

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

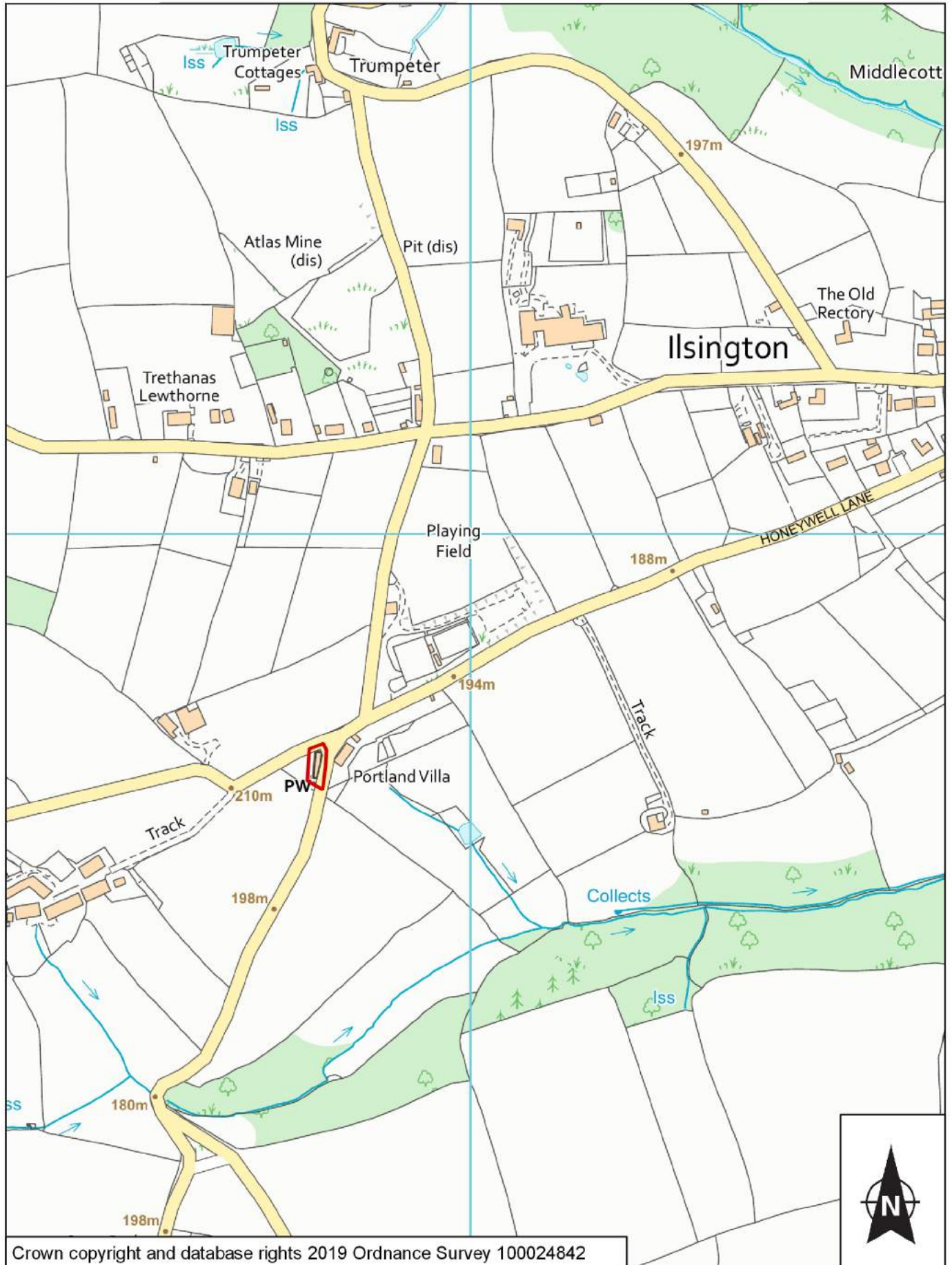
05 April 2019

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

INDEX

<u>Item No.</u>	<u>Description</u>	
1.	0051/19 - Conversion and change of use of redundant church to single residential dwelling (Full Planning Permission), Ilsington Methodist Church, Ilsington	Pg 12
2.	0057/19 - Indoor pool incorporating gym with ancillary rooms, terrace and re-fit existing platform with glazed balustrades (Full Planning Permission - Householder), Caseley Wood, Lustleigh	Pg 18
3.	0029/19 - Removal of garage and erection of extension including raising of roof ridge height in line with existing dwelling (Full Planning Permission - Householder), Beara Farm Bungalow, Moretonhampstead	Pg 22
4.	0646/18 - Replacement dwelling (Full Planning Permission), Kenwyn, South Zeal	Pg 27
5.	0059/19 - Installation of 20m telecommunications column mast accommodating three antennas, pole mounted satellite dish, ancillary equipment cabinets, cabling, landscaping and access track (Full Planning Permission), Land at Newbridge Hill, Poundsgate	Pg 34
6.	0069/19 - Erection of a single storey side extension and alterations to dwelling, reconfiguration of parking arrangement and drive access (Full Planning Permission - Householder), The Oaks, Binkham Hill, Yelverton	Pg 42
7.	0064/19 - Replacement agricultural livestock building (22.86m x 19.8m) (Full Planning Permission), South Warne, Station Road, Mary Tavy	Pg 47



1. Application No: **0051/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Illesington**
Grid Ref: **SX778757** Officer: **Nicola Turner**

Proposal: **Conversion and change of use of redundant church to single residential dwelling**

Location: **Illesington Methodist Church, Illesington**

Applicant: **Teignbridge Methodist Circuit**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposal would result in an unjustified open market dwelling contrary to the Dartmoor National Park Development Plan in particular policies COR2, COR15 and DMD23 and the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010 and National Planning Policy Framework 2019.
2. In the absence of adequate appraisal of the feasibility or viability of alternative business use, the re-use of this chapel building for sequentially preferable uses has not been demonstrated and the proposed dwelling, by reason of its anticipated market value, would not meet the requirements of the Authority's intermediate affordable housing model and result in an unjustified dwelling in the open countryside. As a consequence, it would be contrary to policies COR15, DMD9 and DMD23 of the Dartmoor National Park Authority Development.

Introduction

Illesington Methodist Chapel dates to 1852 and is registered on the Historic Environment Record. It is located approximately 750m from Illesington village centre in the open countryside to the west of the village.

The chapel closed as a place of worship in May 2015 and the application proposes the conversion of the building into a 3-bed open market dwelling.

The application is presented to Committee in view of the Parish Council support for the proposal.

