north, is the property most affected by the proposed development. Like Whitegates it is a bungalow orientated east-west on its plot with main windows on the north west elevation in the front and south east elevation in the rear. But it also has a glazed door and secondary windows on the south west elevation facing towards Whitegates. Because the boundary between the properties is not straight, but tappers towards the east, the two bungalows are not in alignment: Elmscroft sits much further back on its site, with its south west elevation facing, at an angle, towards Whitegates. Currently a white painted block boundary wall separates the two bungalows and maintains privacy.

The proposal would result in a two storey detached house, 7m in width, in very close proximity (2m at closest) immediately to the south west of Elmscroft. It would have windows in its eastern elevation serving a living room at ground floor level and master bedroom at first floor level. It is considered that a building of this height and bulk, orientated immediately to the south west of Elmscroft, would have

an overbearing and dominant impact upon the amenities of that property. Furthermore the two storey nature of the proposal would provide opportunity to overlook, albeit at an angle, the side elevation of the bungalow from the first floor bedroom window.

Whilst the overbearing impact and oblique overlooking from the proposed detached house are considered to be the main adverse impacts upon Elmscroft there are also some concerns about the intensity of use being proposed immediately adjacent to the boundary. These concerns relate to both the limited size of the proposed garden and the nature of the rear parking court shared between the occupiers. A detached house with three bedrooms is likely to attract family occupation. With a rear garden of approximately 60sqm this area has the potential to be used intensively. Concentrating external activity immediately adjacent to the side elevation of Elmscroft has the potential to cause noise disturbance to occupants. A shared parking court, even if gated with access controlled to the residents of the three houses, would still bring noise (engines, radios, conversations) and light. These concerns give weight to the view that the proposal would have an overbearing impact detrimental to the neighbour's amenity.

This relationship is considered to have overbearing and dominant impact upon Elmscroft and result in a loss of privacy through overlooking, contrary to Policy DP3.

The impact of the proposed development upon the amenities of neighbours in Elmscroft and Archers Court, on the southern side of the development, is considered to be satisfactory. A retained Devon bank and access road separate the site from these properties. Even accepting that the Devon bank is likely to be cut back it will still provide a degree of screening from the southern elevation of the pair of semi detached houses.

Highways/Access:

Policy DP7, Transport, Access and Parking, is relevant. Among other things, it requires development proposals to *c. have safe and adequate means of access, egress and internal circulation/turning arrangements for all modes of transport relevant to the proposal and d. not materially impair highway safety or traffic movement; and e. not detract or conflict with the transport function of the road.* The highway Authority have assessed the application and are satisfied, subject to condition, that the proposal will not have an adverse impact upon the road network. A refusal on these grounds cannot be justified.

The level of parking provision proposed, not its' layout and design, is considered to be adequate.

Other Matters:

The proposal involves the removal of the existing three bedroom bungalow and its replacement with a three bedroom house and two 2 bedroom houses. A net gain of 2x2bedroom houses. When the application was submitted, Policy CS6 required an off-site contribution towards affordable housing for developments of 2-5 dwellings. The applicant submitted a viability assessment which sought to demonstrate the unviability of the scheme. This was still being assessed by the Council's independently appointed advisor when the Court of Appeal decision overturned the High Court ruling on the West Berkshire and Reading councils case on the government's planning policy guidance on not seeking affordable housing contributions from smaller (sub 10 units/1,000sqm floorspace) development proposals. The DCLG states that this restores the PPG guidance. At the time of writing it is not clear whether West Berkshire and Reading councils will challenge the Appeal Court's ruling at the Supreme Court. However, SHDC position is that if, as is the case here, the Government's challenge to the High Court ruling is successful, it will adopt government policy. Therefore no affordable housing contribution will be sought from this development

Policy DP8: Open Space, Sport and Recreation requires a contribution (£4,875) to public open space, sport and recreation facilities where new development consists of 2 or more dwelling. In the absence of a mechanism to secure this contribution the proposal is contrary to this policy.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

All standard policies listed (delete where not relevant, add others as relevant, including NPPF):

South Hams LDF Core Strategy

CS1 Location of Development
CS7 Design
CS9 Landscape and Historic Environment
CS10 Nature Conservation
CS11 Climate Change

Development Policies DPD

DP1 High Quality Design
DP2 Landscape Character
DP3 Residential Amenity
DP4 Sustainable Construction
DP5 Conservation and Wildlife
DP6 Historic Environment
DP7 Transport, Access & Parking
DP15 Development in the Countryside
DP16 Conversion and Reuse of Existing Buildings in the Countryside
DP17 Residential Extensions and Replacement Dwellings in the Countryside

South Hams Local Plan (please delete as necessary)

SHDC 1 Development Boundaries
SHDC 10 Access Housing
DP 6 Noss

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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PLANNING APPLICATION REPORT

Case Officer: Wendy Ormsby

Parish: Salcombe **Ward:** Salcombe and Thurlestone

Application No: 1307/16/FUL

Agent:

Mr Phillip Pawsey
10 Moor Farm
East Portlemouth
Salcombe
TQ8 8PW

Applicant:

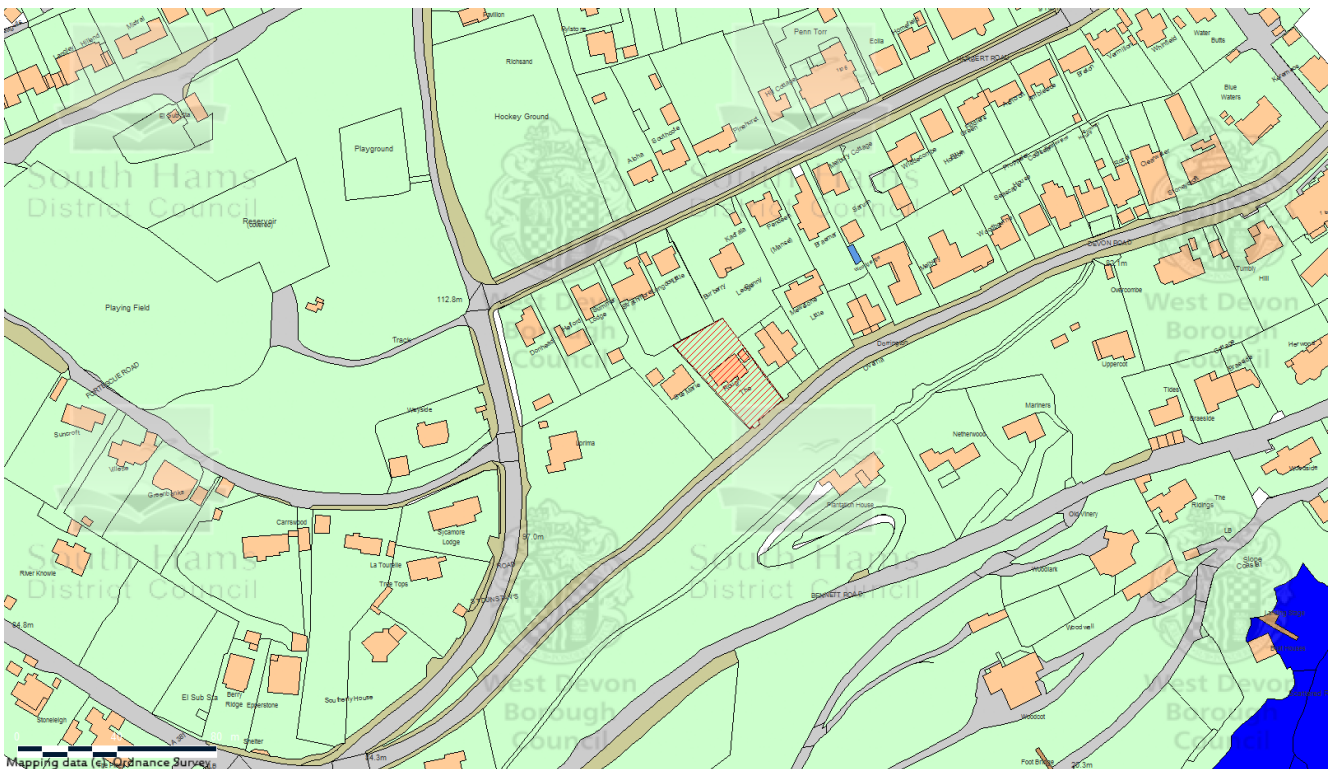
Mr & Mrs Richard Tudor
46 Park Avenue North
Harpenden
Hertfordshire
AL5 2ED

