

PLANNING APPLICATION REPORT

Case Officer: Jacqueline Houslander

Parish: Strete **Ward:** Allington and Strete

Application No: 3400/18/FUL

Agent/Applicant:

Mr Garry Dimeck
GD Planning Ltd
Maycroft
Chillaton
Aveton Gifford, Kingsbridge
TQ7 4ER

Applicant:

Kingswood Homes Ltd
C/O GD Planning Ltd

Site Address: Blindwells, Hynetown Road, Strete, TQ6 0RS

Development: Demolition of buildings and redevelopment of site with 3no. detached dwellings

Reason item is being put before Committee:

Councillor Foss requested that it go before the Planning Committee as the proposal represents an overdevelopment of the site.



Recommendation: Delegate to Head of Development Management Practice (HoP), in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse to application in the absence of an agreed S106 Agreement.

The terms of the Section 106 Obligation are:

- £11,700 towards improvements to OSSR provision at Strete Play Park and/or Strete Village Green and/or Blackbird Wood.

Conditions (list not in full)

1. Time limit
2. Accord with plans
3. Landscaping
4. boundary treatment
5. Removal of pd rights
6. Samples of materials
7. Access to be completed prior to occupation
8. Construction management plan to be submitted
9. Unsuspected contamination
10. Surface water
11. Foul drainage
12. Visibility splays to be provided in accordance with a plan to be submitted prior to commencement
13. Levels to be agreed
14. Balcony privacy screens required

Key issues for consideration:

Location of development
Density of development
Neighbour amenity
Highway impacts.

Financial Implications (Potential New Homes Bonus for major applications):

It is estimated that this development has the potential to attract New Homes Bonus of £1187.00 per dwelling per annum, payable for a period of 4 years. Members are advised that this is provided on an information basis only and is not a material planning consideration in the determination of this application.

Site Description:

The application site is located in the centre of the village of Strete. The site currently has a dormer bungalow and separate garage on it with a large garden area. The site slopes downwards towards the south. There are currently Devon banks and trees along all of the boundaries of the site. To the south is an area of open space. To the east are some other properties. The boundaries trees affords some privacy to those neighbouring properties.

The site lies within the emerging development boundary for Strete, as identified in the Neighbourhood Plan for Street, which is at Regulation 16 stage. The site also lies within the South Devon Area of Outstanding Natural Beauty and the Heritage Coast.

The Proposal:

To demolish an existing bungalow and garage and outbuildings and erect 3 x 4 bed detached dwellings. One to be accessed off the existing access to the bungalow and the other two to be accessed off a new access from Hynetown Road, a few metres to the west of the existing access. This will involve the removal of some hedgerow.

The dwellings are of a contemporary design with integral garages, mono pitch roofs and highly glazed south elevations. The total floor area of each dwelling ranges from approximately 189 square metres to

190 square metres. The proposal includes a double garage for each plot with space to allow for two cars to be parked outside the garages.

The application is supported by a Design and Access statement; a drainage statement; a transport statement; a tree report and a protected species report.

Consultations:

- County Highways Authority: Standing Advice
- Environmental Health Section: In accordance with the NPPF please be advised the following condition should be appropriate in relation to this application. Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

Note – this condition can be used in addition to the universal condition, or on sites where no contamination is known or suspected.

- Town/Parish Council: OBJECTION on the grounds there is not enough technical information That the planning application should be for two properties rather than three on the grounds of 'overlooking'
With a suggestion that geothermal heating is used.

- Drainage: Recommendations – no objection
Based on the information provided we would support the current proposal. Sufficient information has been provided to demonstrate a workable scheme, the final design will need to be agreed with the LPA. Therefore if permission is granted please include the following conditions to finalise the drainage design.

Observations and comments

This is a minor development for the erection of 3no. detached dwellings. A development of this scale requires a workable drainage scheme that prioritises the use of infiltration drainage in accordance with best practice SuDS design, (CIRIA C753).

SuDS should be designed to reduce or manage the surface water as close to the source as possible. The drainage hierarchy should be followed with the top of the list as first choice. Evidence will be required to show each option has been explored and discounted.

By infiltration, soakaway.

Discharge to a water course, attenuation maybe required.

Discharge to the public sewer, attenuation will be required and permission from SWW.

Following our previous objection dated 5th of November 2018, the applicant have provided further information to address our concerns raised previously.

Suggested conditions

Surface water

Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development continues above slab level, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:

Further soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.

SuDS to be designed for a 1:100 year event plus 40% for climate change.

If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority.

The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

Foul

Notwithstanding the submitted details, no development shall be commenced until details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority, and the dwelling shall not be occupied until the approved works have been completed to the satisfaction of the Local Planning Authority. Details to include:

Full details of the pumping system including justification for 24hrs storage capacity, pump and alarm system.

Details of the management and maintenance company who will be responsible in case of emergency.

Reason: In the interests of the prevention of pollution.

OSSR: Open Space, Sport and Recreation (OSSR) Comments

SHDC Core Strategy Policy CS8 and SHDC Development Plan Policies DPD (2010) policy DP8 set out the rationale for seeking Open Space, Sport and Recreation (OSSR) provisions as key infrastructure for securing the delivery of sustainable development and meeting the various needs of the community. Where on-site provision is not made, levels of reasonable contributions based upon existing deficiencies and future demand for various OSSR provisions are detailed within the SHDC OSSR Supplementary Planning Document (2006).

The application is for the demolition of the existing property (containing 1 x 1 bed unit and 1 x 2 bed unit) and replacement with 3 four bed dwellings. Based on the occupancy figures in Table 3 of the SHDC OSSR SPD this will result in a net gain of 12 residents. The development site is unable to provide on site OSSR facilities in accordance with policy, however the new residents will generate increased pressure on existing off site facilities within Strete.

The key OSSR facilities in Strete are the Village Green, Play Park and Blackbird Wood.

The Play Audit undertaken in 2017 as part of the Joint Local Plan Evidence Base (OSSR Study, 2017) scores the Play Area as 2 out of 5 (weaknesses, needs improvement) noting:

- *“Site poor – plenty of space to expand*
- *Equipment varies in quality/age, some requires replacement*
- *Access has scope to be improved*
- *Skate equipment is poor quality.”*

The Greenspace Audit undertaken in 2017 as part of the Joint Local Plan Evidence Base (OSSR Study, 2017) identifies the need for hedge planting around the perimeter of the play area to improve the amenity value of the public open space. The audit also identifies opportunities for enhancements to both the Village Green and Blackbird Wood.

It is considered highly likely that the new residents would make use of the existing OSSR facilities in Strete Village. New residents would add pressure to these facilities which have already been identified as in need of improvement (see above), and the pressure would require mitigating to assist with making the facilities sustainable.

A financial contribution would thus be required in accordance with the SHDC OSSR SPD (2006) to improve the local facilities. Applying Tables 3 and 6 of the SHDC OSSR SPD, the required contribution would be as follows:

- £11,700 towards improvements to OSSR provision at Strete Play Park and/or Strete Village Green and/or Blackbird Wood.

The contribution being sought is one required by policy to make the development sustainable and to mitigate the impact of the development (meeting the tests in the CIL Regs).

Representations:

Representations from Residents

Six letters of objection have been received and cover the following points:

Objections:

- Support building on the site, but concerned about loss of privacy and overlooking, specifically to the house closest to the eastern boundary.
- The land slopes down towards the neighbouring house and because of the angle of the proposed house it will look directly into the house. The main living accommodation is at first floor level with large areas of glazing and a balcony, which would impact on the neighbours first floor lounge, ground floor kitchen and back garden.
- Recommend that the tree report shows the retention of the trees between T5 and T6 on plan 1
- Other measures should be imposed to prevent overlooking particularly from the balcony of Plot 1, making the south west side of the balcony a solid wall to a height of 2 metres.
- Loss of views
- Concerns about the assertions made in the Planning report:
 - Provide a small yet meaningful contribution to local housing needs
 - Strengthen community resilience
 - Reinforce the pattern and scale of housing in the village in a contemporary yet sensitive way

