

PLANNING COMMITTEE REPORT

Case Officer: Jenny Draper

Parish: Buckland Monachorum **Ward:** Buckland Monachorum

Application No: 2691/17/HHO

Agent/Applicant:

Mr Ian Russell
Lansdowne House
9 Lower Compton Road
Plymouth
PL3 5DH

Applicant:

Mr Kim Greeno
Covert House,
Road From Common Lane
PL20 6DF

Site Address: Covert House, Yelverton, PL20 6DF

Development: Extension to dwelling and erection of machinery store

Reason item is being put before Committee:

Cllr Sanders has requested that this application is determined by Development Management and Licensing Committee due to concerns regarding the scale and design of the extension in relation to the dwelling.



Recommendation: Conditional approval

Conditions:

1. Time limit
2. Accordance to plans
3. Material samples to be submitted and agreed
4. To be used ancillary to the main house, no commercial or business use

Key issues for consideration:

Impact on neighbouring properties
Impact on the Area of Outstanding Natural Beauty

Site Description:

Covert House is detached dwelling set within its own grounds located within close proximity to Dartmoor National Park in rural Buckland Monachorum Parish. The site is within moorland approximately 1.3 km to the east of the village of Milton Combe and 3km south west of Yelverton village centre. It is within designated countryside and also within the Tamar Valley Area of Outstanding Natural Beauty.

The residential site itself is approximately 7350 square meters with the footprint of the existing dwelling covering approximately 190 square meters.

The property is a large detached house built at the end of the 1920's. The main house is surrounded by approximately two acres of garden and paddock. There is a self-contained lodge/annexe also sited within the plot at the gated entrance. The gated entrance is set along a traditional Devon Bank with an abundance of trees limiting the views of the dwelling from the public highway.

The house is finished with a painted render under a slate roof with grey aluminium windows. It has a large attached single storey garage on the south-east elevation and a large paved drive with ample off road parking availability. The character of the surrounding area is not defined by houses of a particular style or era.

There is an existing vacant stable building in the gardens to the south. It is proposed to erect a traditional timber store for the machinery to maintain the grounds and for general storage.

The nearest neighbour, 'Forest Lodge', is approximately 90m to the south and the dwelling 'Dashel' is some 128m to the west. The area has extensive tree and hedge growth along the highway and between the residential curtilages and dwellings therefore are afforded high levels of privacy. The neighbouring properties are at such a distance and with sufficient boundary treatments, to lead officers to conclude that overlooking is not a specific constraint to householder development

The Proposal:

This application seeks the extension of the dwelling with the erection of a contemporary single storey building that would connect to the existing house between the existing bay windows on the rear (western) elevation. The principal house remains the same with the extension only becoming apparent once lead through to the rear of the house.

The proposed extension begins with a minimal glass link connection corridor, opening out to a large open plan reception room, living room and a dining room. From the dining room, large bi-fold doors open out onto a patio area and full length glass doors from the living area will open out onto the northern garden.

The scheme also seeks the erection of a timber machinery store in the grounds to the south east of the dwelling.

Consultations:

- County Highways Authority: No highways implications
- Environmental Health Section: None received
- Parish Council: The Parish Council objects due to the design, scale, materials and appearance suggesting a commercial use.

Representations:

One letter of **objection** has been received and raises the following concerns:

- Overbearing
- Impact on the AONB

And one letter of **support** from a neighbour who states:

- Although the proposed building has a substantial footprint so too has Covert House
- No objection with condition that it is not for commercial use

Relevant Planning History

8953/2006/TAV – Alterations to roof including installation of two dormer windows to serve existing loft conversion – Approved 26/06/2006

Analysis:

The **design** of the proposed extension is of noticeable contrast between the typologies creating a purposeful retention of the character of the original 1920's dwelling. The connection to the dwelling has been kept to a minimum with a light glass link with no impact on the square bay windows on the rear elevation. The extension therefore is not comparable to the dwelling but can be read clearly as a complimentary addition without extensive modification to the original fabric.

The suggested materials also contrast with the original dwelling, using grey brick and cladded feature panels but there is a degree of consistency through the use of grey aluminium windows and doors. The use of quality materials and modern contemporary design connected through a lightweight link, allows the legibility and character of the original building to be retained.

The extension cannot be viewed from the highway or from distant public view points and will have no detrimental effect on the surrounding beauty of the Area of Outstanding Natural Beauty.

The **scale** of the proposal has raised concerns. However, officers are mindful that the site is of considerable size at some 7350 square meters and, with the footprint of the original house being only 180 square meters, the proposed 130 square meter addition will not cause any harm to the balance of the built form in relation to the garden area.

There is a Public Right of Way that runs along the northern boundary approximately 60m from the proposed extension and discussion was held with the Authority's Landscape Officer. In his opinion, the views from the PROW are minimal due to the large hedge/tree growth and at such a distance any glimpse of the extension will be read as a domestic addition to the main dwelling, albeit of a contemporary nature.

The extension can only be seen clearly from within the curtilage of the site so will have no impact on the surrounding Area of Outstanding Natural Beauty.

Neighbour Amenity:

The nearest unrelated residential properties to the proposed development are approximately 90m and 128m away and the dwellings have very little overlooking ability due to the distance and the tree/hedge boundary treatments.

For these reasons, officers are satisfied that the development has an acceptable impact upon the amenity of adjacent residential properties.

Drainage:

The proposal does not include any additional foul drainage requirements and the curtilage is of sufficient size to accommodate any additional soakaway needed. The site naturally slopes down to the north and is not within a Flood Zone or Critical Drainage Area.

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 Area of Outstanding Natural Beauty. 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).
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- 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
SP19 – Biodiversity
SP20 – Promoting High Quality Design

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

NE10 – Protection of the Countryside and Other Open Spaces
H31 – Residential Development in the Countryside
H32 - Residential Development in the Countryside
H33 - Residential Development in the Countryside
H40 - Residential Extensions

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. Prior to their installation samples of facing materials and roofing materials to be used in the construction of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

4. The machinery store hereby approved shall only be used in connection with the dwellinghouse as a storage/private workshop and for no business or commercial activity. The extension to the dwelling is for additional residential space and shall not be used for commercial or business purposes.

Reason: To safeguard the amenity and character of the surrounding area.