#### PLANNING APPLICATION REPORT

Case Officer: Chris Mitchell Parish: Thurlestone Ward: Salcombe and Thurlestone

Application No: 3787/17/HHO

Agent/Applicant: Applicant:

Mr Alex P Gath
Wayside
West Charleton
Mr & Mrs P Kirvan
Bantham House
Bantham

Kingsbridge TQ7 2AJ

Site Address: Bantham House, Bantham, Devon, TQ7 3AJ

**Development:** Householder application for proposed gable roof extension (resubmission of

1850/17/HHO)

# Reason item is being put before Committee:

 Poor design, contrary to DP1 and DEV10. To achieve acceptable design, a gable ridge should be subservient to the main roof ridge to which it relates, or if unavoidable, at the same level, but never above.

TQ7 3AJ

- Some (less than substantial) harm caused to the setting of the listed building the Sloop Inn, but no public benefit justification given.
- Bantham House should be considered a non-designated heritage asset, given its prominent position. The proposed gable will do nothing to enhance its appearance.



**Recommendation:** Conditional Approval

## **Conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing number Location Plan received by the Local Planning Authority on 7th November 2017 and drawing number P11 A received by the Local Planning Authority on 16<sup>th</sup> November 2017 and

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

4. Constructional details at a scale of 1:20 of all eaves and verges shall be submitted to and approved in writing by the Local Planning Authority. All new and replacement fascia boards shall be fitted tight to the wall face. The barge shall be finished either with a close fitting board or natural slate, or the wall finish taken directly up to the underside of the roof covering.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

5. Details of proposed design and finish of all doors and window to be used on the development and agreed with the Local Planning Authority and shall thereafter be retained and maintained.

Reason: In the interests of visual amenity.

**Key issues for consideration:** The design of the gable on upon existing building, impact upon neighbouring listed properties, impact upon AONB and impact upon neighbours.

# **Site Description:**

The site is located within the village of Bantham on a corner plot of land between the roads of Bantham and Aunemouth Cross Road The dwelling house is finished with rendered walls at ground floor with slate hanging above together with crenelated section around the front door on the south elevation and timber windows and doors and natural slate roof.

# The Proposal:

The proposal is for the construction of a gable on the south elevation of the property to provide adequate head room to a second floor bedroom. The gable would be built with walls finished in hung natural slate, timber windows and a natural slate roof.

#### Consultations:

County Highways Authority
 No

No objection

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**

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 nondesignated 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.