

- Environmental Health Section No comments received
- Town/Parish Council Object - We object to the above on the grounds that the new gables are out of proportion and should not protrude above the existing roof line.

Representations from Residents

Comments have been received and cover the following points:

None

Relevant Planning History

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|-------------|---|
| 3099/17/PRH | Pre application enquiry for proposed alteration and extension to loft. Officer Support |
| 1850/17/HHO | Householder application for a proposed dormer window. Withdrawn |

ANALYSIS

History

The previous application 1850/17/HHO proposed the installation of a flat dormer window on the façade of the property, this was not considered to be acceptable as it would harm the character and appearance of the building. Bantham House is designated as Non Designated Heritage Asset (NDHA) as it is an important corner property within the historic streetscape of Bantham.

Following a pre-application enquiry 3099/17/PRH it was agreed that whilst the projection of a gable above the ridge of the existing property would be unfortunate it would be the only solution to achieve the minimal head height for a bedroom in the roof the property. Therefore a gable would have less of visual impact upon the roof of the dwelling subject to its design and detailing of eaves, barge boards, etc. Consequently officer support was given to this proposal though would be subject to the submission of a planning application.

Principle of Development/Sustainability:

The proposed alteration to the property with the installation of gable roof is an improvement to that of the previously submitted dormer window. It is noted that whilst the ridge of gable would project above the existing ridge line of the property it has limited visual impact upon the existing street scene due to not being visible from the street to the south, a small projection on the north east elevation, which cannot be seen from the main road through Bantham.

The proposed gable would be seen from the road from West Buckland as entering into Bantham though it is not considered that it would adversely impact upon the character of the local area or cause any substantial harm to neighbouring listed buildings.

It is noted that there are distance views to the property from south though these views will look directly toward the gable and the projection above the ridge would have visual impact.

Design and Appearance:

Whilst concern has been raised by the Parish Council to the harm that such a proposal would have upon the street scape of Bantham and the neighbouring listed properties due to the siting of the property, it is noted that it is not within a Conservation Area. The main view of the gable is from the public footpath located to the south of the property adjacent to the Sloop Inn car park. However, other views of the proposed gable are severally limited from public vantage points around the village.

It is accepted that a well detailed gable as proposed does not, in itself, harm the LB setting on the south side. Were it being offered along with other elevational improvements then enhancement could be argued; as proposed it is closer to neutral. Therefore the proposal has been considered on its merits and is not reasoned to have a harmful impact upon the character and appearance of the existing dwelling house or neighbouring properties.

It is acknowledged that the property is recognised as non-designated heritage asset and consideration has been given to the status of the building and the proposed extension. Therefore on balance this proposal achieves the room height to the property and provides a sensitive design that does not in officer's opinion significantly harm the character and appearance of the local area or the wider Area of Outstanding Natural Beauty (AONB).

It is therefore recommended that detailed conditions shall be placed on any permission granted, for eaves, barge board details, window details and samples of materials be submitted to and approved in writing with the Local Planning Authority.

Conclusion:

The proposed gable is considered to be acceptable as it would have natural impact upon the non-designated heritage asset and therefore would not adversely harm the character and appearance of the setting neighbouring listed buildings and local landscape character and wider AONB.

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

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

DEVELOPMENT PLAN

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

DP15 Development in the Countryside

DP17 Residential Extensions and Replacement Dwellings in the Countryside

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)

TTV31 Development in the Countryside

TTV32 Residential extensions and replacement dwellings in the countryside

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV22 Development affecting the historic environment

DEV24 Landscape character

DEV27 Nationally protected landscapes

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.