Planning History

0462/18	Conversion and change of use of redundant church to a single residential dwelling		
	Full Planning Permission	Refused	28 November 2018
0580/16	Change of use from former Methodist Chapel to single dwelling		
	Full Planning Permission	Refused	07 February 2017

Consultations

Environment Agency: Flood Zone 1 - Standing Advice
Teignbridge District Council: No objection

County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	No objections - Suggested condition to carry out works in accordance with report

Parish/Town Council Comments

Ilstington PC:	Support - To make use of a building which would otherwise fall into disrepair
----------------	---

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR15 - Providing for limited new housing to meet local needs
COR19 - Dealing with proposals for tourism development
COR2 - Settlement Strategies
COR21 - Dealing with development and transport issues in a sustainable way
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
COR6 - Protecting Dartmoor's Archaeology
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
DMD13 - Archaeology
DMD14 - Biodiversity and geological conservation
DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD23 - Residential development outside Local Centres and Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD40 - Parking provision - Residential
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment
DMD8 - Changes to Historic Buildings
DMD9 - The re-use and adoption of historic buildings in the countryside

Representations

1 letter of support

Good to see the building being looked after and to add vibrancy to the community

Observations

THE PROPOSAL

The application proposes the conversion of the chapel into a 3-bed market dwelling, the same as previously proposed under reference 0580/16 and 0462/18. The proposed dwelling would retain the existing vehicular access and parking arrangement and retain a stone wall extension to delineate the proposed curtilage to the south of the building. The application site excludes the graveyard which would be retained separately and accessed via the existing gateway to the east. The internal floorspace of the main building, which would remain the same

measures approximately 140sqm with a small kitchen extension adding another 15sqm.

PRINCIPLE OF CONVERSION

Policy DMD9 supports the conversion of traditional redundant rural buildings into appropriate new uses in the open countryside where the new use and works will conserve the special heritage of that building, its setting and the contribution that it makes to the local landscape.

This policy is explicit that conversion will be permitted in principle where the proposal comprises business uses and short stay tourist accommodation or provide a local community service or facility.

Only in cases where the business or community use has been shown not to be viable or feasible, will affordable housing for local persons or a dwelling to support the demonstrated need of a rural worker be considered.

Policies COR15, COR2 and DMD23 make no provision for the conversion of the building into a market dwelling.