Site Address: The Rough, Devon Road, Salcombe, TQ8 8HJ

Development: Resubmission of application number 0116/16/FUL being the demolition of an existing house and the building of a new dwelling and associated works

Reason item is being put before Committee: Both Ward Members have requested this be considered at Committee for reasons including the following:

- Impact on neighbouring amenity
- Impact on the street scene
- Impact on the AONB



Recommendation: Conditional Approval

Conditions

1. Time
2. Accords with plans
3. Details of materials to be agreed
4. Natural roof slates to be used
5. Sample of stone to be approved including stone panel
6. Details of hard and soft landscaping to be agreed including boundary treatment
7. Details of drainage to be agreed
8. Recommendations of Ecology Report to be adhered to.
9. Windows indicated as obscure to be retained as such
10. Louvres on north east elevation to be angled to prevent overlooking of neighbour and to be retained
11. Permitted Development rights removed – extensions, roof alterations.
12. 1.8m privacy screen to be provided on north east end of first floor balcony

Key issues for consideration:

Impact on neighbours, impact on the street scene and the AONB.

Site Description:

The Rough is a vacant house sited towards the western end of Devon Road in Salcombe. The eastern end of Devon Road is included within the Conservation Area and is notable for its substantial Victorian dwellings set in spacious plots. As Devon Road continues westward and upwards the character of the road changes; many of the plots on the central, north side of the road have been redeveloped or modernised and the development density is much higher. There are a number of 3 storey dwellings set above a parking areas in this part of the road, therefore presenting the scale of a 4 storey property.

As you continue further west, upwards and away from the heart of the town the development density drops again; architectural styles are very varied including some modern redevelopments. The north side of Devon Road is elevated as the land drops down, north south, towards to estuary. The majority of the dwellings at the western end of Devon Road are elevated above the road and set well back from the road, older properties, including The Rough have no vehicular access. Due to the houses being set well back in their plots the character of this part of the road is green and leafy. The southern side of Devon road at this western end is not developed due to the steep gradient of the land and the road is tree lined but offering some views through across the estuary.

The Rough is a two storey dwelling of no particular architectural merit set back from the road and elevated from the road. Access is via a steep set of steps leading up from Devon Road. Part of the rear (north) garden of The Rough has recently been separated from the plot and now forms part of the gardens to the neighbour, Ste Marie, to the south west. Until recently the front garden of The Rough was heavily vegetated, much of the land has recently been cleared.

To the south west of the site is the property Ste Marie which is set well behind the building line of The Rough, to the north east are a pair of modern semi-detached houses, Burberry (the closest to The Rough) and Sunny Ledge. These are a pair of three storey houses with parking at the lower level. This modern development has been set at a lower level than the majority of dwellings in the area. Further east is Little Mewstone, an elevated, substantial dwelling set above and back from two levels of retaining walls which have allowed a garage and parking are to be provided below the house at road level.

Until recently the boundary between The Rough and Burberry was defined by dense, tall vegetation including trees. The owners of Burberry have recently cut a lot of this back including the felling of a

large tree that was located between the properties on Burberry's north west boundary. Despite this pruning there remains a substantial vegetative screen between the two sites.

The site is located within the development boundary of Salcombe and is within the South Devon Area of Outstanding Natural Beauty.

The Proposal:

It is proposed to demolish The Rough and to replace it with a much larger dwelling which will include the provision of access and garaging at road level. Whilst the principal accommodation will be provided within the 2 storey element of the house located towards the rear of the site it is proposed to use the space above the garage as additional rooms and to incorporate a lift shaft onto the front of the building. This gives the appearance of a four storey building, particularly when viewed as a 2D drawing. The main part of the house (upper 2 levels) however will be set back from the front of the garage (lower 2 levels) by approx. 9m, the lift shaft extends only to the 3rd level.

This application follows an earlier submission which was withdrawn in an attempt to respond to objections that had been raised; these alterations have resulted in a smaller and lower building. The scheme has been amended again during this submission, the alterations being the introduction of obscure glazing into a number of the north east facing windows and the materials have been changed in an attempt to reduce the vertical emphasis of the front elevation.

The development proposes a 5/6 bedroom house with one main living/kitchen area, double garage, conservatory and games room; it is a large house but is not as big internally as it may seem due to the changes in levels within the site. There will be outdoor terraces at first floor level to the south and west of the building. A balcony is proposed at second floor level, above the lift shaft.

Whilst contemporary in design the development does not follow the current trend of large glazed gables but includes a more traditional roof shape. The palette of materials includes natural slate, natural stone, timber cladding and painted render.

Consultations:

- County Highways Authority – standing advice
- Environmental Health Section - to be updated at Committee
- Town/Parish Council – objects for reasons including the following:
 - Overbearing impact on neighbours
 - Major impact on AONB, site is visible from the estuary
 - Major impact on street scene
 - Will dwarf neighbouring properties
 - Overlooking
 - Loss of light

Representations:

7 letters of objection have been received. The letters can be viewed in full on the Council's website. The reasons for objection are summarised and include the following:

- Overbearing impact
- Obtrusive
- Adverse impact on street scene
- Adverse impact on AONB
- Out of character with the area

- Overbearing lift shaft structure
- Appears as a 5 storey building
- Huge increase in size – 3 x size of previous
- Loss of privacy
- Loss of light – shadowing
- Loss of holiday letting revenue (construction and after development)
- Overdevelopment
- Loss of gardens
- Has Natural England been consulted?
- Plans lack information
- No privacy screen on front balcony
- Should not exceed original footprint.
- Planting will not screen neighbour
- Right to light breached

Relevant Planning History

41/0121/15/F

Householder application for garden landscaping to include a new access and garage along with associated works

The Rough Devon Road Salcombe TQ8 8HJ

Conditional approval: 04 Mar 15

0116/16/FUL

Demolition of existing house and building of new dwelling and associated works.

The Rough, Devon Road, Salcombe TQ8 8HJ

Withdrawn

ANALYSIS

Principle of Development/Sustainability:

The site is within the development boundary of Salcombe where the principal of residential development is acceptable subject to all other material planning considerations.

Design/Landscape:

The character of Devon Road has been described above (site description). This western end of Devon Road includes a number of properties such as the Rough that still maintain their elevated front gardens and have no vehicular access. Where vehicular access has been provided elsewhere on Devon Road this has often required significant excavation and the construction of large retaining walls which makes a significant change to the character of the area and the street scene.

In 2015 planning permission (41/0121/15/F) was granted at The Rough for the provision of a vehicular access from Devon Road and the construction of a triple garage, set into the hillside with a large retaining wall above. Viewed from a distance, with the 2 storey house above, this will appear as four levels of built development on the site. The principal of significantly increasing the built up appearance of the site and loss of garden has therefore already been accepted on the site.

The principal of development at street level has also been accepted at the adjoining dwellings of Burberry, Sunny Ledge and Little Mewstone. Officers consider that it is this loss of garden and introduction of built form at street level that most impacts on the character of the area and street scene and this principal is already accepted.

The principal of 3 and 4 storey dwellings is also well established within Devon Road.

The 2D drawings do give an impression of a tall, imposing building but the majority of the main part of the house (upper 2 levels) is set some 9m back from the garage with rooms above (lower 2 levels), this articulation will significantly reduce the impact and dominance of the building. The lift shaft is a prominent feature but the use of two material types reduces its vertical emphasis. Again the 2D drawings can give the impression that the lift shaft continues straight up to the top of the building but it terminates at first floor level; the conservatory set above the lift shaft is set back with a glazed balcony in front.

The tallest part of the building on the north east elevation is in line with the front building line of the neighbour Burberry, the lift shaft does project forward of this building line by 2m, but having regard to the position of the building relative to the road this will not be unduly prominent in the street scene. The remaining forward elements (Levels 1 and 2) are much lower and due to the topography will only be visible head on.

The upper 2 stories of the house will be visible when approaching the site from the west and east but will not appear out of place or out of character with the area; existing vegetation and proposed vegetation screens and softens views of the site.

Distant views of the site are possible from the estuary which is within the AONB. However due to the setback between the upper and lower parts of the dwelling and the use of different materials the development will not read as a solid, single built form and will not be unduly prominent in the landscape.

The development proposes to use a palette of materials that, with the exception of the timber cladding, fit with the local vernacular and will help the building to assimilate into its surroundings.

It is considered that the design of the dwelling is acceptable and there will be no significant, adverse impact on the street scene, the character of the area or on the AONB.

Neighbour Amenity:

Immediate neighbours have raised strong concerns about impact on their residential amenity with particular reference to overbearance, loss of privacy and loss of light.

Overbearance

The dwelling most likely to be affected by this development is Burberry, located on the north east boundary. Whilst the proposed new dwelling will be significantly deeper than the existing dwelling it will project only 2m forward of the front building line of Burberry (excluding the lower garage levels which will not impact on Burberry) and approx. 3m beyond the rear building line of Burberry. The new development will be set between 2.8m and 3.4m from the common boundary.

Burberry has no windows in its central side facing gable element but does have windows in the rear element of the side elevation and a rear outdoor terrace. The impact of the development on the aspect of these windows and the amenity area has been considered, it is concluded that the impact will be acceptable having regard to the existing relationship between the two sites.

The forward projection of the new dwelling will not have an unduly overbearing impact.

The impact on the neighbour to the east is also considered to be acceptable.

Loss of light

There will be no significant impact with regard to loss of light to front facing windows and the front terraces of adjoining properties and the very pleasant outlook over the estuary from these properties will remain.

Due to the level of Burberry and Sunny Ledge relative to the existing height of The Rough and due to the presence of boundary vegetation, Burberry and Sunny Ledge already receive shadow towards the end of the day when the sun is in the west. Whilst the proposed dwelling will be some 1.3m higher than the existing property and will project some 3m further back into the site it is not considered that the loss of sunlight to neighbours will be increased to a level that would justify the refusal of planning permission.

The legal 'Right to Light' issue raised by one of the neighbours is a civil matter and not a material planning consideration.

Overlooking/loss of privacy

The majority of the windows in the north east elevation that face Burberry will either be obscure glazed or screened with forward viewing louvres. The first floor kitchen windows will remain clear glazed but these look across to the blank gable of Burberry. The 2 windows to the guest bedroom on the second floor will also remain clear glazed, these also face the blank gable.

It is proposed that a condition be applied requiring a privacy screen at the north east end of the second floor balcony.

There is one side facing bedroom window which will overlook the front garden of St Marie, this has been reduced in size from the withdrawn scheme and the impact is considered to be acceptable.

The rear elevation has a number of windows that will overlook the garden which is now in the ownership of Ste Marie; it would be unreasonable for the new owners of what was the garden of The Rough to expect privacy in this area.

There will not be an unacceptable level of overlooking as a result of this development.

Highways/Access:

The principal of providing a new vehicular access into this site has already been accepted. Adequate on-site parking and turning is available.

Other matters raised by third parties:

Loss of private letting income as a consequence of this development is not a material planning consideration.

Natural England have not been consulted regarding this application as there is no statutory or requirement for this.

Concerns have been raised regarding the adequacy of the information within the plans. Officers believe sufficient information has been provided to allow the development to be fully and properly assessed.

Conclusion

This application has been considered with particular reference to Policies DP3 (Residential Amenity), DP1 (High Quality Design) and DP2 (Landscape Character) of the South Hams Local Development

Framework and for reasons set out in this report is considered to be in accordance with these policies; as such Conditional Approval of this application is recommended.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

NPPF

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

CS10 Nature Conservation

CS11 Climate Change

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP4 Sustainable Construction

DP5 Conservation and Wildlife

DP7 Transport, Access & Parking

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane **Parish:** Yealmpton **Ward:** Newton and Yealmpton

Application No: 0890/16/HHO

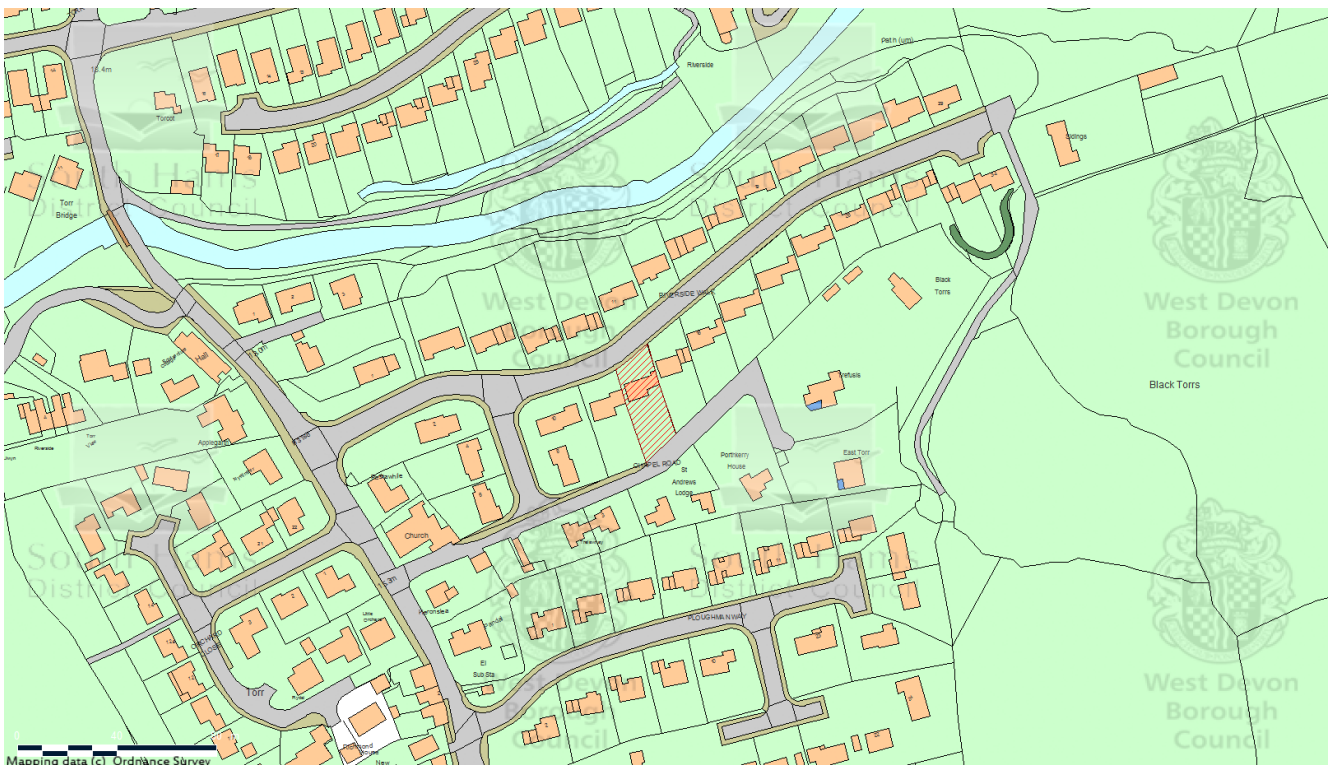
Applicant:

Mrs Sarah Lock
14 Riverside Walk
Yealmpton
Plymouth, Devon
PL8 2LU

Site Address: 14 Riverside Walk, Yealmpton, Devon, PL8 2LU

Development: Householder application for a first floor extension to comprise of master bedroom and ensuite

Reason that application is before the committee: The application has been brought to the Committee by Cllr Baldry, due the impact on the neighbouring property, no.16 Riverside Walk.



Recommendation: Conditional approval

Conditions:

1. Standard time limit
2. Accord with plans
3. Materials to match existing
4. No windows to side elevation

Key issues for consideration:

Design, neighbour impact, AONB

Site Description:

The application site is on the southern side of Riverside Walk, a cul-de-sac in Yealmpton, with large two-storey houses. The property in question, no.14, is mostly two-storey, with a flat-roof single-storey element and integrated garage to the eastern elevation. The property is a mix of block, red brick and render, with UPVC windows. The houses along this road are in a staggered formation, so that the property is set slightly behind the neighbour to the east (no.16) and slightly in front of the neighbour to the west (no.12).

The site is within the Yealmpton Development Boundary, and part of the South Devon Area of Outstanding Natural Beauty (AONB)

The Proposal:

This application seeks to extend the property at first floor level, over the existing flat-roof single-storey part of the property (including the garage). The extension would have a pitched-roof to match the main house, with a ridge height approximately 0.5m lower than the existing roof. It would have a depth of approximately 4.5m (half the depth of the house) and be 5.5m wide, with windows to the front and rear elevations. It is proposed to use materials which match the main dwellinghouse.

Consultations:

- County Highways Authority- no objection
- Parish Council- no comments to make

Representations:

Two letters of objection have been received, along with two letters of support. The reasons for objection can be summarised as follows:

- The extension would impact on the residential amenity of no.16, as the evening sunlight into the garden would be blocked, as well as affecting the light to two windows (ground floor and first floor) to the side elevation due to the proximity of the extension to the boundary.
- No measurements have been given on the plans
- Other extensions in the road have not been so big
- No.14 has carried out various works (extensions, fences, outbuildings) in recent years
- The plans do not accurately represent the layout of the house

- Plastic cladding should not be allowed
- No precedent has been set for this type of extension
- Internal alterations have breached building regulations

The two supporting letters both state that the proposal is a sympathetic extension, and may encourage others to approve their properties, or attract people to the area.

Relevant Planning History

- 62/1286/14/F- Retrospective householder application for a single-storey rear extension- conditional approval

ANALYSIS

Principle of Development/Sustainability:

The site is within the Yealmpton Development Boundary, and so the principle of residential extensions is acceptable.

Design/Landscape:

The design replicates the main house, on a smaller scale. The lower ridge height and shorter depth means that the extension would clearly be a subordinate addition to the property. The matching materials proposed would allow the extension to blend well with the existing property and surrounding landscape, as the dwellings along Riverside Walk are of a fairly uniform construction. Similar work has been carried out at other properties and so there would be no harmful impact on the street scene. The site is within the AONB, and Officers have a duty to ensure that this designated area is conserved and enhanced; given the urban nature of the site and its surroundings, and the small scale of the proposal, it is judged that there would be no harm to the wider setting of the AONB.

Neighbour Amenity:

The proposed extension would have no impact on the neighbour to the west (no.12), as it is proposed to be built to the eastern side. With regard to the affected neighbour, no.16, the application site is set back from the neighbour (front elevation is roughly 4m further south than the front elevation of no.16). The plots at Riverside Walk are large but quite narrow, and so the dwellings are relatively close to the neighbouring boundaries.

It has been suggested that the extension is too large and overbearing. Riverside Walk is characterised as an open plan nature with large detached dwellings positioned on generous plots, with large, dominating elevations. The addition of the extension is considered to be of a reasonable scale given the context of the site, and would not be significantly more dominating than the existing side extension.

Concern has been raised by the neighbour that the proximity of the extension would prevent sunlight from entering their rear garden in the evening, as it currently does, as well as blocking light to a bedroom and lounge window.

