

PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane

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

Application No: 4139/20/VAR

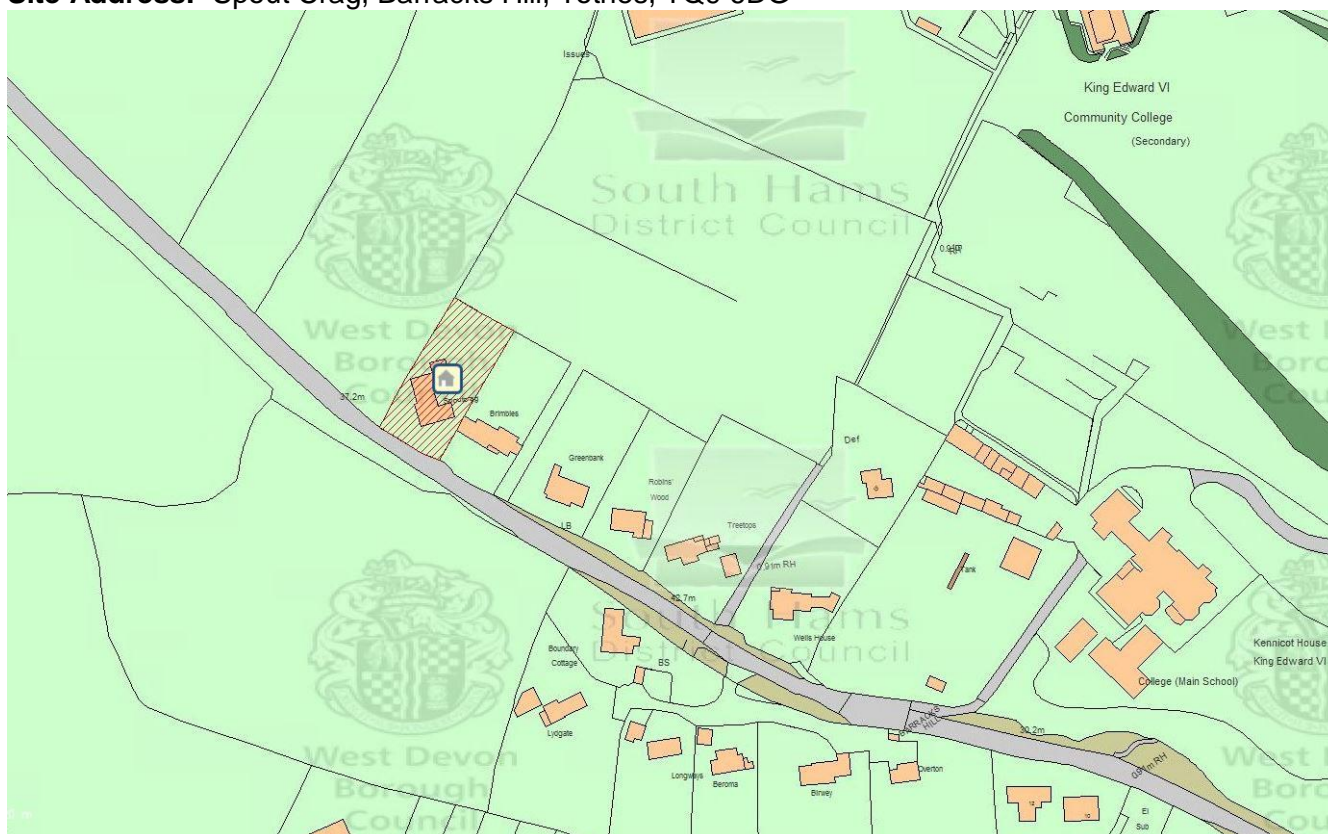
Agent:

Gillespie - Gillespie Yunnie Architects
The Lower Tweed Mill
Shinners Bridge
Dartington
Totnes
TQ9 6JB

Applicant:

Hargadon
Spout Crag
Barracks Hill
Totnes
TQ9 6DG

Site Address: Spout Crag, Barracks Hill, Totnes, TQ9 6DG



Development: Application for variation of condition 7 (stone cladding) of planning consent 3366/20/HHO

