

Recommendation: Conditional Approval

Conditions:

Time

Accords with plans

Materials to match existing or in accordance with approved plans.

Site Description:

Bovisand Lodge Cottage is a modest cottage located on the north side of a bridleway/ access road which runs east from the beach at Bovisand. It sits on the lower slope of the valley with Grade II listed Bovisand Lodge sitting on the opposite side of the valley. The mobile home park associated with Bovisand Lodge sits in the bottom of the valley, south of the application site. The cottage sits adjacent to rising, wooded land, as such it is visible only from the south and east; it is visible to users of the bridle path.

The site is located within the South Devon Area of Outstanding Natural Beauty.

The Proposal:

It is proposed to add a two storey side extension to the existing cottage. The extension will extend forward of the front elevation, creating an 'L' shape building. The new front gable will include a small, glazed, single storey element. The east elevation will add two small gable window features, designed to increase head height within the first floor.

Windows will be replaced throughout the property. The roof will be retained as slate, UPVC casement windows will replace the existing, unsympathetic, UPVC top opening windows.

The proposed extension will add one additional large bedroom with en-suite and will provide a large family kitchen/living area.

Consultations:

- County Highways Authority – standing advice
- Environmental Health Section - no comment
- Town/Parish Council - no objection
- Conservation – no objection with regard to impact on listed building

Representations:

One letter of support

Relevant Planning History

None

ANALYSIS

Principle of Development/Sustainability:

The principle of adding extensions to existing dwellings in the countryside is acceptable subject to detail and compliance with Policy DP17 of the South Hams Local Development Framework.

Design/Landscape:

Policy DP17 of the South Hams LDF states that:

Proposals to extend existing dwellings in the countryside will be permitted provided that there will be no detrimental effect on the character, appearance and amenities of the site and surroundings.

Proposals to extend a dwelling in the countryside will be permitted provided the extension is subordinate in scale and proportion to the original, dwelling

This scheme has been amended to reduce its size and dominance but nevertheless the application is for an extension that relative to the original dwelling is large; the resulting property however is not unusually large by modern standards.

Site constraints mean that a side or front extension is the only reasonable option for extending the property. To achieve the desired floorspace the extension has been proposed as a gable addition which sits forward of the original elevation. The ridge line is dropped slightly however and it is still possible to read the original building and extension as distinct elements.

This amended scheme is considered acceptable in design terms and the replacement casement windows throughout the building will enhance the appearance of the site.

The side extension whilst substantial will remain subordinate to the main dwelling.

The site, whilst visible to users of the bridleway, is not otherwise prominent in the wider landscape due to its situation against a wooded backdrop on the lower side of a valley. There will be no adverse impact on the quality of this part of the South Devon AONB nor on the character, appearance and amenities of the site and surroundings.

The proposed development is in accordance with Policy DP17 and is acceptable in terms of design and landscape impact.

Neighbour Amenity:

There are no neighbours near enough to be affected by this development.

Highways/Access:

There is no change to access or parking arrangements, there is adequate off street parking on site

Heritage

The Grade II listed Bovisand Lodge is located on the opposite side of this small valley. The proposed development will have no adverse impact on the special historic and architectural merits of the setting of this listed building.

Ecology

The application is supported by Preliminary Ecological Assessment which concludes that there will be no adverse impact on wildlife, including bats and nesting birds.

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

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP6 Historic Environment

DP7 Transport, Access & Parking

DP17 Residential Extensions and Replacement Dwellings 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.