Having visited the application site and the neighbouring dwelling, Officers acknowledge that the extension would be on the boundary wall and it would have some impact on no.16,

however it is not considered that the loss of light would be at an unacceptable level; although direct sunshine may not come into the garden as much it does at present, there would still be natural light. Officers are satisfied that the garden space would still be able to be used and enjoyed by the neighbours. With regard to the loss of light inside the house, Officers do not consider that the proposed extension would have any more of a significant impact on the light to these rooms than the large trees to the rear of the garden currently do. No windows are proposed to the side elevation of the extension, and so there would be limited overlooking issues which would cause demonstrable harm to residential amenity. A condition would restrict the insertion of windows without LPA approval in the future, as it is felt that any windows to the side would directly look into the neighbouring garden and impact upon the privacy of these residents.

On balance, it is therefore considered that whilst there would be an impact to the neighbour, this would not be so unacceptable as to have a harmful effect on neighbour amenity as outlined in policy DP3, and does not warrant a refusal of the application.

Other Matters:

Some of the reasons for objections have been addressed earlier in the report, but several have not yet been addressed;

- No measurements given on the plans: the plans are clearly marked at 1:100 scale, and the proposal can be measured accordingly.
- Other extensions have not been so big in the area: Each application must be considered on its own merits, and Officers are satisfied that the proposal is of an acceptable scale.
- The owners of no.14 have carried out various building works in the last few years: Officers can only consider the proposed extension as submitted. Outbuildings and fences can be constructed under permitted development and should have no bearing on the consideration of this scheme. An existing single-storey extension was granted planning permission in 2014.
- The plans do not represent the house layout: The site is not listed and so the internal layout of the property is not relevant to the planning application
- Plastic cladding should not be allowed: There does not appear to be any plastic cladding on the building, or proposed as part of the extension.
- No precedent has been set: There are no precedents in planning and each application is decided on its own merits, although similar works have taken place within the road.
- Internal alterations have breached building regulations: This is not a material planning consideration and cannot form part of the determination of the application.

The Planning Balance:

Officers have considered the proposal alongside the submitted representations. Whilst it is acknowledged that the proposal would have an impact on the neighbouring property, this impact is not considered to be unacceptable and would not warrant a refusal of the application. It is considered to accord with all relevant local and national planning policies and is therefore recommended for conditional approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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PLANNING APPLICATION REPORT

Case Officer: Clare Stewart

Parish: Dartmouth **Ward:** Dartmouth and East Dart

Application No: 0004/16/FUL

Agent:

BBH Architects (Dartmouth) Ltd
9 Duke Street
Dartmouth
TQ6 9PY

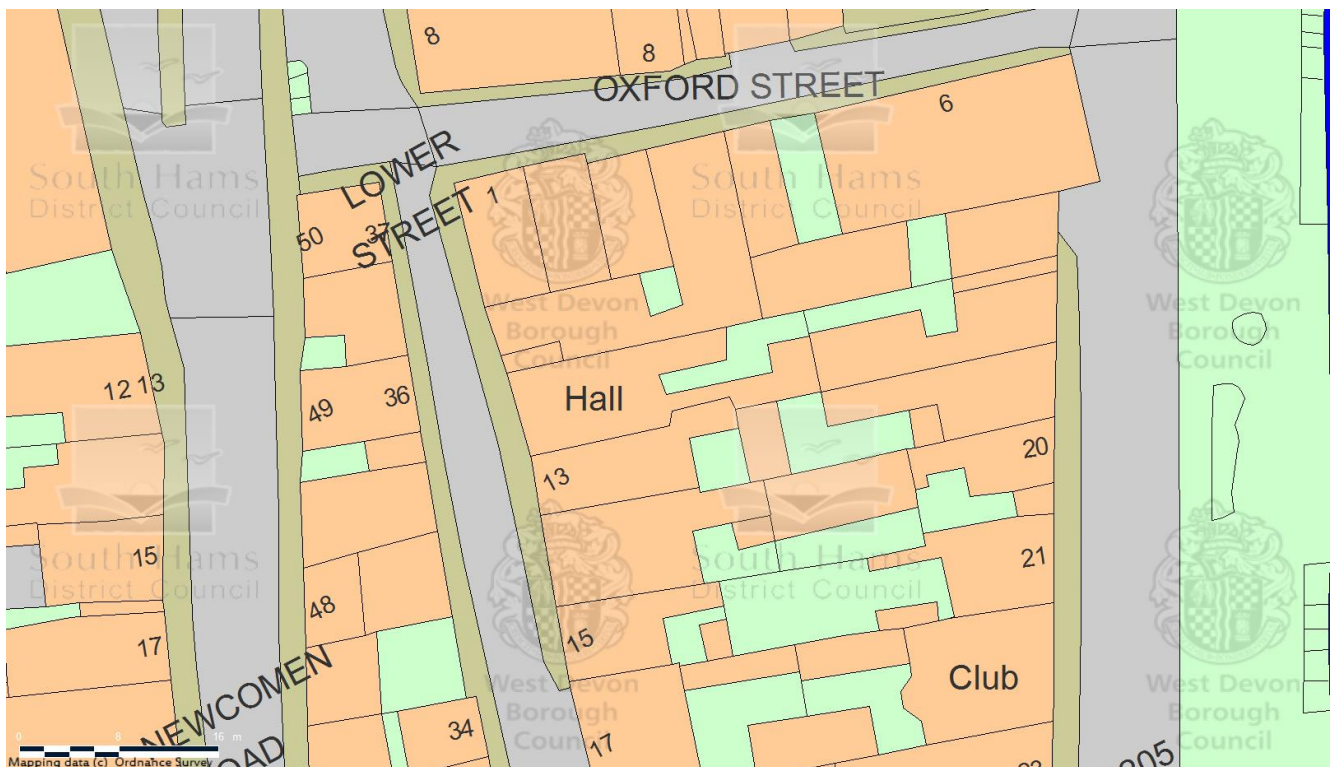
Applicant:

Lilifred Estates Office
Estates Office
23 Southernhay East
Exeter
EX1 1QL

Site Address: 11 Lower Street, Dartmouth, Devon, TQ6 9AN

Development: Proposed change of use and alterations to ground floor to create garaging, parking and ancillary storage

Reason item is being put before Committee: This application is brought by the Ward Members due to concerns regarding the loss of a retail unit in a town centre location.



Recommendation: Conditional approval

Conditions

1. Time limit
2. Accord with plans
3. New doors to be retained in timber

Key issues for consideration:

Loss of retail, design, highways safety, flood risk, heritage.

Site Description:

The site is situated within the centre of Dartmouth, on the eastern side of Lower Street and a short distance to the south of Oxford Street. A three storey structure sits on the site, with a retail unit on the ground floor (not currently occupied) and yard area behind with residential units above.

