

# PLANNING APPLICATION REPORT

**Case Officer:** Chris Mitchell

**Parish:** Wembury **Ward:** Wembury and Brixton

**Application No:** 1785/17/HHO

**Agent/Applicant:**

Marcus Vasey  
5 Knighton Road  
Wembury  
Plymouth  
PL9 0EA

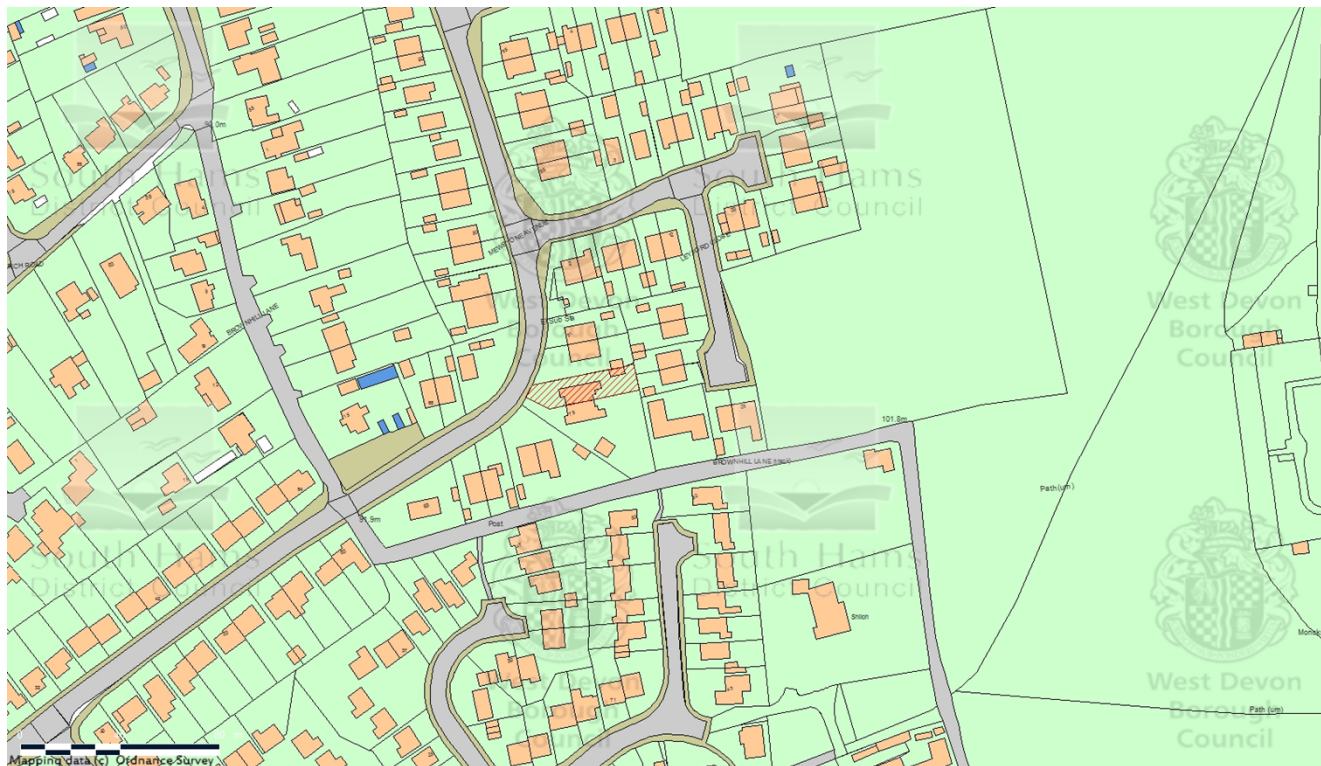
**Applicant:**

Mr & Mrs Brown  
77 Mewstone Avenue  
Wembury  
PL9 0HU

**Site Address:** 77 Mewstone Avenue, Wembury, PL9 0HU

**Development:** Householder application for installation of a new dormer and rooflights within existing loft conversion.

**Reason item is being put before Committee** *The applicants are related to Cllr Brown.*



**Recommendation:** Conditional Approval

**Conditions**

Standard time limit  
Adherence to plans  
Materials to match

**Key issues for consideration:** Design, visual impact upon local area, impact upon neighbouring properties.

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**Site Description:**

The site is location within the village of Wembury with access taken from Mewstone Avenue and is a semi-detached bungalow.

**The Proposal:**

The proposal is for the installation of a rear dormer on west elevation and insertion of rooflights on west (front) elevation. The rear dormer would be finished with horizontal timber cladding, dark grey window frames with dark fascia and guttering and felt flat roof.

**Consultations:**

- County Highways Authority                      No objection
- Environmental Health Section                      No comments received
- Town/Parish Council                              No objection

**Representations from Residents**

None

**Relevant Planning History**

None

**ANALYSIS**

Principle of Development/Sustainability:

The proposal is acceptable and only require planning permission as the proposed horizontal timber cladding is not a matching material with the existing property that is finished with brick and rendered walls and concrete tiled roof.

Design/Landscape:

The proposed design and use of materials are considered to be acceptable and does not harm the character and appearance of the local area and Area of Outstanding Natural Beauty.

Neighbour Amenity:

There is no overlooking or loss of privacy from the proposed development to neighbouring properties.

Highways/Access:  
No objection has been raised.

***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

#### ***Development Policies DPD***

DP1 High Quality Design  
DP2 Landscape Character  
DP3 Residential Amenity

#### ***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  
DEV24 Landscape character

DEV25 Undeveloped coast  
DEV27 Nationally protected landscapes

**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 numbers 123-01, 123-02, 123-06 A, 123-07 A and 123-08 A received by the Local Planning Authority on 7th June 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.

**THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS**