

PLANNING APPLICATION REPORT

Case Officer: Wendy Ormsby

Parish: Loddiswell

Application No: 32/1742/15/F

Agent/Applicant:

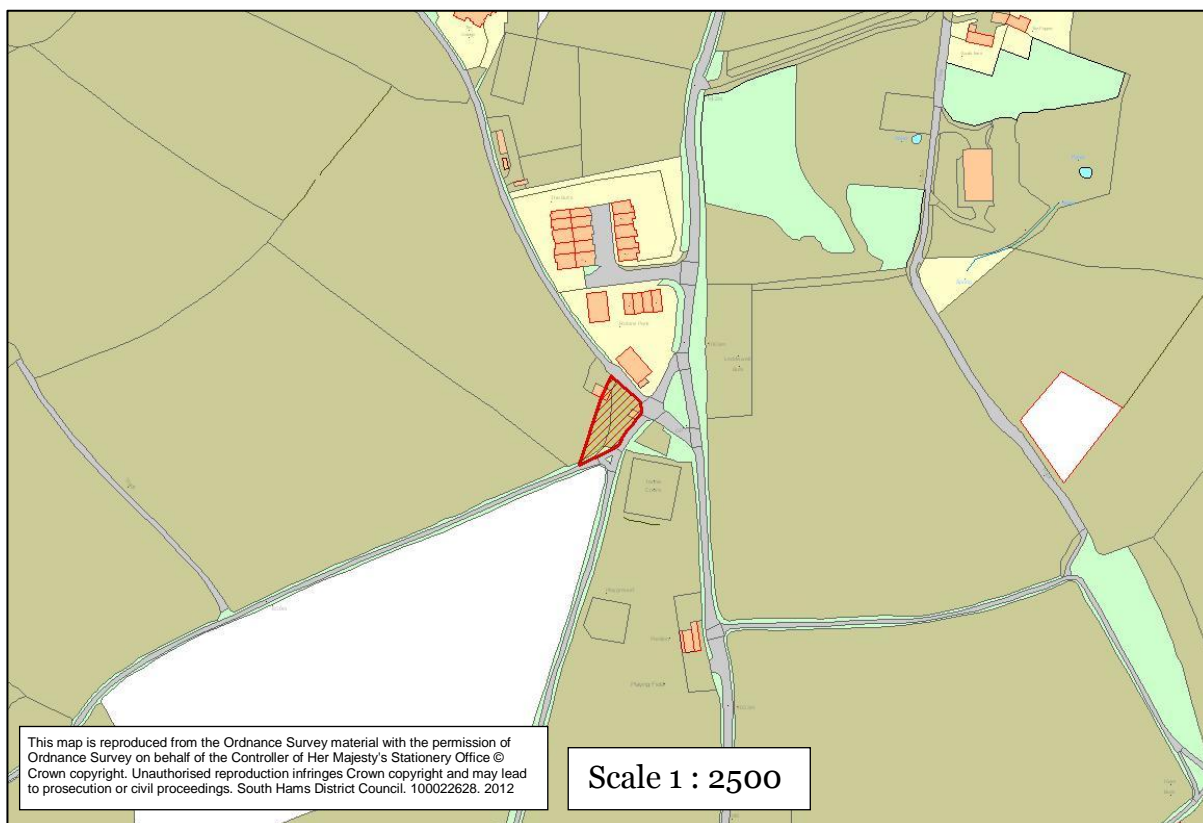
Mr & Mrs D Brooking
Ashwood House
Village Cross Road
Loddiswell
Kingsbridge
TQ7 4SG

Site Address: Land at SX 718 489 adjacent to Robins Park Industrial Estate, South Brent Road, Loddiswell, TQ7 4EE

Development: Proposed siting of mobile home

Reason item is being put before Committee:

In respect of the link proposed developments will have with the industrial estate and its security needs, particularly in the light of recent events, all now a matter of police record. Also the applicant believes the drainage issue can be dealt with and that pedestrian access to the village centre does exist.



Recommendation: Refusal

Reasons for refusal

1. The proposal would result in unessential, unsustainable development in the countryside, isolated from any recognised settlement or local services, without demonstrable justification contrary to policies CS1, DP15 and DP17 of the South Hams Local Development Framework and the aims and objectives of the National Planning Policy Framework
2. The siting of a residential mobile home on this site is inappropriate in this location and out of character with the area. A mobile home is by nature a temporary building that is likely to deteriorate over time thus having the potential to further harm the amenity and character of the area, contrary to policies CS7 and DP1 of the Local Development Framework.
3. Insufficient information has been provided to demonstrate that the site can be suitably and adequately drained. In the absence of sufficient details it has not been shown that the proposed development can be drained without having any adverse impact on surrounding land.