Reason the application is before the Committee: Cllr Hodgson has called the application to committee due to the strong response from Dartington Parish Council

Recommendation: Conditional approval

Conditions:

Time limit as per original approval
Accord with plans
Accord with ecological mitigation
Remove PD to extension- Class B/C
No additional windows to north-west or south-west elevation
Timber cladding to be natural and untreated

Brick details to be submitted prior to installation

Key issues for consideration:

Whether or not the proposed amendment to the approved scheme is acceptable in terms of design and landscape impact.

Site Description:

The existing dwelling is a split level property, appearing as a bungalow from Barracks Hill, but with two storey elements to the rear due to the varying ground levels within the site. The dwelling is of a twentieth-century design with various additions and extensions added in the 1970s and 1980s. The site is located at the end of a row of properties along Barracks Hill and is the last plot of development before a more open, countryside landscape between the site and Dartington village.

The site is not within any special areas of designation.

The Proposal:

Planning permission was granted in 2020 for part demolition of extensions to rear, erection of single storey extension to rear within existing footprint, clad and insulate all external walls and the replacement of roof tiles. A condition of the approval was that the stone cladding to the lower ground floor should be natural, local stone. This application seeks to amend this condition to allow for the use of handmade brick instead of stone. The reason for this request is given as follows:

'We are seeking to use a handmade dark brick with natural colour variations for the lower level plinth wall at Spout Crag instead of a stone panel cladding. We wish to make this amendment because we feel the final aesthetic quality of the building is of great importance and the proposed bricks' appearance will be far superior in quality and finish to that of a stone cladding mechanically fixed panel. The proposed black-green unsanded brick, with its subtle shading is produced using the Wasserstrich method. This method produces a hand-made aesthetic and guarantees a strong, natural nuance in colour, shade and tone, making it ideal for accentuating clean linear designs in decorative brickwork and will achieve the high quality finish that we strive to achieve in this project. This is something we feel cannot be achieved in any stone cladding product that we have sourced that is economically priced and therefore viable for this project.'

Consultations:

- County Highways Authority- no highways implications
- Parish Council- object- *The Council objected to this design (now amended, but essentially the same in substance) as it was not in keeping with the gentle rural field-edge character of that part of Barracks Hill, nor the adjoining properties. The proposed variation in condition would make this departure even greater, as the material proposed - horizontal green brick - does not relate in any way to the site context - and would be incongruous in this setting. The drawing simply says 'stone cladding'. This should read 'limestone cladding.'* The selection of a natural stone which visually relates to the local stone is an important design consideration. As the house is in an elevated position and therefore highly visible from Totnes and surrounds, it was overall the opinion of Council that although several photographs were provided of the existing 'panels', none were provided of the 'green' brick. There is nothing else locally like that and it was felt possibly out of context with its' surrounds.

Representations:

None

Relevant Planning History

- 3366/20/HHO- Householder application for part demolition of extensions to the rear, erection of single-storey extension to rear within existing footprint, clad and insulate all external walls, and replace roof tiles- conditional approval
- 14/0884/99/F- Erection of timber decking- conditional approval
- 14/0383/82/3- Extension- conditional approval
- 14/1075/77/3- Extension to form a games room- conditional approval
- 14/0616/77/3- Extension to form a games room- conditional approval

ANALYSIS

Principle of Development/Sustainability:

1.1. The principle of the works has been established under the previous planning permission (3366/20/HHO). The current application seeks to change the materials of a small part of the development, rather than any change in the scale, footprint, or overall design of the scheme.

Design/Landscape:

2.1. The proposed brick would be used on the north-west and north-east facing elevations only, both of which are to the rear of the property away, from public view. The brick elements would be at lower-ground floor level only, and due to the cantilevered ground floor extension above, the brick would be set back from the walls of the main bulk of the dwelling above. These parts of the dwelling would therefore be largely overshadowed, and obscured from public view due to the lower ground level, and position of the bricks facing away from the adjacent highway.

