

PLANNING APPLICATION REPORT

Case Officer: Sarah Carroll

Parish: Staverton **Ward:** Dartington and Staverton

Application No: 1447/16/HHO

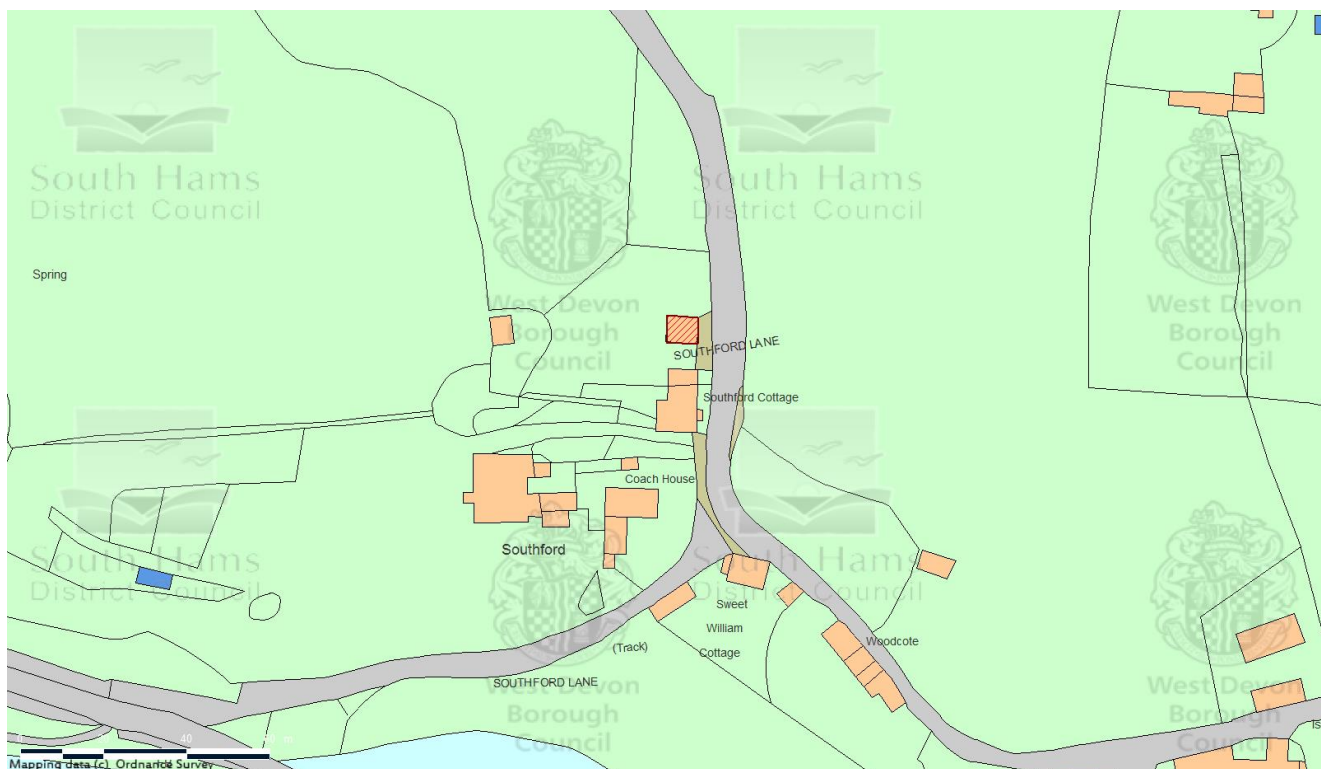
Agent/Applicant:

Ms Jennie Fitzjohn
Southford Cottage
Staverton
Totnes
TQ9 6NZ

Site Address: Southford Cottage, Southford Lane, Staverton, TQ9 6NZ

Development: Householder application for an extension to first floor of residential outbuilding/garage

Reason item is being put before Committee: The applicant is a family member of a current member of staff



Recommendation:
Conditional Approval

Conditions (see end of report)

Key issues for consideration

The key issues for consideration are; the principle of developing in the countryside, the design of the extension, neighbour amenity issues and the impact on the site's constraints (i.e. Bat - Special Area of Conservation (Bat-SAC) and the setting of the Grade II Listed Building).

Site Description

The site is located on the western edge of the village of Staverton, outside of the development boundary, located to the west side of Southford Lane. The property comprises an old two-storey cottage that has been extended at the rear and includes a detached garage with a loft at first floor level. The main dwelling forms the first of six properties along Southford Lane and is within the setting of a Grade II Listed Building Southford. The site also lies in a Bat Special Area of Conservation.

The detached garage with loft above is utilised at two differing levels. The garage is at ground floor, as previously stated, and entered from road side on the eastern elevation and also from inside a stone wall facing the main dwelling on the southern elevation. The loft, however, is accessed externally at first floor level from the northern elevation as there is an increase to the ground level of the site to the north of the garage.

The Proposal

The proposal seeks to extend the loft room above the garage by 4 meters to the north. The roadside elevation of the garage/loft to the east contains a dry stone wall to the side of the garage entrance and a hedge above the wall that, coupled together, measures 3.5 meters from ground floor level. The roof of the proposed extension will measure 5 meters from the roadside ground floor level however is also stepped back from the road side elevation by almost 2 and a half meters. The design of the extension is to further extend the dormer style pitched roof by 4 meters to the north to allow for additional internal space for use as a loft studio.

The width of the proposal measures 5 meters wide and maintains the same height as the existing loft roof. The northern elevation proposes painted timber double doors similar to the existing door and three roof lights on the western elevation facing the garden area. The roof material is to be maintained, as is the render and cladding to the external walls.

Consultations:

- County Highways Authority: no objection.
- Environmental Health Section: no comments received.
- Town/Parish Council: Support - remain ancillary to main dwelling.
- Conservation Officer: No objection.
- Ecology Officer: Condition the Preliminary Ecological Appraisal (PEA). In particular, to be vigilant of the bird nesting season given the presence of a bird box (paragraph 4.2 of the PEA).

Representations:

No representations received

Relevant Planning History

Application Reference	50/1905/02/F
Proposal	Erection of extension to dwelling
Site Address	Southford Cottage Staverton Totnes Devon TQ9 6NZ
Decision	Conditional approval: 20 Nov 02
Application Reference	50/1906/02/F
Proposal	Erection of loft extension
Site Address	Southford Cottage Staverton Totnes Devon TQ9 6NZ
Decision	Conditional approval: 20 Nov 02
Application Reference	50/1052/08/F
Proposal	Extensions to dwelling
Site Address	Southford Cottage Southford Lane Staverton Totnes TQ9 6NZ
Decision	Conditional approval: 26 Jun 08

ANALYSIS

Principle of Development/Sustainability:

The application is located outside of the development boundary and within the countryside. Policy DP17 permits extensions to dwelling houses within the countryside provided it is '*subordinate in scale and proportion to the original dwelling*'. This extension is considered small scale in accordance with this policy.

Design/Landscape: The design is considered acceptable, mirroring the proportions already existing on the northern elevation and utilising matching materials

Officers do not consider that the proposal would not have any impact on the surrounding countryside. The main dwelling is located off a lane within a hamlet and the development would read as a domestic extension within the existing built environment. Additionally, the current use of the land is a private garden area serving South Ford Cottage.

Heritage: There will be no adverse impact on the special architectural and historic importance of the Grade II Listed Building to the south west of the site due to the distance between the buildings and the scale of the proposed development.

Neighbour Amenity: The location of the development is on the far side of any neighbours, therefore the proposal is not impacting on neighbour amenity.

Highways/Access: The proposal involves a first floor extension that would extend into the existing garden. There would be no impact on the highway network.

Ecology: Officers note the site is located in a Bat Special Area of Conservation, however the Preliminary Ecological Appraisal (PEA) received with the application confirms that no additional preventative measures are necessary in this instance. However, the ecology officer has pointed out that given the presence of a bird box on site adherence to paragraph 4.2 of the PEA will prevent any harm during the bird nesting season.

For these reasons officers conclude that the proposal is acceptable and recommend approval.

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

Planning Policy

All standard policies listed (including NPPF):

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

CS10 Nature Conservation

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP5 Conservation and Wildlife

DP6 Historic Environment

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

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.

Proposed 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(s) SCL 5.0, SCL 4.0, SCL 8.0, SCL 2.0 revision 2, SCL 9.0 revision 2 received by the Local Planning Authority on 11/05/2016 and SLC 7.0 revision 2 received by the Local Authority on 20/07/2016.

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. The recommendations, mitigation and enhancement measures of the Ecological Report, by Green Lane Ecology dated May 2016, shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. In the event that it is not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the local planning authority.

Reason: To safeguard the interests of protected species

4. The extension hereby permitted shall only be used in connection with the main dwelling, known as 'Southford Cottage' and shall not be used as a separate unit of accommodation, or for any business/commercial purposes.

Reason: In the interest of the amenities of the area and in accordance with Policies CS1 and DP3 of the South Hams Local Development Framework and the National Planning Policy Framework, 2012, in particular paragraph 55.