

# PLANNING APPLICATION REPORT

**Case Officer:** Chris Mitchell

**Parish:** Dittisham **Ward:** West Dart

**Application No:** 1708/18/NMM

**Agent/Applicant:**

Mrs Amanda Burden  
Luscombe Maye  
59 Fore Street  
Totnes  
TQ9 5NJ

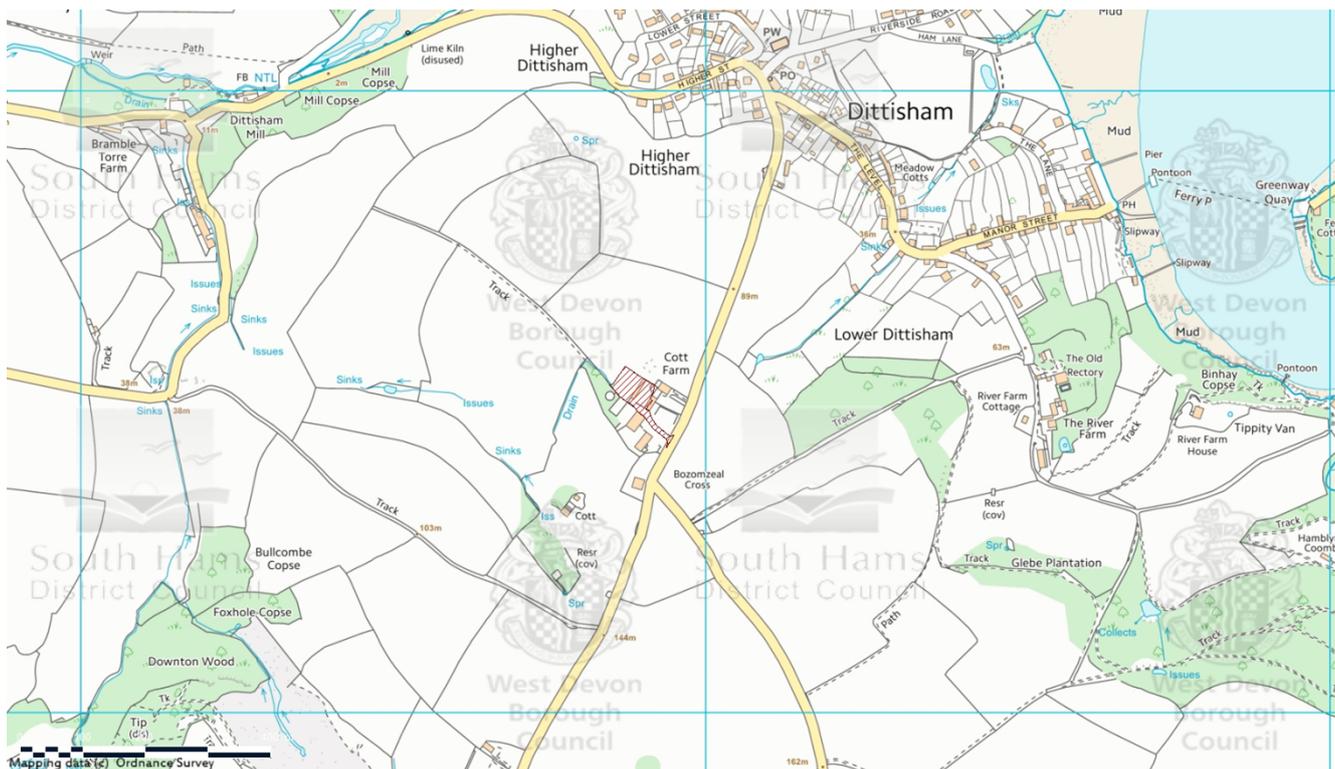
**Applicant:**

Mr & Mrs J Tucker  
Cott Farm  
Dittisham  
Dartmouth  
TQ6 0JQ

**Site Address:** Cott Farm Barn, Dittisham, Devon, TQ6 0JQ

**Development:** Non Material Amendment of Planning Consent 18/1015/09/F (Re- Configuration of barn and provision of new windows)

**Reason item is being put before Committee** *Cllr Tucker owns the property.*



## **Recommendation:** Grant of Non Material Amendment

### **Conditions**

1. The development hereby approved shall in all respects accord strictly with drawing numbers 198.03.11 R3, 198.04.11 R2, 198.05.11 R2 received by the Local Planning Authority on 27<sup>th</sup> July 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.

