

PLANNING APPLICATION REPORT

Case Officer: Jenny Draper

Parish: Milton Abbot **Ward:** Milton Ford

Application No: 0957/17/HHO

Agent/Applicant:

Mr Graeme Barclay
14 Moorland View
Princetown
Yelverton
PL20 6QZ

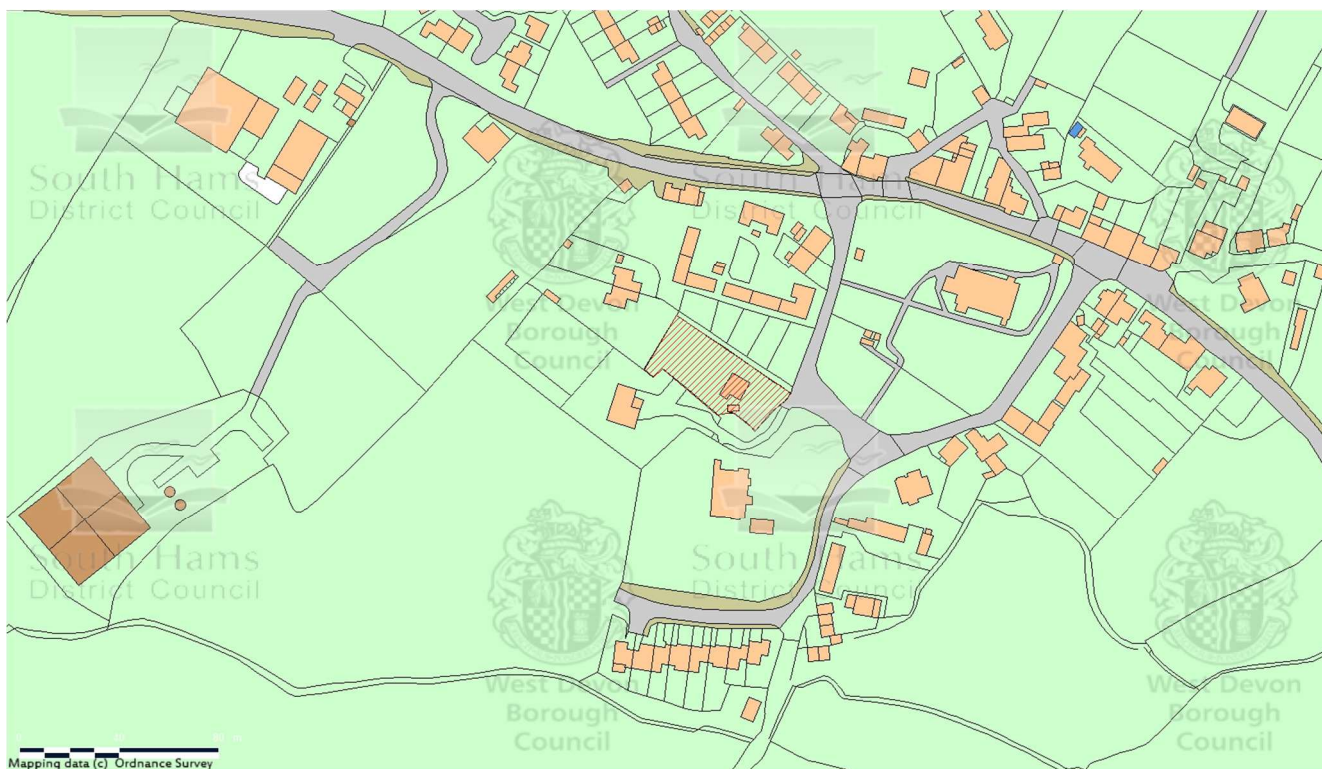
Applicant:

Mrs J Savage
Elderberry Cottage
The Parade
Devon
PL19 0NZ

Site Address: Elderberry Cottage, The Parade, Milton Abbot, PL19 0NZ

Development: Householder application for an extension to side of dwelling

Reason item is being put before Committee: The applicant is a staff member of this authority.



Recommendation: Conditional approval

Conditions:

1. Time limit
2. Accordance to plans
3. Materials to match existing
4. Door and window constructed of wood
5. Schedule of materials

Key issues for consideration:

Impact on neighbouring properties

Visual impact

Impact on the Conservation Area

Site Description:

Elderberry Cottage is a detached cottage in the heart of the village of Milton Abbot and the Milton Abbot Conservation Area. It sits adjacent to the Listed Building known as the Old Vicarage lying to the south and the terrace of listed cottages to the north.

The dwelling is a mixture of natural stone and painted render elevations under a slate roof with gardens all around the property but with the major part of the gardens to the rear.

The neighbouring properties are set at oblique angles and overlooking does not appear to be an issue.

The Proposal:

Extension of the existing main roof slope to create a study in the new roof void with a new kitchen on the ground floor and a link to an existing outbuilding which will be utilised to create a utility area. The increase in habitable area is approximately 30 square metres. The materials to be used will match the existing cottage which is natural stone, painted render and timber windows and doors.

Consultations:

- County Highways Authority: No highways implications
- Environmental Health Section: None received
- Milton Abbot Parish Council: The Parish Council supports this application

Representations:

None received

Relevant Planning History

None relevant to this proposal

Analysis:

The cottage at present requires general refurbishment to bring it up to the standards of modern day living and the proposed extension is to allow for an enlarged kitchen and utility area with a study in the new roof void above.

The proposed layout involves an extension to the western side of the dwelling. The existing kitchen will be retained as a central circulation space and the existing lean-to extension will be removed. The new kitchen/breakfast room will have glazing and French doors to give improved access to the garden and improve natural light.

The extension will be visible but slate to match the existing roof will be used and all windows and doors will be in timber.

Following consultation with the Conservation Officer, a new scheme has been put forward to conserve the existing outbuilding and revised plans have been submitted that now shows a stone link to the outbuilding which will be utilised to create a utility room.

The use of these matching materials will enhance the dwelling and the surrounding Conservation Area whilst allowing the old cottage to be brought up to modern standards.

Neighbour Amenity:

The nearest unrelated residential properties to the proposed development are approximately 25m and 30m away and the dwellings are at oblique angles with very little overlooking ability. There is only the addition of one upper floor window in the study on the southern roof slope and it is therefore considered that the proposal will not result in harm to the living conditions of the occupiers of any residential properties.

Heritage:

The large imposing dwelling to the south and slightly lower than the application site is the 'Old Rectory' and it is a Grade II Listed Building. Due to the oblique angle of the position of the two dwellings and the trees and bushes that are between the two, the extensions to Elderberry Cottage will have little or no impact on the Listed Building or its occupants.

The use of matching materials, including natural stone will enhance the Conservation Area. The Grade II Listed terrace of cottages to the north will not be harmed by this development as the extensions are to the south of the site.

Drainage:

The dwelling has an existing combined sewer that takes both foul and surface water drainage.

Highways/Access:

Highways have no objection to this application.

Conclusion:

This recommendation has been made with consideration of the neighbouring amenity, visual impact and impact on the Conservation Area. Overall the development will enhance the living conditions of the occupiers whilst having little or no impact on the neighbours or surrounding area.

Therefore the application is recommended for approval subject to appropriate conditions.

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 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, with the pre-submission version formally approved by South Hams District Council, West Devon Borough Council and Plymouth City Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered to be consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

Other material considerations include the policies of the Framework itself and guidance in National Planning Practice Guidance (NPPG).

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development
SP17 – Landscape Character

West Devon Borough Council Local Plan Review 2005(as amended 2011)

NE10 – Protection of the Countryside and Other Open Spaces
BE13 – Landscaping and Boundary Treatment

Joint Local Plan

SPT 1 – Delivering Sustainable Development
DEV20 - Place shaping and the quality of the built environment
DEV24 - Landscape character

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).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building, unless amendments have been agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

4. The doors, windows and frames to be used on the development shall be constructed of wood, either stained or painted, and installed in accordance with the approved drawings and retained as such unless amendments have been agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

5. A schedule of works for the alteration and repair of the outbuilding shall be submitted and agreed in writing by the Local Planning Authority prior to that part of works commencing.

Reason: To ensure the conservation and preservation of the outbuilding, which is within the Conservation Area.