- Manage appropriate changes to the South Devon Area of Outstanding Natural Beauty with a development approach that appropriately accords with Development Plan objectives.
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- There is little evidence that the proposal will achieve these objectives. The Strete Neighbourhood Plan is at a more advanced stage than is asserted in the planning statement. It is likely to be adopted in the New Year so it should be accorded great weight.
 - The Neighbourhood Plan identifies the need for 17 new dwellings, at least 5 being affordable homes. The preferred site is at Cox's Farm adjacent to the southern border of Blindwells. The allocation requires a masterplan to be developed and there is also a principle residence requirement. Blindwells needs to form part of the masterplan.
 - The scale of the development at Blindwells is aimed at the second home market, which is already saturated in Strete.
 - Demolition of the existing Blindwells property will remove two affordable properties from the private rental market
 - If the allocated site comes forward the Blindwell site could be accessed from that direction, alleviating the need to remove Devon bank and providing a better vehicular access.
 - If associated with the adjacent allocated site, the utilities can be provided through that development and avoid the need for a pumped sewage drainage solution.
 - The design of the properties will lead to an over dominant and intrusive on the allocated site
 - The raised decks and balconies are inappropriate in the AONB immediately adjacent to the Conservation Area.
 - More conventional designs with traditional materials would be more harmonious with the location of the site and adjacent buildings
 - Request that the ridge height is reduced; a less radical design; further embedding of the buildings into the plot
 - Object to the loss of the Devon Hedge to create the additional access.
 - There is insufficient parking and turning spaces on the plots so cars will park on Hynetown road.
 - Object to the hours of work proposed for demolition. Request that work be restricted to 08.30 – 16.30 Mon – Fri; 09.00 – 12.00 Sat and a ban on Sunday working. All construction work should be restricted to these times.
 - Request wheel washing facilities to prevent mud on Hynetown road.
 - The tree report identifies that many of the trees around the site are a class C yet they are being retained. Opportunity should be taken to plant species which are endemic to South Devon.

Relevant Planning History

54/1072/11/F: FUL

Proposal Householder application for addition of porch

Site Address Blindwells Hynetown Road Strete Dartmouth TQ6 0RS

Decision Conditional approval: 15 Jun 11

ANALYSIS

Principle of Development/Sustainability:

The principle of development in this area of Strete relies on consideration of the Joint Local Plan for Plymouth and South West Devon (JLP) policies and to a limited extent the Neighbourhood Plan for Strete which despite being at an advanced stage in its preparation (Regulation 16) still only carries limited weight in decision making. The JLP policy TTV1 (prioritising growth through a hierarchy of

sustainable settlements) makes reference to Local Planning Authorities distributing growth and delivering homes and jobs in accordance with a hierarchy with the Main towns at the top of the hierarchy and smaller villages, hamlets and the countryside at the lower end of the hierarchy.

The village of Strete would fall to be considered against the smaller villages and as such any development needs to be able to demonstrate it supports the principles of sustainable development.

Policy SPT1 (Delivering Sustainable Development) indicates what the principles of sustainable development are. SPT2 (Sustainable linked neighbourhoods and sustainable rural communities) indicates the types of services required in a sustainable community. The JLP provides a table through which villages can be assessed for their sustainability, the supporting text acknowledges that the villages within the Thriving towns and villages policy area may not meet all of these requirements and it may be that a group of settlements all contribute to sustainable living. It reflects the more remote rural context of these settlements.

In the case of Strete, in terms of local services there are: Post office; a public house; a village hall and church and some areas of public space. A bus route to Dartmouth runs along the A379 with a number of stops serving Strete. There are thus a reasonable amount of services within the village from which the site would benefit. There is also a bus route to the nearest larger settlement of Dartmouth where more services are available. The village of Stoke Fleming is 1.6 miles along the coast which also has a number of services including a primary school. Dartmouth where there are primary and secondary schools is 3.5 miles away. It is considered that Strete does not have all of the necessary services to comply completely with criteria for a sustainable settlement outlined in the JLP SPT2, however the services provided in both Strete and Stoke Fleming could contribute to provision of wider services. Further consideration of these issues are provided through Neighbourhood Plans which is considered later in this report.

It is considered that the proposal can be considered as sustainable development as outlined in Policy SPT1 and SPT2 of the Joint Local Plan.

Housing Need: The JLP seeks to ensure that housing provision meets needs identified, Policy DEV8 states that the LPA's will seek to deliver a wide choice of high quality homes "*which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities*"

Strete Neighbourhood Plan – Housing Needs Survey (2015) identified a need for 4 homes to meet local housing need, but goes on to state that 5 affordable homes should be provided for in the allocated site in the Neighbourhood Plan. The Vision for Strete includes objectives, one of which states: "*local needs are met through small organic developments, in scale with the locality and allowing future generations to maintain the viability of local businesses, but without substantially altering local character*"

The proposal is small in scale, is organic in as much as development well within the built up area of the village and adjacent to a site which is to be allocated for residential development in the Neighbourhood Plan. The scale of development reflects the density of the development in the surrounding area and as such meets the objective.

Policy DEV 8 seeks to ensure that there is an appropriate mix of house types within the plan area supported by local housing evidence.

When considering DEV8 and the housing mix statistics for Strete taken from the 2011 census, there is an identifiable over-provision of detached dwellings within the parish when compared to the 2011 SH average (62% detached dwellings in Strete compared to 38% in SH). Increasing the amount of large, detached dwellings in the Parish is not going to increase opportunities to access home ownership for the specified needs group identified in policy DEV8. In this regard, the proposal does not meet the requirements of policy DEV8.

The proposal site does fall within an emerging low-density character area in the Strete Neighbourhood Plan. The NP has not yet reached referendum, but does carry some weight in decision making. It is acknowledged that the character of adjoining residential areas is one of low density, with large, detached dwellings set within large plots. This is not in itself justification for a proposal not being in accordance with DEV8, and it is possible to deliver a pattern of development that could create semi-detached or even terraced dwellings utilising a similar footprint and layout that compliments the adjoining built form.

DEV8 also requires a proposal not to perpetuate an existing imbalance in the current housing stock. Whilst this proposal does perpetuate an imbalance in detached dwellings, the 2011 housing stock of Strete was not so skewed in terms of 4-bed dwellings as to warrant resisting this application on the number of bedrooms alone. In combination with the proposal meeting the requirements of the emerging low-character policy area, it is not considered that the proposal is sufficiently contrary to policy to warrant a refusal. This is partly a reflection of how the policy basis for decision making has been subject to change in recent weeks, with the newly adopted JLP and emerging NP introducing a new policy approach.

It is considered that the proposed 3 dwellings meet the policy requirements of SPT1; SPT2, and whilst is contrary to DEV 8, the emerging Neighbourhood Plan and policy SNP4 relating to the low density area, of which this site is part, must also be part of the planning judgement.

Design/Landscape:

The site lies within the South Devon AONB and in the area designated as Heritage Coast in the JLP. The AONB is a nationally important designation and local planning policy (DEV25) and the National Planning Policy Framework 2018 state that great weight must be accorded to the designation when making planning decisions (para. 172).

The application site already has some development upon it and is surrounded, except towards the south by residential development. The boundaries are also dominated by hedgerows with trees and vegetation which screen the site from views to the south. Land south of the site also slopes downwards and so the site is not really seen from more distant views or the A279 which runs along the coast to the south of the site, because of the lay of the land. More local views will be available from Hynetown road, in particular when the new access is created. So the difference between the current situation and the proposal will be that there will be more development on this site than at present

The dwellings proposed are contemporary in nature and some residents have raised concerns about this. However the two properties to the west of the site are very modern in their design with flat roofs and sharp lines. The proposed dwellings are similar but have a mono pitch roof from the Hynetown road direction, which reflects the pitched roof dwellings on the opposite side of the road. There is a lot of glazing on the southern elevations to take advantage of the south facing direction and also to allow for views from the site towards the coastline. These openings are quite large. Policy DEV 25 (5) does allow for some development in the AONB provided that they are sustainably and appropriately located and designed to conserve, enhance and restore protected landscapes. The site is in a sustainable location within a village which can be considered to be a sustainable village. The proposal is small scale, the proposed dwellings are infilling land between two existing areas of residential development as the site is currently domestic curtilage surrounded by hedgerows and trees which in the main will remain after the development has taken place (subject to the necessary conditions), the site does not currently contribute to the scenic qualities identified in the AONB Management Plan. The site therefore has a neutral impact on the AONB. The proposal will add further built form to this site, however the current hedgerows and boundary landscaping will be retained and reinforced as a result of the proposal and so it is considered that the proposal will also have a neutral impact on the scenic qualities of the AONB.

The NPPF paragraph 172 also places great weight on conserving and enhancing landscape and scenic beauty in the AONB's and states that: "*The scale and extent of development within these designated areas should be limited.*" This proposal is considered to be limited development and the site is not prominent within the AONB and visual changes will mostly be perceived very locally only from Hynetown Road. The visual impact will be neutral and as such the development will conserve the AONB, but could not be said to enhance or restore.

As development does not enhance the AONB it does not fully accord with local and national planning policy and this needs to be weighed in the planning balance.

Neighbour Amenity:

There is some significant local opposition to the proposal and a request that the number of dwellings is reduced to two, however it is planning officers view that the site can accommodate 3 dwellings and still have a large garden area associated with each one, and so as such there is no justification to reduce them to two unless residential amenity of other properties are unduly harmed as a result of the development.

The proposal is located in the centre of the village and as such there are properties to the east, west and north of the site. The properties to the north are some distance away and separated from the site by a road and a Devon bank which forms the northern boundary of the site. It is therefore not anticipated that there will be overlooking, loss of privacy or overbearing issues to those properties. The properties to the west are in line with or behind the proposed dwellings and with a Devon bank and vegetation between the site and these properties there is not likely to be any overlooking issues to the properties although inevitably with properties that run in a line there may be some overlooking of the garden area of the property immediately adjacent.

The properties to the east however may be impacted upon by Plot 3 in particular. As a result the design of Plot 3 has been altered by the applicant on 2 occasions to ensure that there is no loss of privacy to the neighbours. The second alteration has

- Clarified the distance between the proposed Plot 3 and the neighbouring properties as 27 metres and 40 metres. These distances are greater than the standard minimum recommended distances and so as such are considered acceptable distances window to window.
- Side windows have been removed to avoid the impression of overlooking of gardens to the east
- Plot 3 now features an extension to the lounge so that views to the east from the balcony can no longer occur.

It is considered that these changes improve the situation and as such there is not a negative impact to the adjacent properties from Plot 3.

There are a number of balconies proposed on all three properties. It is proposed to add a condition to the consent to ensure that all of the balconies have privacy screens attached to the ends of the balconies to prevent overlooking to existing and new occupiers. It is also proposed to add a condition limiting permitted development rights, so as to prevent the construction of summerhouses, garden offices etc, which could impact on neighbour privacy. A further condition will be added to agree the finished floor levels on the proposed dwellings. The site does slope gently towards the south and it will be important that the dwellings sit into that gentle slope rather than on top of it.

In relation to neighbour impact, it is considered that the proposed dwellings are far enough removed from the adjacent properties and combined with the change in orientation and window angles in Plot 3 and the conditions suggested, there is not a negative impact on the neighbouring properties in relation to Policy DEV1 of the Joint Local Plan, which requires that development ensures "*that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing residents, workers and visitors. Unacceptable impacts will be judged against the level of amenity generally in the locality.*" The proposal does ensure this.

Highways/Access:

The Highway Authority have recommended standing advice. The existing access which serves the bungalow is proposed to be retained and to serve Plot 3. It is proposed to access the other two from a new access through the Devon bank on Hynetown Road. Some concerns have been raised locally about the loss of the Devon hedge, which currently provides a rural edge to the plot of land. However the site is in the centre of the village and the loss will only be for a small section of hedgerow (approx. 7 metres), with the remainder being retained.

The access for the two properties from the public highway is 7 metres wide, with a turning to each side towards the garages for each property. Sufficient space has been provided for a turning head to allow cars to enter and leave in a forward direction. There is currently no footway along the rear boundary onto Hynetown road and the roadside boundary of the site is Devon bank, together with an area of grass verge. Taking on board the standing advice from the Highway Authority and reviewing the advice contained therein, a visibility splay of 25 metres in either direction is required from the access point.. Having reviewed the title plan and the highway plan indicating the land maintainable at highway expense, it can be confirmed that the splay can be achieved. There may need to be some trim back of the hedgerow to achieve this and the applicant has confirmed that they will be willing to replace the current trees along this hedge with more appropriate and better quality trees.

The access and highway requirements are therefore met by the application.

Drainage:

The proposal has met the drainage engineer's expectations and so conditions will be applied to ensure that that the solution is acceptable.

OSSR:

The Open Space, Sport and Recreation section have requested that a contribution of £11,700 towards improvements to OSSR provision at Strete Play Park and/or Strete Village Green and/or Blackbird Wood. A section 106 Agreement will be required to secure these contributions which the applicant has agreed to. Any recommendation to Committee will therefore be subject to the successful signing of a Section 106 Agreement.

Neighbour concerns and Parish Council objection:

There are a number of LORS in respect of this development, with concerns over neighbour privacy; loss of hedgerow; design and style; amount of glazing and the number of dwellings.

In addition there is reference to the emerging Strete Neighbourhood Plan, which is currently at Regulation 16 stage.

Reference is made to the fact that the application site should be considered as part of a masterplan process which is proposed in the NP for the site immediately in front of the application site. Whilst the NP is proposing allocated site(s) to deliver housing within the village this does not preclude additional sites from being brought forward provided they deliver sustainable development and will not undermine the delivery of the NP. The proposed development will not prevent the NP allocated site from being brought forward for development.

The application must be considered on its merits at the time it is made and at this time the proposal to replace 1 dwelling with 3 on this substantial site within the development boundary is acceptable in principle.

The Parish also raise concerns with regard to the number of dwellings proposed and consider that a better density would be achieved with 2 dwellings on the site. They also cite the fact that the noise to be generated could be substantial and affect nearby properties. Having reviewed the plans of some of the surrounding developments and the size of the proposed plots it is considered that the proposed plots are similar in size to the surrounding plots and therefore there is not considered to be a substantiated reason to refuse 3 on this plot when such similarities occur with the surrounding ones. The proposal is therefore considered to respond positively to the existing density in this area of Strete.

Conclusion and planning balance:

The principle of the development meets the requirements of the JLP policies SPT1 and 2. In relation to housing need policy DEV8, the proposal does not strictly accord with this policy as there is a high proportion of detached properties within Strete, however the emerging Neighbourhood Plan includes the site in the area defined for low density development. In addition in terms of character low density development- larger detached properties in large gardens is very much a key characteristic of this part of Strete. It is therefore considered that the combination of these factors would allow for the development to be considered acceptable in this instance.

In terms of design the proposal meets the policy requirements and provides a density which is the same as those in the vicinity of the site, in fact possible slightly lower density than some. This meets Policy DEV20 in terms of respecting the context and also meets emerging policy SNP4, in relation to the density issue and policy SNP6 in relation to design. It is accepted that the style may not be to everyone's taste, however the proposals have acknowledged the flat roof contemporary dwellings adjacent as well as the other slightly older properties in the vicinity, whilst also having a style of its own.

Whilst in the AONB, it has been acknowledged that the proposal will have a neutral impact because it will be seen against the other built development in the area and is relatively well screened through the extensive landscaped hedgerows. It can therefore be concluded that the proposals conserve the AONB landscape qualities. However the policies also require development to enhance the landscape and it is considered that the proposal does not enhance the special landscape quality of the AONB, other than by providing additional tree and hedgerow planting.

The parking, access and visibility splay meet highway standards and the development does not impact negatively on the neighbouring properties.

It is considered in balancing the planning issues on this site, in relation to the presumption in favour of sustainable development that environmentally there is a neutral impact; socially the impact will be positive by providing small organic sites for development acknowledging the local character for low density development and economically in terms of providing local jobs during the construction phase and providing family accommodation which will help to maintain local services. The development proposal is considered to be sustainable where positive benefits of providing additional housing outweigh the fact that it only conserves rather than enhances AONB. As such it is recommended that planning permission be granted.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and the Strete emerging Neighbourhood Plan

Planning Policy

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 26th 2019.

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. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

Plymouth and South West Devon Joint Local Plan

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV27 Nationally protected landscapes

DEV30 Trees, woodlands and hedgerows

DEV37 Managing flood risk and Water Quality Impacts

Neighbourhood Plan

The Strete Neighbourhood Plan is at regulation 16 stage.

The policies are listed and considered below, accepting that the weight to be applied to them currently is limited.

The relevant policies are:

SNP1 Protecting the Landscape

SNP4 Low Density Area

SNP5 Tranquillity and Dark Skies

SNP6 Development and the settlement boundary

SNP7 Design and Construction

SNP8 Housing development site at Cox's Farm field

SNP9 Principal residence requirement

SNP1 seeks to protect the AONB landscape, the coast and public views of the village, enhance and protect local landscape features and incorporate high quality landscaping to reinforce the landscape character.

The proposal is set within the built up area of the village and as stressed above is well screened by trees and hedgerows. In addition the Neighbourhood Plan seeks to allocate the green area to the south of the site for housing development. As such the site will be well within the built up area of the village and so it is considered that it will not impact on the AONB or harm its special landscape quality. A landscaping scheme condition will be imposed on the consent to ensure that further reinforcing landscaping occurs.

SNP4 - The site lies within the area designated as a low density area in the NP. It requires that any development will enhance and not harm the low density character of the area. The site currently has one dwelling on it with a detached garage and a large garden area. The development proposed is for 3

detached dwellings and garaging and gardens. The proposed dwellings are located such that they run in line with the two dwellings adjacent, with a similar area of garden. It is therefore considered that the proposal relates positively to the density of existing dwellings in the immediate locality. It is considered that the proposal meets this policy requirement.

SNP5 seeks to ensure that development will not cause undue noise or light pollution. The proposal does have a lot of glazing on the south elevations and so there is the potential to impose a lot of light. However there is some considerable tree planting on the southern boundary which would serve to break up that light spill and in addition there are properties within the village further south so any lights will be seen within the context of the built development of the village. It is not considered that the proposal would cause harm in relation to the amount of light that would be generated.

In terms of noise, the site is located within the centre of the village and as such there will be noise generated from residential properties particularly in the summer months when people use their gardens more.

However unless this noise is excessive it would be what is considered normal in a built up area of a village.

SNP6 The site lies within the settlement boundary identified in the NP and development is therefore accepted provided it is in scale and character with the site and surroundings and will cause no adverse impacts in terms to the natural, historic environment, amenity, traffic, parking or safety. The development whilst contemporary is appropriate and of its age. And it is considered that it will not cause harm to any of the issues identified in the policy.

SNP7 relates to design and seeks to ensure that new development respects its context and safeguards local distinctiveness. The design of the proposed dwellings is not reflective of some of the surrounding development – which dates back to the latter years of the 20th Century. The local vernacular in Strete is mixed with the central core being historic and traditional but then in other areas is a mix of 1970's and 1980's bungalows and houses and more recent housing development. The two properties adjacent to the site are very contemporary flat roofed dwellings and the proposal is a halfway house between those very contemporary designs and the more traditional dwellings, by incorporating a mono pitched roof from Hynetown Road and breaking the mass of the building up. Whilst the design may not be to everyone's taste it is not for the LPA to impose styles onto developers, but rather to ensure that the development proposed has respected the context within which it is to be constructed.

SNP8 refers to the proposed allocation site at Cox's field below the development site. This is relevant only in as much that it is immediately to the south of the site and in addition it is likely in the future that this site will come forward for development which will serve to further incorporate the proposed development site into the built up area of the village.