This decision only relates to the non-material amendments sought: the insertion of a doorway at ground floor to annex section of the building with insertion of window on first floor for living room an insertion of conservation roof lights above the staircase, living room and kitchen of the north west elevation, the insertion of a doorway at ground floor to annex section of the building with insertion of window on first floor for living room an insertion of conservation roof lights above the staircase, living room and kitchen on the north west elevation, the infilling of one doors to form a window with stone beneath to kitchen and heighten of cills two windows to the living area an bedroom of annex part of the building on the south east elevation, the reinstatement of timber boarding on the north west elevation and the realignment of previously half hipped pitched roof above the kitchen to a gabled pitched roof and insertion of two rooflights on the north west elevation, the infilling of one doors to form a window with stone beneath to kitchen and heighten of cills two windows to the living area an bedroom of annex part of the building on the south east elevation. This is not a reissue of the original planning permission reference 18/1015/09/F, which still stands. These two documents should be read together.

### **Site Description:**

The site is located to the south west of the village of Dittisham with access taken from road to Dartmouth and A385. The site is a barn within the complex of Cott Farm sited to the west of main farm house.

### **The Proposal:**

The proposal alterations are listed as follows:

- On the north west elevation the insertion of a doorway at ground floor to annex section of the building with insertion of window on first floor for living room an insertion of conservation roof lights above the staircase, living room and kitchen;
- On the south east elevation the infilling of one doors to form a window with stone beneath to kitchen and heighten of cills two windows to the living area an bedroom of annex part of the building;
- The reinstatement of timber boarding on the north west elevation;
- The realignment of previously half hipped pitched roof above the kitchen to a gabled pitched roof and insertion of two rooflights on the north west elevation.

### **Non Designated Heritage Asset**

There is no statutory definition of 'non-material' as the government considers this to be a matter for local authority discretion. However, the local planning authority must be satisfied that the amendment sought is non-material in order to approve an application. Whether or not a proposed amendment is non-material will depend on the effects of the amendment, bearing in mind its context.

### **Relevant Planning History**

18/0927/12/DIS

Discharge of conditions 2 3 4 5 6 8 11 12 13 and 16 of planning application 18/1015/09/F (Conversion of traditional stone barns to

18/1015/09/F

dwelling with annexe / holiday accommodation and visibility  
Improvements to highway) Discharge of condition  
Conversion of traditional stone barns to dwelling with annexe /  
holiday accommodation and visibility Improvements to highway  
Conditional Approval

#### Analysis:

The proposed alterations would not affect the size, bulk, height, footprint or position of the proposed development, nor would it result in any change to its description (as set out in the original application). The nature of the blocking up of doors to windows, insertion of rooflights, re-alignment of half-pitched roof to full gable is not considered to significantly alter the external appearance of the development.

The proposed insertion of first floor window and arrow slit window at first floor level and creation of new door at ground floor level on the north west elevation have been carefully considered as all these works require the breaking through of the traditional and historic walling of the barn. The harm caused by these new openings ensure that the barn is liveable and whilst additional to those permitted under the previous planning approval on balance and in the interests of ensuring a high quality conversion of a Non Designated Heritage Asset these works are acceptable and are considered to be Non Material.

For these reasons, it is considered that the proposals would have no significant impact on the local amenity. There are no changes of such significance that could be said to materially affect or alter the permission already granted and the amendment is considered acceptable

The amendment is considered to be minor and is unlikely to impact the neighbouring properties as there are none within the immediate vicinity of the site. The potential to impact upon the character and appearance of this NDHA is minimal to that of the previous approval and ensure the use of building. The amendments are therefore is considered to be non-material.

#### Recommendation

Approve since amendments proposed are non-material.

Case officer signature: Chris Mitchell

Test	Yes/No	Notes
Is the proposed change trivial in terms of its scale (magnitude, degree etc.) in relation to the original approval?	Yes	If "no" then it is material
Would the proposed change result in an adverse visual impact or an effect on the living conditions of neighbours sufficient to require consultation?	No	If "yes" then it is material
Would the amendment be contrary to any planning policy of the Council?	No	If "yes" then it is material
Has the development, which is the subject of the permission, been completed?	No	If "yes" then it can't be approved as a NMA

Would the proposed change(s) to the permitted scheme result in the development falling outside the description of that development as set out on the Decision Notice (e.g. change from two storey extension to single storey extension)?	No	If "yes" then it is material
Would the proposed change(s) to the permitted scheme contravene any condition attached to the original permission (e.g. would windows need to be obscured glazed)?	No	If "yes" then it is material
Would the proposed change require a further restriction (e.g. a condition) to make it acceptable?	No	If "yes" then it is material
Would the proposed change have been approved had it formed part of the original application?	Yes	If "no" then it is material
Would the change be contrary to a consultation response on the original application?	No	If "yes" then it is material
Would the change require an extension to the site boundary (or "red edge" of application site)?	No	If "yes" then it is material
Would the amendments introduce new works (including engineering operations) which in themselves constitutes 'development' requiring planning permission?	No	If "yes" then it is material