2.2. Due to the handmade nature of the bricks, they would not be uniform in finish, but Officers consider the natural shades and tones of the brick to be appropriate in the context of the development. The use of brick would contrast well with the timber at ground-floor level and help to break up the dwelling as it increases in volume towards the back of the property.

2.3. The proposed bricks are considered to be acceptable in terms of finish and design. Officers are mindful that other types of brick would be less suitable as part of the development, and acknowledge that there is concern from the Parish Council and the Local Ward Member about the colour of the proposed brick. It is therefore recommended that a condition is imposed on any permission granted to require details of the proposed brick, including photos of a sample panel, to be submitted to the Council for approval prior to its installation on the property.

2.4. The site is within an edge of settlement location, and the northern elevations face out onto open fields, whereas the southern elevations face onto Barracks Hill. The lower ground floor elements would be largely obscured by the projecting decking above, and the substantial boundary screening to the side and rear boundaries of the site. Officers therefore consider that the brick element would scarcely be visible from outside of the site. Notwithstanding these points, the natural colours and finish of the bricks is not considered to be harmful to the rural landscape or character of the site.

2.5. Subject to the conditions referenced above, Officers are satisfied that the proposal is not so significantly different to the approved scheme that it would now be unacceptable in terms of design and landscape impact.

Neighbour Amenity:

3.1 The proposed amendment is an aesthetic change to the scheme, and as such, it is not considered to impact upon neighbouring dwellings any more than the approved scheme. No third-party representations have been received.

Highways/Access:

4.1. The proposal will not impact upon the existing highways arrangement.

Summary:

5.1 The proposed amendment is considered to be minor in nature, and would not significantly impact on the overall design or landscape impact of the approved scheme.

5.2. The original permission was subject to a number of conditions to ensure that the development was not detrimental to any protected species, or harmful to the semi-rural setting of the site. It is proposed that these conditions are re-imposed on any subsequent permission granted. Subject to these conditions, the application is considered acceptable, and is therefore recommended for conditional approval.

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

Planning Policy

Relevant policy framework

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 Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of 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).

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 March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development

TTV29 Residential extensions and replacement dwellings in the countryside

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV23 Landscape character

DEV26 Protecting and enhancing biodiversity and geological conservation

DEV32 Delivering low carbon development

DEV33 Renewable and low carbon energy (including heat)

Neighbourhood Plan

The site is within the Dartington neighbourhood plan area. However, this plan is not yet at an advanced enough stage that it can be given weight in the decision-making process.

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 & South West Devon JLP 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.

Recommended conditions:

1. The development to which this permission relates must be begun not later than 9th December 2023, which is the date of expiration of planning permission 3366/20/HHO, which this application varies.

Reason: To comply with Section 73 of the Town and Country Planning Act, 1990 as amended.

2. The development hereby approved shall in all respects accord strictly with drawing numbers 1178-PL-000, PL-0015.A, and GA-0016.B, received by the Local Planning Authority on 5th January 2021.

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 Bat & Bird Assessment by Orbis Ecology, dated 28th September 2020, 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. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) Order, 2015 (and any Order revoking and reenacting this Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken within the extension hereby approved without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:

(a) Part 1, Classes B and C (roof addition or alteration)

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the surrounding landscape.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting this Order) no openings other than those authorised by this permission (if any) shall be at any time be inserted in the south-west or north-west elevations of the development hereby permitted, without the prior permission, in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to ensure that any additional glazing is of a size and position that it does not create inappropriate levels of lighting which could harm the surrounding landscape character.

6. The cladding to be installed to the external walls of the dwelling shall be untreated cedar timber cladding as detailed on the approved plans. No other variation or cladding, or other materials shall be installed without further agreement, in writing, from the Local Planning Authority.

Reason: To ensure that the development displays good design practice and is in keeping with the local landscape character.

7. Prior to installation, details of the proposed brickwork shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved

Reason: In the interests of good design and maintaining the character of the locality.