The site is located within the Dartmouth Conservation Area with a number of listed buildings in the vicinity. The site is also within the Central Shopping Area (which extends along both sides of Lower Street), Flood Zones 2 and 3 and the South Devon AONB.

The Proposal:

Permission is sought to convert the existing retail unit into a parking area which would extend into the existing yard to the rear. Five parking spaces are identified on the submitted plans, along with a small bin storage area to serve the existing residential units. The Agent has confirmed that the parking spaces would be rented out to anyone with a need for parking in Dartmouth, and would not be tied to the existing residential units. Existing doors and windows facing Lower Street would be blocked up with a new garage door installed, with an enlarged pedestrian door to serve the existing upper level residential units.

A revised plan showing a slightly wider garage door was submitted during the life of the application on the request of Devon County Highways.

Consultations:

- County Highways Authority – *“Noting the frequency of the ferry and amount of traffic that uses it I would still have the view that the application should not be refused on highway grounds. I note the garage door is wider and am happy with that also.”*
- Environment Agency – No comments received
- Dartmouth Town Council – *“Recommend Refusal on the grounds of loss of retail space, loss of an historic building affecting the street scene and highways concerns with cars reversing out into the ferry traffic across heavily used pedestrian pavements”*

Representations:

11 letters of objection have been received, with concerns raised summarised as follows:

- Important retail hall space, affordable option for independent traders
- Viable retail unit, would still be let if the tenant had not been told to leave
- Loss of retail space would contradict efforts of the Dartmouth BID
- Hall is historic, damage to its character, should be accessible

- Intrusion on character of street scene, other building facades already destroyed by garage conversions
- Existing garages in street used as workshops, unsightly and do not encourage spending
- Loss of employment
- Would exacerbate traffic movement issues in this area and disrupt pedestrian flow on important tourist walking route to Bayards Cove
- Safety of pedestrians
- Cars would have to be moved onto Lower Street in order to allow vehicles at the back of the parking area to exit, impact on traffic congestion along with vehicles from Lower Ferry.
- Parking spaces would be lost to accommodate one essentially private garage that is likely to have only seasonal use
- Width of street and pavement, would make access difficult when on-street parking also occupied
- Harm to amenities of neighbouring properties from noise and pollution arising from parking area

Relevant Planning History

None identified.

ANALYSIS

Principle of Development/Sustainability:

The loss of retail space has been raised as a concern by a number of third party objectors. Saved Policy SHDC2 of the 1996 Local Plan makes provision for changes of use to non-shopping uses where the shopping character of the street would not be undermined. In this particular case the existing premises doesn't actually have a shop front (previously the existing doors were left open when the shop was open), and there are still a significant number of other retail units in the locality. There is no evidence available to suggest that the loss of this one retail unit would deter shoppers from coming to Dartmouth. National guidance on retail planning is mostly focused on plan making (with emphasis on the preparation of town centre strategies), and the determination of applications for new retail development.

Having regard to the above it is considered there is no planning policy basis for refusal of the application on the grounds of the loss of the retail unit. The introduction of additional parking provision within a town centre raises no in principle policy objection. Due regard must still be had to other material planning matters as detailed below.

Design/Conservation/Landscape:

The proposal is considered acceptable in design terms, and would not significantly physically detract from the appearance of the locality. If the application is approved a condition is recommended to ensure the new doors are retained in timber given the location of the site within the Dartmouth Conservation Area.

Whilst letters of representation have made reference to the historic interest of the existing building it is not actually listed. The physical alterations to the exterior of the building would be relatively minor, and on balance it is considered the character of the Conservation Area would be preserved. The nature of the development would not result in harm to the setting of any listed buildings in the locality.

The scale of development proposed would have a significant impact on the AONB.

Flood Risk:

As the site area in question is already hard surfaced and the proposal would not introduce a more sensitive end use (such as primary living accommodation) it is considered there is no objection to the proposal on flood risk grounds.

Neighbour Amenity:

Concern has been expressed by third parties regarding the impact of the proposed parking area on the amenities of neighbouring properties. Whilst the introduction of the parking area would clearly have some impact in terms of noise and other potential disturbance, on balance it is not considered this would be so significant to warrant refusal of the application.

Highways/Access:

On receipt of a revised plan showing a slightly wider garage door, Devon County Highways have not objected to this application. As detailed above, a number of third parties have raised concerns about the impact of this proposal on traffic flows along Lower Street with particular reference to the fact that Lower Street is used by vehicles exiting the Lower Ferry and also well used by pedestrians (being on one of the main tourist routes through Dartmouth). Whilst Officers understand and appreciate these concerns, in the absence of an objection from the County Highways Authority it is considered that a reason for refusal on this issue could not be justified or sustained at an appeal.

The Planning Balance:

Whilst concerns regarding the loss of the existing retail unit are acknowledged, it is not considered there is sufficient planning policy grounds to refuse the application on this basis. Subject to a condition to ensure the retention of the new doors in timber, the proposal is considered acceptable in design terms with the character of the Conservation Area being preserved. The development would not result in harm to the setting of any listed buildings, and would not result in substantive harm to residential amenity. In the absence of an objection from Devon County Highways it is considered refusal on highways grounds could not be sustained. On this basis the application is recommended for approval subject to conditions as detailed above.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

National Planning Policy Framework/Practice Guidance

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP6 Historic Environment

DP7 Transport, Access & Parking

South Hams Local Plan

SHDC 1 Development Boundaries

SHDC 23 Shopping in Towns

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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PLANNING APPLICATION REPORT

Case Officer: Clare Stewart

Parish: Salcombe **Ward:** Salcombe and Thurlestone

Application No: 1527/16/FUL

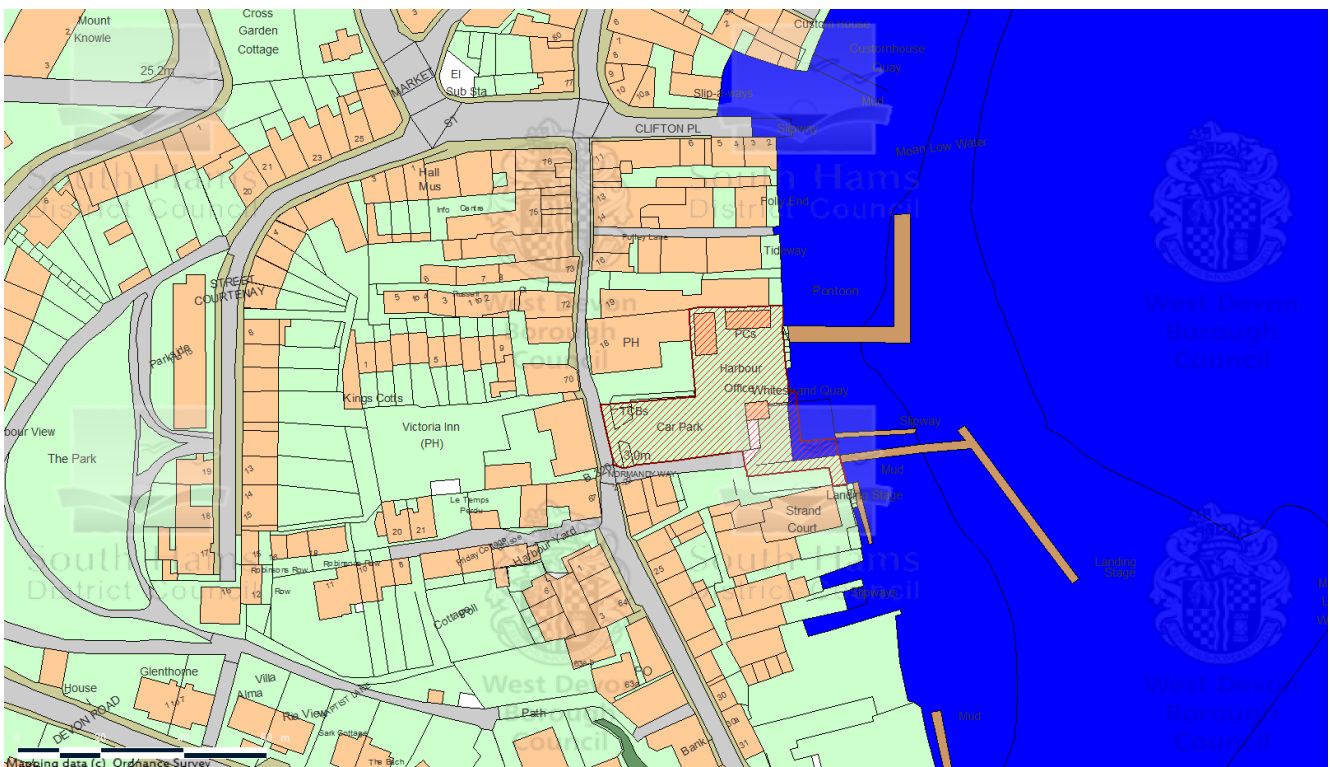
Agent/Applicant:

SHDC
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE

Site Address: Land Adjacent To Whitestrand Car Park, Fore Street, Salcombe, Devon, TQ8 8BU

Development: Construction of a new suspended deck structure over the existing slipway, remedial works to the adjacent quayside frontage and car park and removal of a small section of rear wall located in front of the showers. Use of new decking for A1 (retail), A3 (Restaurants and cafes) and A5 (hot food takeaway) uses

Reason item is being put before Committee: This application is being put before Committee has it has been submitted by SHDC and relates to land within its ownership



Recommendation: The Statutory Consultation period for this application expires the day after the July DM Committee. The recommendation is for delegated authority to the Community of Practice Lead Officer – Development Management for approval subject to the conditions as set out below following the expiry of the public consultation period providing no further representations are received that raise additional issues. If any further representations that raise additional issues are received the application will be brought back to DM Committee at a later date for consideration.

Conditions

1. Time limit
2. Accord with plans

Any further conditions requested by technical consultees.

Key issues for consideration:

Principle, design, heritage, flood risk, ecology, highways, amenity.

Site Description:

Whitestrans Car Park is situated within the centre of Salcombe, directly facing onto the waterfront. Access is taken from Fore Street. The car park site also includes the Harbour Office and Public Conveniences, which are found on the northern edge of the site.

The site is located within the Salcombe Development Boundary, Conservation Area and the South Devon AONB. There are a number of listed buildings within the vicinity of the site (notably the Public Houses to the north and directly opposite the car park entrance and the property immediately behind the Public Conveniences which are all listed at Grade II), but there are no listed structures within the application site (or within land immediately adjoining within the Council's ownership). The eastern edge of the application site also lies within the SSSI.

The Proposal:

Permission is sought for various works which are intended to help facilitate improvements to the public realm in the immediate locality. Some elements of the proposals could be carried out without planning permission by virtue of the Council's own permitted development entitlements (as detailed in Part 12 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), 'Development by local authorities'), however for completeness the full scope of works has been included within the application submission. The development includes:

- Construction of a new suspended deck structure above the existing slipway. The application seeks consent for the use of this area for purposes within Use Classes A1 (Retail), A3 (Restaurants and Cafes) and A5 (Hot Food Takeaway) of the Use Class Order. The benches which currently sit in front of the area of the proposed deck would be removed.
- Removal of the existing seating to the north of the War Memorial, levels to be tied in with the adjacent quay and new seating provided.
- A new stainless steel handrail would be installed along the front adjacent to the new seating area and around the new deck.
- Removal of an existing wall section adjacent to the Public Conveniences, and a new glass balustrade to be installed.
- The above works would result in the loss of 2 public parking spaces and 1 disabled parking space. There are currently 2 disabled parking spaces on the edge of the quay, and one of these would be relocated closer to the car park entrance.

Consultations:

- County Highways Authority – No highway related issues
- Environmental Health Section – Comments awaited
- Environment Agency – Comments awaited
- Natural England – Comments awaited
- Salcombe Harbour Authority – Support
- Estuaries Officer – Comments awaited
- Salcombe Town Council – Comments awaited

Any consultation responses received after the Agenda is finalised will be reported verbally at the Committee meeting.

Representations:

One letter of objection has been received, with concerns raised summarised as follows: Ruin the local area and remove views.

A query regarding how A1/A3/A5 uses would operate, with objection to takeaway use on the grounds of seagull problems and litter.

Any representations received after the Agenda is finalised will be reported verbally at the Committee meeting.

Relevant Planning History

None directly relevant to current proposals.

ANALYSIS

Principle of Development/Sustainability:

The principle of alterations/improvements to the public realm raises no objection in planning policy terms. The proposed A1/A3/A5 use of the deck area raises no objection in principle given the town centre location. Any operational development associated with these uses would need to be made the subject of a further application (if not covered by the Council's permitted development rights).

Design/Street Scene/Landscape:

The proposed development does not raise any design objections. The final details of the new seating area have not been included as part of this application. As public seating falls within the parameters of Part 12 of the GPDO (as referred to above), it is not considered reasonably necessary to condition the final details. Having regard to the current appearance of the site it is considered that the proposals would not result in substantive harm to the street scene.

Objection has been raised by a third party regarding the impact of the proposals on the appearance of the area and loss of views. Officers consider the development would not harm the appearance of the area. Arguably the new deck area could result in some loss of views as it would introduce activity into

this space, but it is considered this would not result in a significant loss of a public view such that the application could be refused on this basis.

Heritage:

The application is accompanied by a Heritage Statement, which details the historic use of the slipway during WWII. Whilst there are no listed structures within the application site the slipway is of some local historical interest. Part of the slipway has already been built over to create the existing quay and car park area, and the impact of the proposed deck is considered acceptable in this context. Having regard to the context of the existing site and the scale and nature of development proposed, it is considered the character and appearance of the Salcombe Conservation Area would be preserved. In addition, the development would not result in harm to the setting of any nearby listed buildings.