Site Description:

The application site lies to the south west of Robins Park industrial estate which is situated to the north of the village of Loddiswell. The site measures approximately 960 square metres and includes an existing mobile home and a recently built shed. The Local Planning Authority issued a Certificate for the Lawful use of the mobile home, shed (not the existing shed) and garden in 2009 (ref 32/0596/09). The site entrance is within the eastern corner of the plot and access is gained off two minor roads which lead off the B3196. Established hedgerows on the sites boundary help to enclose the site.

The Proposal:

It is proposed to divide the current plot into two, creating a plot for a second mobile home in addition to the existing. The proposed mobile home will have a private garden and parking provision for one car. The existing access into the site will serve the existing mobile home and the proposed new mobile home. A timber fence will separate the mobile homes from the industrial estate to the north and west. The application seeks full planning permission.

Consultations:

- County Highways Authority - standing advice
- Environmental Health Section - no comment
- Town/Parish Council - no objection
- Drainage – holding objection – insufficient information

Representations:

None received

Relevant Planning History

32/0596/09/CLE – Certificate of Lawfulness for an existing use of mobile home, shed and garden – Certified

32/0943/12/F- Erection of two new industrial buildings, parking and associated works-conditional approval.

32/2731/14/F – Erection of single dwelling to replace mobile home – Refused 14/04/15

ANALYSIS

Principle of Development/Sustainability:

In May 2015 planning permission was refused for the erection of dwelling as a replacement for the existing on-site mobile home. This application was refused on the grounds that this is an unsustainable location for a dwelling and because insufficient information regarding drainage has been submitted.

The existing mobile home is only authorised through a Certificate of Lawfulness.

It is now proposed to create a second dwelling on the site. The same policy issues will apply in the consideration of this application as with the application for the dwelling refused earlier this year. In that case the proposal was to replace an existing residential use, now a second dwelling is proposed.

Policy CS1 of the South Hams Local Development Framework Core Strategy, 2006 identifies settlements within which development is acceptable in principle; elsewhere development will be strictly controlled and only permitted where it can be delivered sustainably and in response to a demonstrable local need.

The proposed development site is not within, nor in convenient and safe walking distance, of any settlement identified in Policy CS1. It is not a sustainable location meaning occupants of the site would be reliant on use of the private car.

The pedestrian link referred to in the reason for bringing this application to committee is a new, unauthorised footpath which has been created without planning permission and which is currently under investigation. The footpath does not go as far as this application site, stopping approximately 170m south of the site.

Policy DP15 of the South Local Development Framework Development Policies, 2010 addresses Development in the Countryside, stating that within the countryside development will be permitted where it:

- a) it requires a countryside location and supports the essential needs of agriculture or forestry or;
- b) Meets the essential, small scale and exceptional local development needs of a settlement which cannot be met within development boundaries.

This proposed development does not meet either of the above criteria.

The National Planning Policy Framework considers development in the countryside at paragraph 55 where it states the following:

Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling. Such a design should:*

— be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;

— reflect the highest standards in architecture;

— significantly enhance its immediate setting; and

— be sensitive to the defining characteristics of the local area.

None of the exception criteria set out in the NPPF apply to this development proposal.

The Ward Member has suggested in his reasons for bringing this application to committee that there is a link between this proposal and the security needs of the adjoining industrial site; the application however makes no reference to any functional link between the two sites. The existing mobile home which is understood to remain within the control of the applicant could be used if there is a need for a security presence at the site.

The principal of the proposed development is contrary to local and national planning policy.

Design/Landscape:

The new dwelling is proposed as a mobile home and would be located adjacent to a second mobile home, lawful only through a Certificate of Lawfulness, not because it was ever deemed acceptable in planning terms. Mobile homes are typically used for holiday accommodation or to provide temporary accommodation, for example on farms or building sites.

While the site is well screened on many boundaries it will be visible from its access if gates are left open, as residential gates often are. The additional of a second mobile home on this

site will compound the change in character of this site to the detriment of the amenity of the surrounding area.

Highways/Access:

No highway issues arise

Drainage:

The application is not supported by sufficient information to demonstrate that surface water can be properly managed on site.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

NPPF

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

DP4 Sustainable Construction

DP7 Transport, Access & Parking

DP15 Development in the Countryside

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.