SNP9 imposes a principal residency requirement for new developments. It refers to development except for replacement dwellings as such 2 of the 3 dwellings would be subject to the requirement. At this stage in the Neighbourhood Plan process, we would not be requesting such a condition. Once the Plan is Made then such requests will be secured through a condition or legal agreement.

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) 7651_250B Proposed floor plans; 7651_151B proposed context plan; 7651_350B proposed site sections; 7651_251A proposed floor plans Plot 2; 7651_252A Proposed floor plans Plot 3; 7651_150C proposed site plan; 7651_351A proposed elevations; 7651_450B Proposed street elevations, received by the Local Planning Authority on 5th March 2019.

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 building works/change of use shall not be implemented until a landscaping scheme has been submitted to and approved by the Local Planning Authority, indicating the boundary treatment of the proposed plots/development.

The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

4. Details of the proposed landscaped boundary treatment shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation and shall be implemented prior to first occupation/use.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

5. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking, re enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity.

6. 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.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and

the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

8. Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development continues above slab level, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:
 - Further soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.
 - SuDS to be designed for a 1:100 year event plus 40% for climate change.
If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority.
The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

9. Notwithstanding the submitted details, no development shall be commenced until details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority, and the dwelling shall not be occupied until the approved works have been completed to the satisfaction of the Local Planning Authority. Details to include:
Full details of the pumping system including justification for 24hrs storage capacity, pump and alarm system.
Details of the management and maintenance company who will be responsible in case of emergency.

Reason: In the interests of the prevention of pollution.

10. . Prior to commencement of any part of the site the Local Planning Authority shall have received and approved a Construction Management Plan (CMP) including
 - (a) the timetable of the works
 - (b) daily hours of construction
 - (c) any road closure
 - (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8.00 a.m. and 6.00 p.m. Mondays to Fridays inc. 9.00a.m. to 1.00 p.m. Saturdays and no such movements taking place on Sundays or Bank holidays unless agrees by The local Planning Authority in advance.
 - (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits
 - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases
 - (g) areas on site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County Highway for loading or unloading purposes unless prior written agreement has been given by the Local Planning Authority;
 - (h) hours during which no construction traffic will be present on the site;
 - (i) the means of enclosure of the site during construction works;

- (j) the details to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off site;
- (k) details of wheel washing facilities and obligations;
- (l) the proposed route of all construction traffic exceeding 7.5 tonnes;
- (m) details of the amount and location of construction worker parking;
- (n) photographic evidence of the condition of adjacent public highway prior to commencement of any work.

Reason: In the interests of Highway Safety.

11. The dwellings/buildings hereby approved shall not be occupied until the parking, servicing, garaging areas relating to/it them and shown on the submitted drawings (drawing number 7651 150C) have been properly consolidated, surfaced, laid out and constructed. The parking, servicing and garaging areas shall be kept permanently available for the parking and manoeuvring of motor vehicles in connection with the development hereby permitted.

Reason: To ensure that adequate and satisfactory provision is made for the garaging and parking of vehicles clear of all carriageways in the interests of road safety and amenity.

12. . No part of the development hereby permitted shall be occupied unless and until the visibility splays to be submitted to and approved by the local planning authority have been laid out, surfaced and in all other respects completed to the satisfaction of the local planning authority. Once completed, the visibility splays shall be retained and maintained free of all obstruction over 1m high at all times.

Reason: To provide adequate visibility from and of emerging vehicles and in the interest of highway safety.

13. Prior to the commencement of development a plan indicating the finished floor levels shall be submitted to and agreed by the Local Planning Authority. The works shall then be carried out in accordance with those levels.

Reason: To ensure the dwellings are constructed at an appropriate level in relation to neighbouring properties.

14. Prior to the construction above damp proof course, of the dwellings hereby approved, plans and details shall be submitted indicating privacy screens on all of the balconies. The privacy screens shall be constructed and in place prior to occupation of the dwellings.

Reason: To protect the privacy of neighbouring properties.