Flood Risk:

The site is located within Flood Zones 2 and 3. It is considered the only real aspect of the application of potential concern in terms of flood risk is the new deck. A consultation response from the Environment Agency is awaited.

Ecology:

As noted above part of the site area, including a section of the proposed deck area, falls within the SSSI. The scale of operational development proposed in this area would be fairly limited (essentially comprising piling for the support posts for the deck). Consultation responses from Natural England and the Estuaries Officer are awaited.

Neighbour Amenity:

The proposed A3/A5 use of the deck has the potential to raise residential amenity issues, but given the size and location of the deck it is not considered a substantive planning policy objection can be sustained. Such uses would need to secure additional licensing from the Council's Environmental Health team.

Highways/Access:

Devon County Highways have not offered any specific comments. As noted above the proposal would result in some loss of public car parking, but on balance it is considered the impact of this would not be sufficiently harmful to justify refusal of the application in this case.

Other Matters:

The application has been advertised as adjoining/affecting a Public Right of Way. The PROW runs through the application site from the public highway to the quayside, and would not be obstructed/diverted as part of the current proposals.

The Planning Balance:

The proposals seek to improve the public enjoyment of the site, and having regard the consultations/representations received to date there are no planning policy reasons why the application should be refused (bearing in mind that parts of the development could be carried out without planning permission). Officers are therefore seeking authority to conditionally approve the application subject to no further objections being received (which would result in the application being put to DM Committee again at a later date).

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and, with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

South Hams LDF Core Strategy

CS1 Location of Development
CS7 Design
CS9 Landscape and Historic Environment
CS10 Nature Conservation
CS11 Climate Change

Development Policies DPD

DP1 High Quality Design
DP2 Landscape Character
DP3 Residential Amenity
DP5 Conservation and Wildlife
DP6 Historic Environment
DP7 Transport, Access & Parking

South Hams Local Plan

SHDC 1 Development Boundaries

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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South Hams District Council Agenda Item 6

DEVELOPMENT MANAGEMENT COMMITTEE 6-Jul-16

Appeals Update from 23-May-16 to 24-Jun-16

Ward Allington & Strete

APPLICATION NUMBER : **23/0041/15/F** APP/K1128/W /15/3132689
APPELLANT NAME: A.E.Chudley & Son
PROPOSAL : Application for erection of 1no. wind turbine (estimated output 0.1megawatts) with 36.9 metre hub height, 49.9metre tip height, and associated infrastructure
LOCATION : Land At Sx7664 5694 Foales Leigh Farm, Harberton, Totnes, TQ9 7SS
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 16-September-2015
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 02-June-2016

Ward Dartmouth & East Dart

APPLICATION NUMBER : **15/2074/15/F** APP/K1128/D/16/3143800
APPELLANT NAME: Mrs J Nicholas
PROPOSAL : READVERTISEMENT (Revised Plans Received) Householder application for two storey rear extension and bay window to ground floor front elevation
LOCATION : 4 Higher Street, Dartmouth, Devon, TQ6 9RB
APPEAL STATUS : Appeal decided
APPEAL START DATE: 12-February-2016
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 16-June-2016

APPLICATION NUMBER : **30/0771/15/F** APP/K1128/W/15/3140235
APPELLANT NAME: Mr A Brownsword
PROPOSAL : Householder application for new ancillary unit of accommodation
LOCATION : Kittery Court, Priory Street, Kingswear, Dartmouth, TQ6 0AB
APPEAL STATUS : Appeal decided
APPEAL START DATE: 02-March-2016
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 08-June-2016

Ward Loddiswell & Aveton Gifford

APPLICATION NUMBER : **32/1742/15/F** APP/K1128/W/16/3142863
APPELLANT NAME: Mr D Brooking
PROPOSAL : Proposed siting of mobile home
LOCATION : Land At Sx 718 489 Adjacent To Robins Park Industrial Estate, South Brent Road, Loddiswell, Devon, TQ7 4EE
APPEAL STATUS : Appeal decided
APPEAL START DATE: 28-January-2016
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 06-June-2016

Ward Salcombe & Thurlestone

APPLICATION NUMBER : **41/0703/15/F** APP/K1128/W/16/3143575
APPELLANT NAME: Mr R Jemmett
PROPOSAL : Demolition of existing structure and erection of new dwelling and raised parking area
LOCATION : Proposed Development Site To Rear Of The Hollies, Devon Road, Salcombe, Devon, TQ8 8HQ
APPEAL STATUS : Appeal decided
APPEAL START DATE: 25-February-2016
APPEAL DECISION: Upheld (Conditional approval)
APPEAL DECISION DATE: 26-May-2016

APPLICATION NUMBER : **55/2207/15/F** APP/K1128/D/16/3141624
APPELLANT NAME: Mr Ian Gardner
PROPOSAL : Householder application for first floor extension
LOCATION : 16 Meadcombe Road, Thurlestone, Kingsbridge, TQ7 3TB
APPEAL STATUS : Appeal decided
APPEAL START DATE: 12-January-2016
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 01-June-2016

APPLICATION NUMBER : **59/1456/15/F** APP/K1128/W/16/3151595
APPELLANT NAME: Mr & Mrs Carson
PROPOSAL : Erection of single storey dwelling
LOCATION : Southbarn, Collapit, Kingsbridge, Devon, TQ7 3BB
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 16-June-2016

APPEAL DECISION:

APPEAL DECISION DATE

APPLICATION NUMBER : **2014/0292/BF** APP/K1128/C/16/3149049
APPELLANT NAME: Mr A Nicholls
PROPOSAL : Enforcement Appeal - Erection of a shed without the benefit of planning permission
LOCATION : The Grange, Cliff Road, Salcombe
APPEAL STATUS : Appeal lodged
APPEAL START DATE: 12-May-2016
APPEAL DECISION:
APPEAL DECISION DATE:

Ward Stokenham

APPLICATION NUMBER : **53/0762/15/O** APP/K1128/W/15/3135784
APPELLANT NAME: Mr Humphrey Waterhouse
PROPOSAL : Outline planning permission for the erection of a single storey detached dwelling, including landscape, layout and scale
LOCATION : Development Site At Sx 7801 4255, Mill Court, Frogmore, Kingsbridge, TQ7 2PB
APPEAL STATUS : Appeal decided
APPEAL START DATE: 09-December-2015
APPEAL DECISION: Dismissed (Refusal)
APPEAL DECISION DATE: 23-June-2016

Ward West Dart

APPLICATION NUMBER : **2860/15/HHO** APP/K1128/D/16/3148706
APPELLANT NAME: Mr G Menzies
PROPOSAL : Householder application for suspended deck
LOCATION : Duck Cottage, Bow Bridge Cross To Tuckenhay Bridge Cross, Tuckenhay, Devon, TQ9 7EQ
APPEAL STATUS : Appeal Lodged
APPEAL START DATE: 02-June-2016

APPEAL DECISION:

APPEAL DECISION DATE: