

PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane

Parish: Yealmpton **Ward:** Newton and Yealmpton

Application No: 3807/17/HHO

Agent:

Mr Brian Walker
Adelaide
Exeter Road
Ivybridge
PL21 0BD

Applicant:

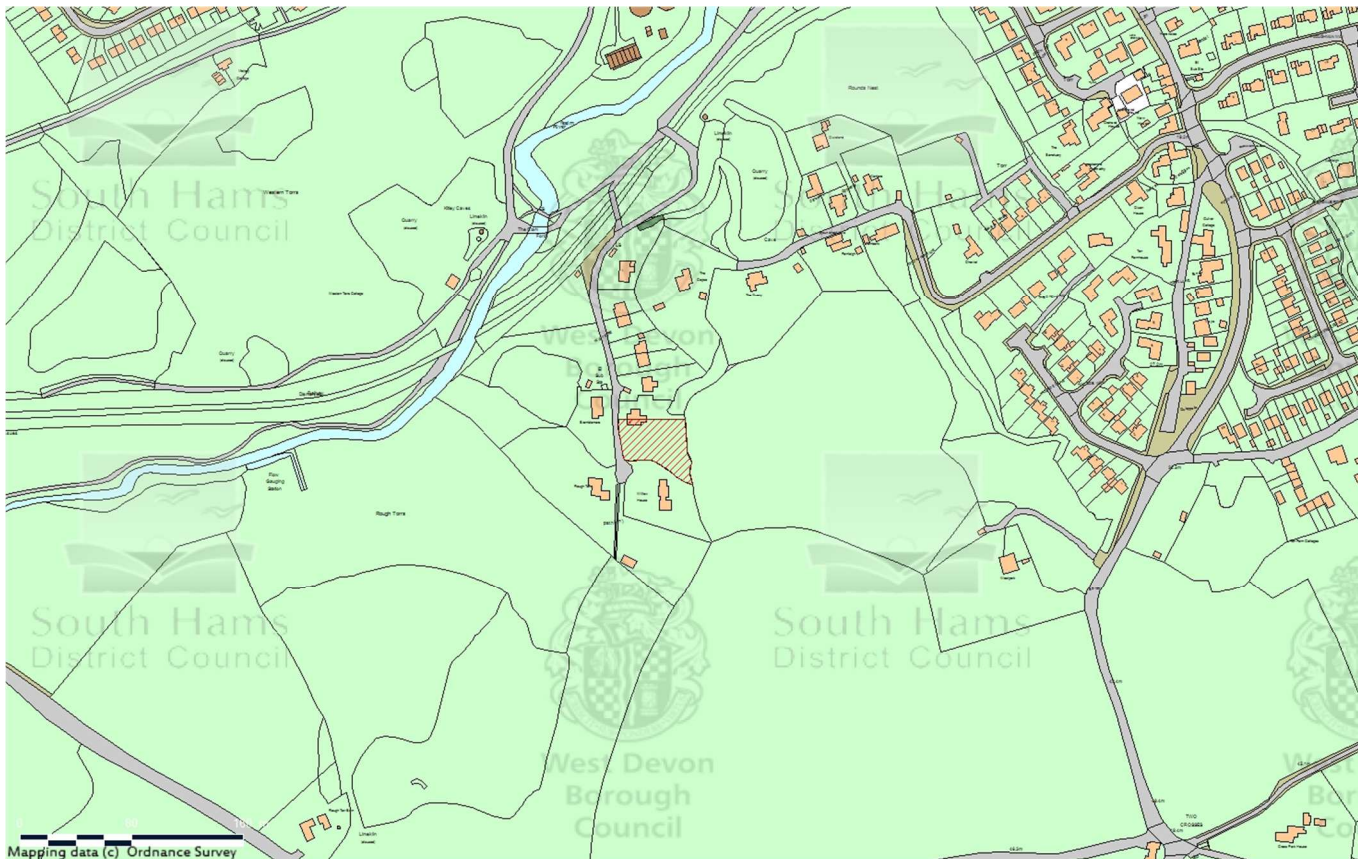
Mr & Mrs D Snelgrove
8 Waltacre
Yealmpton
PL8 2LY

Site Address: 8 Waltacre, Yealmpton, PL8 2LY

Development: Householder application (retrospective) regularise changes to previously approved planning application reference 0691/17/NMM for proposed two storey extension to existing dwelling involving amendments to front access steps and formation of a parking space

Reason item is being put before Committee: Cllr Baldry has asked for the application to come before Committee for the following reasons:

1. The material used in the wall are not in keeping with the street scene for the rest of Waltacre.
2. It is not appropriate in the setting of a PROW.
3. Visual impact is not suitable in the AONB
4. The level of public objection. There are 11 dwellings in Waltacre, including the applicant. Four households have sent letters of objection.



Recommendation: Conditional approval

Conditions:

Accord with plans

Stonework details/sample- prior to installation

Render colour/details- prior to installation

Key issues for consideration:

Landscape impact (AONB), design, neighbour amenity, highways impact

Site Description:

Waltacre is a group of eleven dwellings on the south-western edge of Yealmpton. The area is largely made up of pairs of semi-detached dwellings, with relatively large spaces between them. A single lane access road runs through Waltacre to provide access to the properties, with some space for passing/parking. Some properties also have their own parking area/drives. The dwellings are elevated above the road to varying degrees, with the application site, no.8, significantly higher than the road level. Access steps therefore run up the side of the site and up to the entrance. The dwelling is of a traditional appearance, which matches the adjoining dwelling, rendered with a pitched roof.

The site is outside of the Yealmpton Development Boundary, and is within the South Devon Area of Outstanding Natural Beauty. The single track access road in front of the property is a Public Right of Way, which reduces to a footpath at the end of Waltacre and continues to the south of the site.

The Proposal:

Planning permission was granted in 2015 for the erection of a two-storey extension to the side of the property. This included a balcony along the side elevation and external staircase to access the garden. This was amended in 2017 (0691/17/NMM) with the key amendments being to the balcony and layout, as well as the removal of the external staircase.

Since then, the applicants have started to construct a boundary wall to the front of the site, with the creation of a slightly elevated parking area between the boundary wall and the larger retaining wall towards the entrance to the house. This application is therefore partially retrospective. The proposal includes the aforementioned parking space, and the existing blockwork wall to the front of the site would be demolished, moved slightly back into the site, and reduced in height. It would also be faced in natural stone, with the larger wall behind rendered in a colour and finish to be agreed. The temporary wooden safety rail and at the entrance to the property and along the access steps would also be replaced with a black metal balustrade.

Consultations:

- County Highways Authority- no objection, standing advice
- Parish Council- no comments to make originally. Objection following reconsultation of revised plans: *'Objection to the car parking space only. We suggest that the new wall to the road side of the parking space be taken down to car park level and suitable hedge planting is done within the car park area to make a new road boundary hedge in keeping with the neighbourhood and AONB.'*

Representations:

Ten letters of objection were originally received from four local households. The application was then revised, at Officer's suggestion, and the application readvertised.

Two letters of objection have been received to the revised plans. These letters can be seen in full on the Council's website along with the letters of objection received to the original scheme, but all matters raised can be summarised as follows:

- Similar proposal was refused in 2007
- Query some information on the application form submitted
- Block concrete wall inappropriate in the AONB
- Original wall was straight- proposed curved wall is partially outside boundary of no.8
- Heights of the wall on the plan are meaningless as they do not account for works carried out already
- Planting shown is outside of boundary
- Wall height and construction should match others in the road
- Previous applications did not include a parking area
- Applications have already created a gap in the hedge and there is parking for 3-4 cars, so opening is unnecessary
- Line on plan could be incorrectly interpreted as a road edge
- Neighbour would not have agreed to original proposal if current scheme presented at the time
- Planning permission by stealth
- Original stone wall, hedge, and garden should be restored

Relevant Planning History

- 0691/17/NMM- Non-material minor amendment to 2964/15/HHO- conditional approval
- 2964/15/HHO- Householder application for proposed two-storey extension- conditional approval

ANALYSIS

The application is partially retrospective and seeks to create a raised parking area at the front of the property, with a stone boundary wall and planting along the roadside boundary. The parking area would be approximately 0.85m from the road level, with the boundary wall in front of this area measuring between 1m- 1.3m, to allow for the slightly sloping ground level. The wall would be constructed in concrete block, and faced with natural stone. The dwellinghouse itself is elevated above road level, and so behind the parking area, the existing retaining wall would be rendered, with a wrought iron balustrade running along the patio area and entrance to the dwelling, and down the access steps to road level.

The fact that the application is partially retrospective is not a reason to refuse the application, and the proposal will be assessed according to the usual material planning considerations.

There is currently a concrete block wall at the roadside, which was constructed without planning permission. Part of the current application includes the removal of this wall, which would be moved back into the site by approximately 400m, reduced in height, and faced in natural stone. The majority of boundary treatments within Waltacre are natural stone walls and hedging and so Officers are satisfied that the proposed stone-faced wall would be acceptable, subject to a condition requiring a sample of the proposed stone to be submitted prior to its installation. Planting is also proposed in front of the wall to soften the appearance, which again, would reflect the existing landscape within Waltacre. Various objections have stated that the wall and planting will be outside of the boundary of no.8 Waltacre. Boundary disputes and land ownership concerns are not material planning considerations and have no bearing on the planning merits of the proposal. The boundary wall is of a height and design which is in keeping with the local street scene and wider AONB setting, and is therefore considered to be acceptable.

The creation of the parking space was not part of the previous permission, but is now included in this current application. The objections that it was not part of the previous application is not a reason to

refuse the current proposal, and Officers will consider the planning merits of the current proposal as submitted.

As previously mentioned, the parking area would be slightly raised above road level, but would be much lower than the position of the dwelling. A parked car would be sited well below the height of the retaining wall behind, and Officers consider that vehicles would sit comfortably within this space. A section of the site, showing the road level, parking level, and dwelling has been submitted, and so although there is no datum point (as raised by one of the objectors), the various ground levels can be easily measured if concern is raised in the future that the development has not been constructed in accordance with the submitted plans. The site plan also includes site levels, to provide additional clarification on the height variations within the site, and so Officers consider the information to be clear enough to come to a recommendation. As the end property along a road which slopes upwards, ground levels vary within properties throughout Waltacre, and so the increase in ground level to create the parking area would not appear out of place within the street scene. It is not the role of the Planning Officer to question the need for the proposed parking area, and with no objection from the Highways Authority, Officers consider this addition to the site to be acceptable in terms of design and landscape impact.

The proposed wrought iron balustrade is an acceptable material along the top of the retaining wall, given the traditional character of the dwelling, and lack of more contemporary materials within Waltacre. Officers would request details of the finish of the render proposed to the larger wall behind the parking area as a condition of any approval, as this is arguably the largest and most prominent part of the site from the public realm. The nature of the proposed development lead Officers to consider that the proposal would not impact upon the amenity of neighbours, and none of the objections have raised concerns about the impact to other properties.

A further point of objection has been that a similar application was proposed in 2007, with the objector listing various policies which were cited at the time. Most of these policies are now out of date, and this decision pre-dated the NPPF, and many of the Council's own current policies. The previous refusal is over ten years old, and Officers must consider the current proposal in line with up-to-date local and national policies.

The Parish Council originally had no comments to make when consulted originally. However, they objected, to the parking space only, when reconsulted, although this was included in the original consultation. The objection states that the level of the parking area should be reduced and a boundary hedge installed. For the reasons stated above, Officers consider that the parking area is acceptable slightly raised above the road level, and that the proposed boundary treatment would be in keeping with the street scene and wider AONB.

In summary, Officers consider the proposal to be acceptable in terms of design and scale, and in keeping with the street scene and local landscape. The reasons for objection received which are material planning considerations have been addressed but do not warrant a refusal of the application. Subject to the proposed conditions ensuring appropriate materials are used, the application is therefore recommended for approval.

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

DP7 Transport, Access & Parking

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

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV24 Landscape character

DEV27 Nationally protected landscapes

Neighbourhood Plan

The Yealmpton Neighbourhood Plan is not yet at an advanced enough stage that it has policies which can be considered when determining the application currently before Officers.

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.

Conditions:

1. The development hereby approved shall in all respects accord strictly with the Site Location Plan, received on 22nd November 2017, and drawing numbers 15211/10.A and 15211/11.A received by the Local Planning Authority on 12th February 2018

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.

2. The stonework used in the facing of the boundary wall shall be constructed of natural stone which matches the colour and texture of that occurring locally, a sample of which shall be submitted to and agreed in writing by the Local Planning Authority, prior to its installation. The new stonework shall be laid on its natural bed and pointed in a lime mortar recessed from the outer face of the stone. Machine cut or sawn faces shall not be used in the wall or for quoin stones.

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.

3. Prior to its installation, details of the proposed render type and colour(s) to be used shall be submitted to, and agreed in writing with the Local Planning Authority.

Reason: To ensure that the finishes and colours are appropriate to the locality.