

## PLANNING APPLICATION REPORT

**Case Officer:** Chris Mitchell

**Parish:** Ivybridge **Ward:** Ivybridge East

**Application No:** 1637/17/HHO

**Agent/Applicant:**

Mr Paul Hayman  
7 The Pippins  
Ivybridge  
PL21 9TL

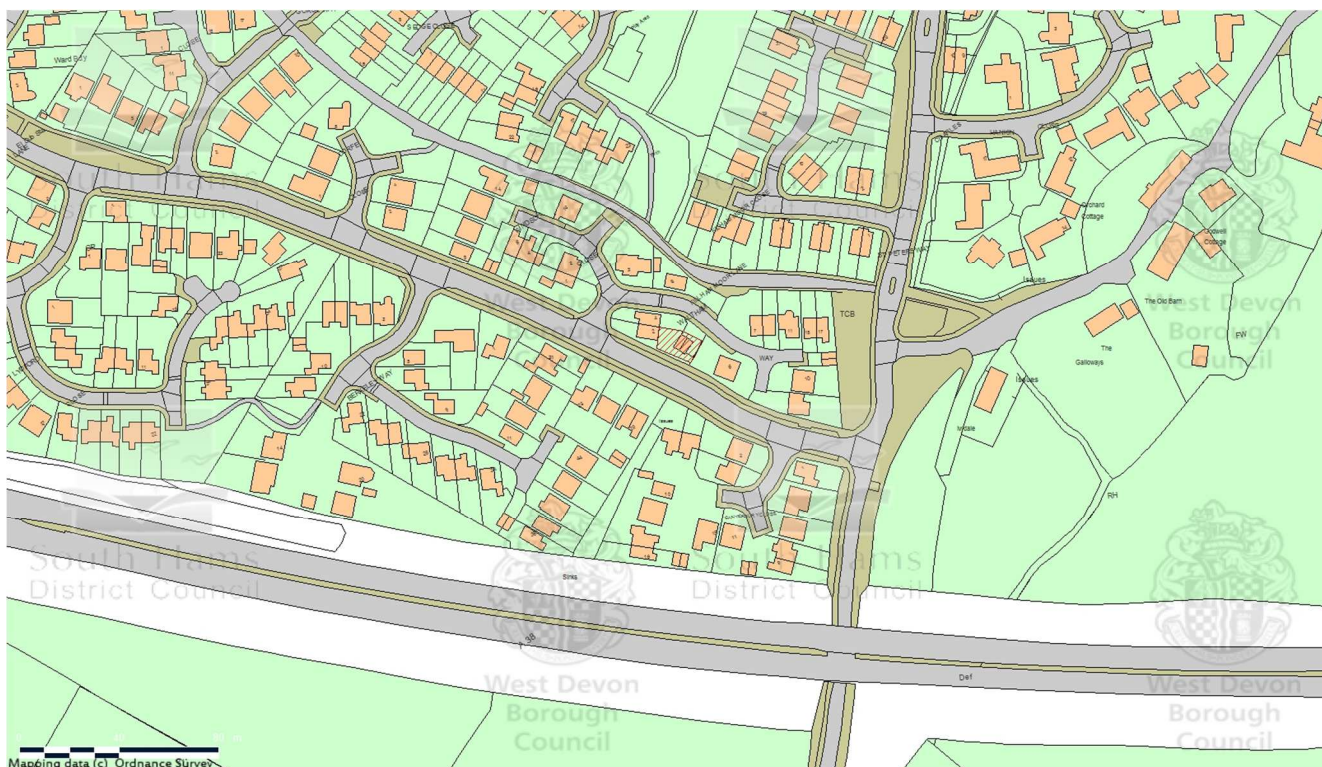
**Applicant:**

Mrs Henstock  
6 Watham Way  
Ivybridge  
PL21 0YF

**Site Address:** 6 Waltham Way, Ivybridge, PL21 0YF

**Development:** Householder application for replacement of an existing extension

**Reason item is being put before Committee** Mrs Henstock is an employee of South Hams District Council



## **Recommendation:** Conditional Approval

### **Conditions**

Standard time limit  
Adherence to plans  
Materials to match

**Key issues for consideration:** Design and impact upon neighbouring properties.

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### **Site Description:**

The site is located to the south east of Ivybridge Town Centre with access taken from Woolcombe lane via Waltham Way. The property is a late 20<sup>th</sup> Century detached dwelling house built with rendered walls, UPVC windows and tiled roof.

### **The Proposal:**

The proposal is to replace an existing UPVC conservatory on the same footprint with a solid extension with block walls, rendered with UPVC windows and doors, tiled roof with roof lights.

### **Consultations:**

- |                                |  |
|--------------------------------|--|
| • County Highways Authority    | No objection   |
| • Environmental Health Section | No comments received   |
| • Town/Parish Council          | Support - The committee were also in support of the Waltham Way resident who has requested a condition for traffic management in the cul-de-sac whilst building works are undertaken |

### **Representations from Residents**

There have been one letters of representation received covering the following points:

- Concern is raised to delivery lorries and builders vans as the property is in a cul-de-sac and the planning officer should place management conditions on any approval give.

### **Relevant Planning History**

27/0283/94/3	Residential development and associated works Conditional Approval
27/0699/88/3	161 residential units plus garages and associated roads and sewers Conditional Approval
27/0393/83/2	Residential development Conditional Approval
27/1711/81/1	Construction of access road car parking residential development public open space and land for community uses Conditional Approval

## **ANALYSIS**

#### Principle of Development/Sustainability:

The principle of the replacement of the conservatory with an extension of the same dimensions is acceptable.

#### Design/Landscape:

The proposed design of the extension would match the existing property and whilst seen from the road it would not cause any visual detriment upon the character and appearance of the existing property of local area.

#### Neighbour Amenity:

The concern raised by a neighbour and supported by the Town Council to deliveries of materials and builders vans to undertake the construction of this development is noted though the property benefits in having two off street car parking spaces suitable for deliveries to be unloaded onto and the existing road widths are more than sufficient to permit delivery lorries to access the site.

The issue of obstructing estate road and the turning head is a civil matter and not one that planning would become involved with especially for such a small development would not result in significant material deliveries to adversely impact upon the neighbouring area. Therefore there is no overriding need to place a condition on any planning permission granted for a construction management plan.

#### Highways/Access:

No objection received by the highway Authority.

#### Conclusion

The proposed extension is considered to be acceptable and the concerns raised by neighbour have been taken into account though due to there being sufficient off road parking to the property and adequate estate road widths and therefore there is no reason to place a construction management plan on any permission being granted.

***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 relevant development plan policies are set out below:

#### ***South Hams LDF Core Strategy***

CS1 Location of Development  
CS7 Design  
CS9 Landscape and Historic Environment  
CS10 Nature Conservation

***Development Policies DPD***

DP1 High Quality Design  
DP2 Landscape Character  
DP3 Residential Amenity  
DP5 Conservation and Wildlife

***South Hams Local Plan (please delete as necessary)***

SHDC 1 Development Boundaries

**Emerging Joint Local Plan**

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. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

**PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)**

DEV1 Protecting amenity and the environment  
DEV2 Air, water, soil, noise and land  
DEV20 Place shaping and the quality of the built environment

**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 WY/02/2017 and site location Plan received by the Local Planning Authority on 26th May 2017.

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.

## **INFORMATIVES**

1. This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35(2) of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) in determining this application, the Local Planning Authority has endeavoured to work proactively and positively with the applicant, in line with National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

2. The responsibility for ensuring compliance with the terms of the approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details can render the development unauthorised and vulnerable to enforcement action.