

PLANNING APPLICATION REPORT

Case Officer: Bryony Hanlon

Parish: Ivybridge **Ward:** Ivybridge East

Application No: 2312/20/HHO

Agent:

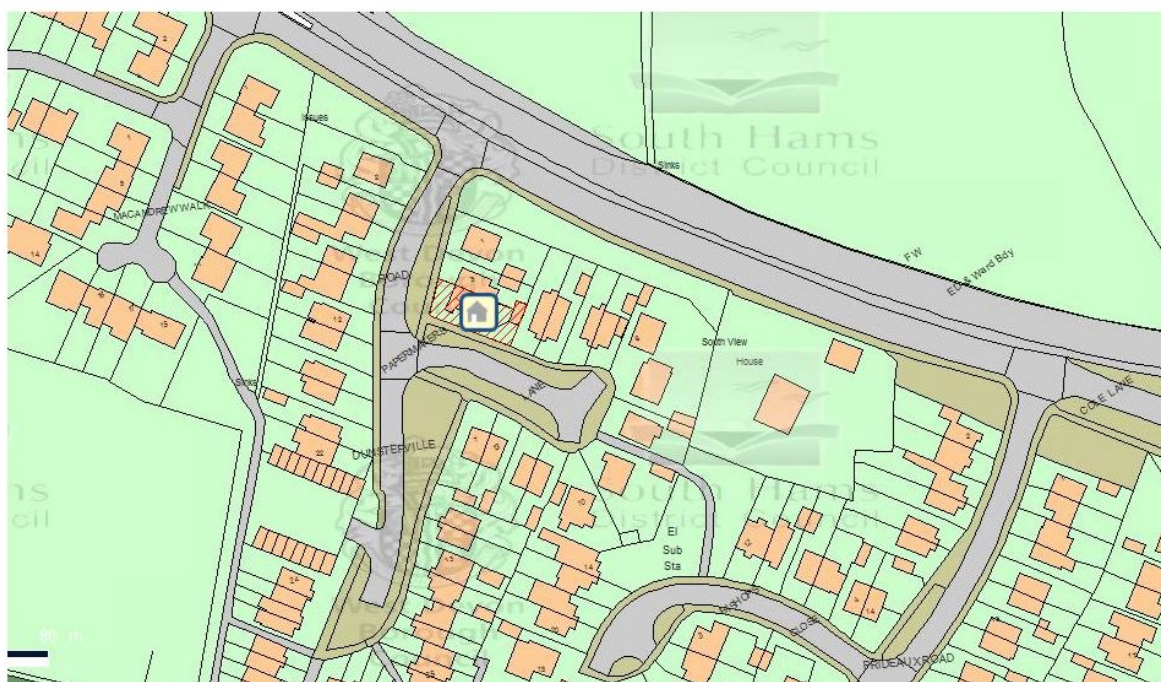
Mr Ian Hodgson
DMR Design
The Acorn Centre
Oak Court, Pennant Way
Lee Mill Industrial Estate
Ivybridge
PL21 9GP

Applicant:

Mr & Mrs R Lewis
1 Paper Makers Lane
Ivybridge
PL21 0JZ

Site Address: 1 Paper Makers Lane, Ivybridge, PL21 0JZ

Development: Householder application for alteration and extension to existing porch, installation of board over-cladding on first floor elevations, adaption of ground floor openings on East elevation including new stepped arrangement to garden and adjustment of section of garden wall.



Reason item is being put before Committee

Cllr Abbott would like to discuss the relevance, scope and application of DEV20 and of DEV23.

Recommendation: Refusal

Reasons for refusal:

The proposed development, by reason of its design and materials palette appears incongruent and unsympathetic to the character and appearance of the host dwelling, which would result in the proposal appearing unduly prominent within the street scene, contrary to the provisions of SPT1 (3v) Delivering sustainable development, SPT2 (10) Sustainable linked neighbourhoods and sustainable rural communities, DEV20 (2, 3, 4) Place shaping and the quality of the built environment, DEV23 (1, 2, 3, 7) Landscape character, the guidance contained within the Plymouth and South West Devon Joint Local

Plan Supplementary Planning Document 2020 and the guidance of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 127 and 130.

Key issues for consideration:

Design and materials, surface water drainage.

Site Description:

The site is located within the built form of Ivybridge, c. 0.85km north east of the town centre. The site is located on a corner plot at the junction between Dunsterville Road and Papermakers Lane. The dwelling is part of a planned residential estate, with dwellings arranged in culs-de-sac, with access provided via Cole Lane to the north. The application site hosts a single, semi-detached dwelling, with a garage to the rear. There is a small garden to the front of the dwelling; the main private amenity space is sited to the rear of the dwelling. The dwelling is finished in grey render, set under a concrete tiled roof. This materials palette is typical of the estate but it is noted that other dwellings are finished in painted render, with sections of dark coloured tile hanging common on the front elevation.

The Proposal:

The applicant wishes to undertake some alterations to the existing dwelling and to construct a small side extension. The new single storey extension with a monopitch roof is located to the rear of the existing porch; a new entrance deck with external steps will provide access to the relocated front door. A small part of the existing boundary wall will need to be removed to facilitate the construction of the new extension. The extension and existing porch will be set under a new zinc, standing seam roof. The existing rear door and window at ground floor level will be reduced to a standard height window only. The existing rear window will be enlarged to accommodate a set of French doors, accessed via a new set of external steps with glazed balustrading. The applicant also wishes to add horizontal Cedral cladding to the first floor of the dwelling on all three elevations, with new insulation underneath.

Consultations:

- County Highways Authority No highways implication
- SHDC Drainage Engineer (Original application) No objection subject to condition
- SHDC Drainage Engineer (Additional information) No objection subject to condition
- Town Council Support

Representations:

None received.

Relevant Planning History

Planning Application Reference	Proposal	Site Address	Decision
24/0488/74/2: ARM	Layout of roads and construction of 248 dwellings and garages	Land west of Harford Lane and north of Exeter Road Ivybridge	Conditional approval: 22 Aug 75

ANALYSIS

Principle of Development/Sustainability

The site is located within the built form of Ivybridge and hosts a single residential dwelling; the principle of development is therefore established.

Design/Landscape

Officers consider that the proposed side extension to house the new utility room, together with the changes to the porch and external access steps are acceptable. The proposal will appear subordinate to the host dwelling, continuing the simple form and monopitch roof of the existing porch. The use of standing seam metal cladding is considered acceptable; the material is used on a comparatively small area of the building, will appear visually recessive against the host dwelling but not unduly prominent within the street scene. Most importantly, the proposal is considered to maintain a “harmonious relationship with the main body of the property being extended” in accordance with paragraph 13.7 of the Plymouth and South West Devon Supplementary Planning Document. Similarly, changes to the ground floor fenestration at the rear of the building, with the associated external access steps are also considered acceptable. The changes are considered modest and are well enclosed within the existing rear boundary treatments.

However, it is not considered that the addition of horizontal Cedral cladding at first floor level is acceptable, as it would appear incongruent in the context of the character and appearance of the host dwelling and as a result would appear unduly visually prominent within the street scene. Policy DEV23 requires that proposals “avoid significant adverse visual impacts.” Policy DEV20 (2) provides detail as to how proposals can achieve this aim and requires that proposals “have proper regard to the pattern of local development in terms of style, materials, detailing and character.” The Plymouth and South West Devon Supplementary Planning Document adds further detail; paragraph 13.6 sets out that; “extensions and alterations should relate well to the main dwelling and character of the area. They should generally follow the same architectural style and use the same materials as the original dwelling. Proposals should also respect the character of the area, including building form and layout, architectural style and materials” and this is further supported by paragraphs 13.7-8.

The applicant was advised that the use of cladding would not be supported and was offered the opportunity to continue the existing materials palette or to remove this element from the scheme. The applicant declined and as such, the application has been determined on the basis of the plans submitted. It should also be noted that the application of cladding is not considered to be permitted development in this instance for two reasons. Firstly, due to the projection forward of the principal elevation and of a side elevation facing a highway, and secondly, due to the fact that cladding is not considered to be “of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse” as required by Condition A2 (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed development, by reason of its design and materials palette appears incongruent and unsympathetic to the character and appearance of the host dwelling, which would result in the proposal appearing unduly prominent within the street scene, contrary to the provisions of SPT1 (3v) Delivering sustainable development, SPT2 (10) Sustainable linked neighbourhoods and sustainable rural communities, DEV20 (2, 3, 4) Place shaping and the quality of the built environment, DEV23 (1, 2, 3, 7) Landscape character, the guidance contained within the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020 and the guidance of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 127 and 130.

Neighbour Amenity

Due to the scale, character and siting of the proposal relative to neighbouring dwellings, it is not considered that the proposal will have a detrimental impact on neighbour amenity. No comments from any neighbouring occupants have been received during the life of the planning application. As such, the proposal is considered to accord with the provisions of DEV1 and DEV2 and this does not form a substantive reason for refusal.

Highways/Access

The scheme does not include any alterations to the existing access or parking arrangements. As such, it is not considered that the proposal will result in an increased risk to highways safety and accord with the provisions of DEV29.

Biodiversity

The applicant has supplied a Preliminary Ecological Appraisal to accompany the application; the Ecologist has confirmed that there are no ecological constraints to development. As such, the proposal is considered to accord with the provisions of DEV26 and this does not form a substantive reason for refusal.

Surface Water Drainage

The site is located within Ivybridge Critical Drainage Area and as such, a workable drainage solution must be in place, with surface water discharge managed in line with the drainage hierarchy set out within the Joint Local Plan. The South Hams District Council Drainage Engineer reviewed the proposal and initially recommended a surface water drainage condition requiring that the use of a soakaway was discounted before any other strategy could be considered. The applicant provided sufficient information to demonstrate that a soakaway could not be physically accommodated within the site boundary and meet the clearances required by Building Regulations. The applicant has provided written confirmation from South West Water that they will accept the small increase in surface water flows from the site created by the proposal. The SHDC Drainage Engineer has confirmed that this approach is acceptable, with the details to be secured by condition 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. On this basis, the proposal is considered to accord with the provisions of DEV35 and does not form a substantive reason for refusal.

Conclusion

The proposed development, by reason of its design and materials palette appears incongruent and unsympathetic to the character and appearance of the host dwelling, which would result in the proposal appearing unduly prominent within the street scene, contrary to the provisions of SPT1 (3v) Delivering sustainable development, SPT2 (10) Sustainable linked neighbourhoods and sustainable rural communities, DEV20 (2, 3, 4) Place shaping and the quality of the built environment, DEV23 (1, 2, 3, 7) Landscape character, the guidance contained within the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020 and the guidance of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 127 and 130. As such, it is recommended that the application be refused.

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. For the purposes of decision making, as of 26 March 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of 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.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on 21 March 2019 and West Devon Borough Council on 26 March 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT12 Strategic approach to the natural environment
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
DEV1 Protecting health and amenity
DEV20 Place shaping and the quality of the built environment
DEV23 Landscape character
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV28 Trees, woodlands and hedgerows
DEV31 Waste management
DEV32 Delivering low carbon development
DEV35 Managing flood risk and Water Quality Impacts

Neighbourhood Plan

Following a successful referendum, the Ivybridge Neighbourhood Plan was made at Executive Committee on 7 December 2017. It now forms part of the Development Plan for South Hams District and is used when determining planning applications within the Ivybridge Neighbourhood Area.

It is not considered that the proposal conflicts with the policies below;

POLICY INP1: Town Centre Regeneration
POLICY INP2: Town Centre land east of the River Erme
POLICY INP3: Glanville's Mill Site
POLICY INP4: North of Fore Street
POLICY INP5: Community Facilities
POLICY INP6: Housing and Employment
POLICY INP7: Traffic and Movement
POLICY INP8: Historic and Natural Environment

However, the site is not within any of the specific policy areas highlighted within the plan, and there are no policies regarding design or alterations to residential properties which would be relevant to the current proposal.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 127 and 130 and guidance within the 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 Supplementary Planning Document 2020.

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.