

PLANNING APPLICATION REPORT – Householder Developments

Case Officer: Mr Matthew Jones

Parish: Newton and Noss

Application No: 37/1621/15/F

Agent/Applicant:

Jon Hallett
3 Beacon Hill
Newton Ferrers
PL8 1DB

Applicant:

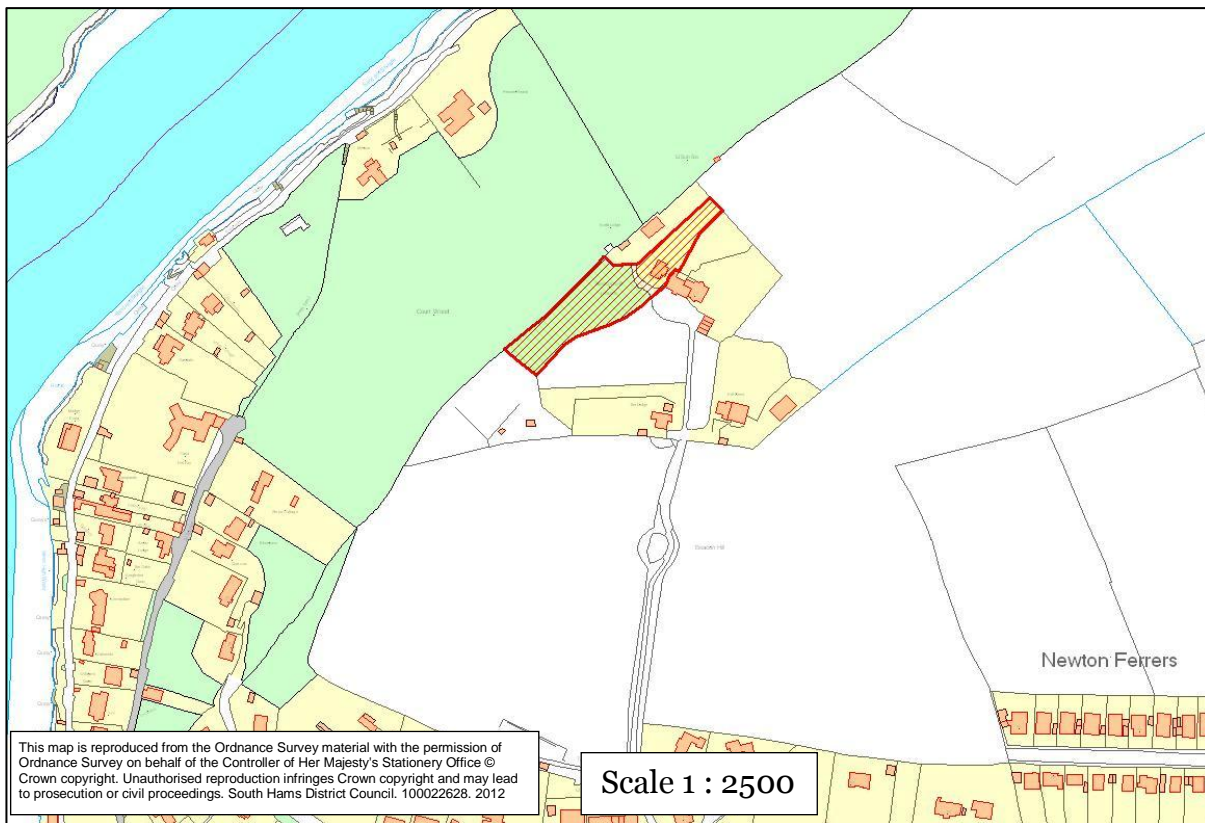
Mr S Hallett
3 Beacon Hill
Newton Ferrers
Plymouth
PL8 1DB

Site Address: 3, Beacon Hill, Newton Ferrers, Plymouth, PL8 1DB

Development: Householder application for proposed erection of a garage and boat store

Reason application is before Development Management Committee:

Cllr Baldry has requested that the application be determined by Development Management Committee due to concerns regarding the number of objections, overlooking and visual impact due to the development being out of keeping



Recommendation: Conditional approval

Conditions

Standard time limit

Adherence to plans

Retention of parking for boats and motor cars in perpetuity

Timber sample prior to installation

Adherence to arboricultural mitigation

To be used ancillary or incidental to main house only

Main Issues

The main issues are the scale and design of the proposal and its associate visual impact within the area and wider AONB and any impact on trees or the amenity of neighbouring properties.

The outbuilding is a relatively large accompaniment to the house it is proposed to serve, resulting in a level of conflict with policy DP17. However, due to the specific characteristics of the site, approvals for other large outbuildings in the vicinity, and lack of harmful relationships with neighbouring dwellings, officers conclude that there is no material reason to refuse the applications.

All issues regarding use and trees can be resolved through appropriate use of planning conditions. The application will have a neutral impact on the character of the wider AONB.

Site Description

The site is within designated countryside and the wider South Devon Area of Outstanding Natural Beauty. The site is formed of a group of dwellings within and surrounding a former hotel building. Access is from the shared driveway to the south, through the village which is close by, approximately 300m to the south.

The site is within the countryside and also the South Devon Area of Outstanding Natural Beauty.

Consultations:

- County Highways Authority

No objection

- Newton and Noss Parish Council

Objection – due to concerns regarding scale, overdevelopment, impact on AONB, location outside of Development Boundary, neighbour impact through overlooking, other garages in area being smaller than as proposed

Representations:

2 letters of objection have been received at the time of writing this report. Concerns raised with the letters are summarised as follows:

- The development will lead to unacceptable overlooking of neighbouring properties
- There is no need for the building
- May become a dwelling in the future
- The proposal is too large with an unacceptable visual impact

Relevant Planning History

37/0987/11/F - Householder application for demolition of existing garage and erection of new garage with music room over - Conditional approval

37/0943/15/PREHH - Preapplication enquiry for an oak framed 4 bay garage with ancillary space over – Officer Support forthcoming

Analysis

Policy DP17 accepts the principle of new residential development within existing residential curtilage and the principal of development is therefore acceptable, with the applicant under no obligation to identify a need for the structure.

Scale design and visual impact

This is a large outbuilding. However, it maintains a traditional, utilitarian design and, as such reads as an ancillary structure to the range of dwellings within the large converted hotel building. As with many subdivisions of a large building, there has been a proliferation over time of utilitarian domestic structures serving the number of dwellings at the site.

The proposed building is acknowledged by officers to be large. However, when considered against the hotel conversion as a whole, when mindful of other outbuildings in the area, and with the proposed simple design and use of materials, officers conclude that this will read as a subservient structure clearly serving a functional purpose in support of the domestic activities taking place within the main house. The main house itself, is also over three floors, and therefore larger than it appears simply on plan.

Weight is given to relevant site history, namely to the adjacent outbuilding, approved in 2012, which is similar in its form and maintains an incidental use at first floor level. The neighbouring structure is partially dug into the slope of the land but is a true two storey structure under a pitched roof. The currently proposed building is large but the first floor is contained within the roof and associated dormer. In addition, although comments have been raised regarding the large floor plan at first floor level, in reality this will be compromised by the pitch of the roof, with a much smaller internal usable area than suggested through consideration of only the proposed floor plan. The submitted section highlights the true level of internal usable space within this area.

The use of this area will also be controlled through planning condition. It is reasonable that, in effect, a 'pitching door' has been added if the applicant intends to store boating apparatus in relation to the boat storage within the ground floor garage.

The site is very well contained with extremely limited views in or out. As such the proposed building will have no harmful impact on the wider South Devon AONB. If glimpsed, it will appear within the context of the other built form at Beacon Hill.

Future use of the structure as self-contained living accommodation will be require further planning permission and a condition is added to this recommendation specifically restricting the use of the building to ancillary or incidental use, and the ground floor for the storage of boats and motor vehicles in perpetuity.

Neighbour impact

The structure is a significant distance of approximately 40m to the nearest neighbouring bedroom window. It is over 15m from the garage outbuilding serving no.4, approved in 2012. Views towards other properties will be either similar to the existing interrelationships within the site or will be at long distance, oblique and partially screened by trees or other outbuildings. The impact of the proposal on the amenity of neighbouring properties is subsequently considered acceptable and in conformance to policy DP3.

Trees

The application is submitted with an arboricultural impact assessment which concludes that it has an acceptable impact on trees within the site. Officers have considered this element and agree with its conclusion.

The comments made by third parties and the Parish Council are considered within the above analysis.

Conclusion

The outbuilding is a relatively large accompaniment to the house it is proposed to serve, resulting in a level of conflict with policy DP17. However, due to the specific characteristics of the site, approvals for other large outbuildings in the vicinity, and lack of harmful relationships with neighbouring dwellings, officers conclude that there is no material reason to refuse the applications. All issues regarding use and trees can be resolved through appropriate use of planning conditions. The application will have a neutral impact on the character of the wider AONB.

For the reasons outlined above this applications considered acceptable and in accordance with the relevant development plan policies. This application is therefore 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

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

DP7 Transport, Access & Parking

DP15 Development in the Countryside

DP17 Residential Extensions and Replacement Dwellings in the Countryside

South Hams Local Plan

SHDC 1 Development Boundaries

National Planning Policy Framework (2012)

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.