VIABILITY OR FEASIBILITY OF BUSINESS USES/HOLIDAY ACCOMMODATION

A letter from the marketing agents explains that the closing service of the chapel took place in May 2015. The property was then marketed from the 11 January 2016 to the 31 March 2016 (less than 3 months). They circulated sales particulars to those on a register of interested parties for church buildings, posted details on their website, Right Move and On the Market. Advertisements were also placed in the Western Morning News and Western Daily Press. The property was open for viewings on 3 dates in March 2016 and the property was offered for sale by a process of sealed bids which ran to the 31 March 2016. The marketing particulars advertised the property as planning use class D1 and made reference to potential for conversion into a dwelling/holiday home subject to the appropriate planning permission being sought.

The property was marketed for less than 3 months and it is not explicit that the agents have specifically targeted business markets/press. In that short period they explain that no commercial enquiries were received. The 3 formal sealed bid offers they received were for residential use only.

The agents state that it is unsurprising that no commercial offers were received due to the accessibility and parking difficulties (for both staff and deliveries). They state that a continued community or economic use would increase traffic along narrow lanes and that it's hard to envisage an alternative use coming forward in this location.

The architect has submitted a statement outlining why they deem holiday accommodation to be unviable, citing the following points (i) the availability of 21 holiday rentals in the parish and availability for a number of bookings from January to March, (ii) conflict with the adjacent graveyard and overlooking, (iii) provision of 1 on site parking space for a potential 3 bed accommodation, (iv) the difficulty of the applicant to obtain a buy-to-let mortgage without an authorised permission for a residential use, (v) conflict with bat breeding colony in the roof void and (vi) that it would not be a viable enterprise.

The building appears to be structurally sound. A short marketing exercise has been undertaken and officers are not aware of a specific targeted effort for business use. The

report shows information about the cost of units for rent, and that they are mostly located in Heathfield and Bovey Tracey, where the demand is. A professional appraisal has been undertaken on the feasibility or viability of alternative uses under policy DMD9 which does not expand greatly on the information above, and that received with the last application other than the further detail of costings, all of which show a profitable conversion opportunity.

With regard to a holiday use, whilst the building would not be serviced/managed by an adjacent dwelling it would be within walking distance of Ilsington where a person could be employed to undertake the cleaning/change over. It has been stated that the cost would be prohibitive.

MARKET DWELLING

Notwithstanding the evidenced justification to demonstrate that holiday accommodation or business use would be unfeasible or unviable, the applicant proposes conversion to a market dwelling which is a departure from policies DMD9, COR15 and DMD23 of the Development Plan.

The architect has submitted an estimate for the conversion works proposed. If the first part of the DMD9 test could be satisfied, based on the anticipated market value of the converted building as 'a dwelling' and the estimate of conversion works provided, it may be that an affordable dwelling would be inappropriate. If this was deemed to be the case then consideration would need to be given to whether a market dwelling was acceptable and whether appropriate commuted sums could be extracted toward affordable housing elsewhere within the parish. There is a need for affordable housing within the parish.

In order to follow this approach, the Authority would need to be clearly satisfied that the first test of policy DMD9 was satisfied (i.e. a proven case that a business use or holiday let was unviable or unfeasible). Officers are not satisfied that this part of the test has been clearly met and there are not considered to be exceptional circumstances to depart from policy.

DESIGN AND IMPACT ON HERITAGE ASSET

Ilsington Methodist Church is typical of a modest mid-19th century rural non-conformist chapel. While it has no architectural pretensions, it nevertheless has evidential, historical and communal values and therefore possesses heritage significance. It also makes a positive contribution to its landscape setting.

The building is worthy of preservation and is considered to be a local (un-designated) heritage asset. It is regrettable that some of the internal features, notably the pews, have been removed. The conversion scheme itself is considered to be sympathetic to the building, however, a historic building report should be undertaken prior to any conversion to include a photographic record.

Clearly the building has value and it is appropriate to find an alternative use, however, the significance (special heritage interest) of the building is not sufficient to justify a departure on heritage grounds from policy DMD9 and the Authority's housing policies.

HIGHWAY SAFETY

The proposal makes use of a redundant site with an authorised D1 use. No objection has been raised by the Highway Authority on highway safety grounds.

RESIDENTIAL AMENITY

The Methodist Chapel is close to existing residences to the east. Having regard to the authorised use, the nature of the proposal and the relationship between buildings, it is not considered that the proposal would harm the residential amenity of neighbouring occupiers.

BIODIVERSITY

A wildlife survey was submitted with the application and reveals evidence of long term and regular use by a breeding colony of whiskered bats giving the building a medium conservation status. The report makes a series of recommendations to ensure that the protected species are safeguarded in line with policies COR7 and DMD14.

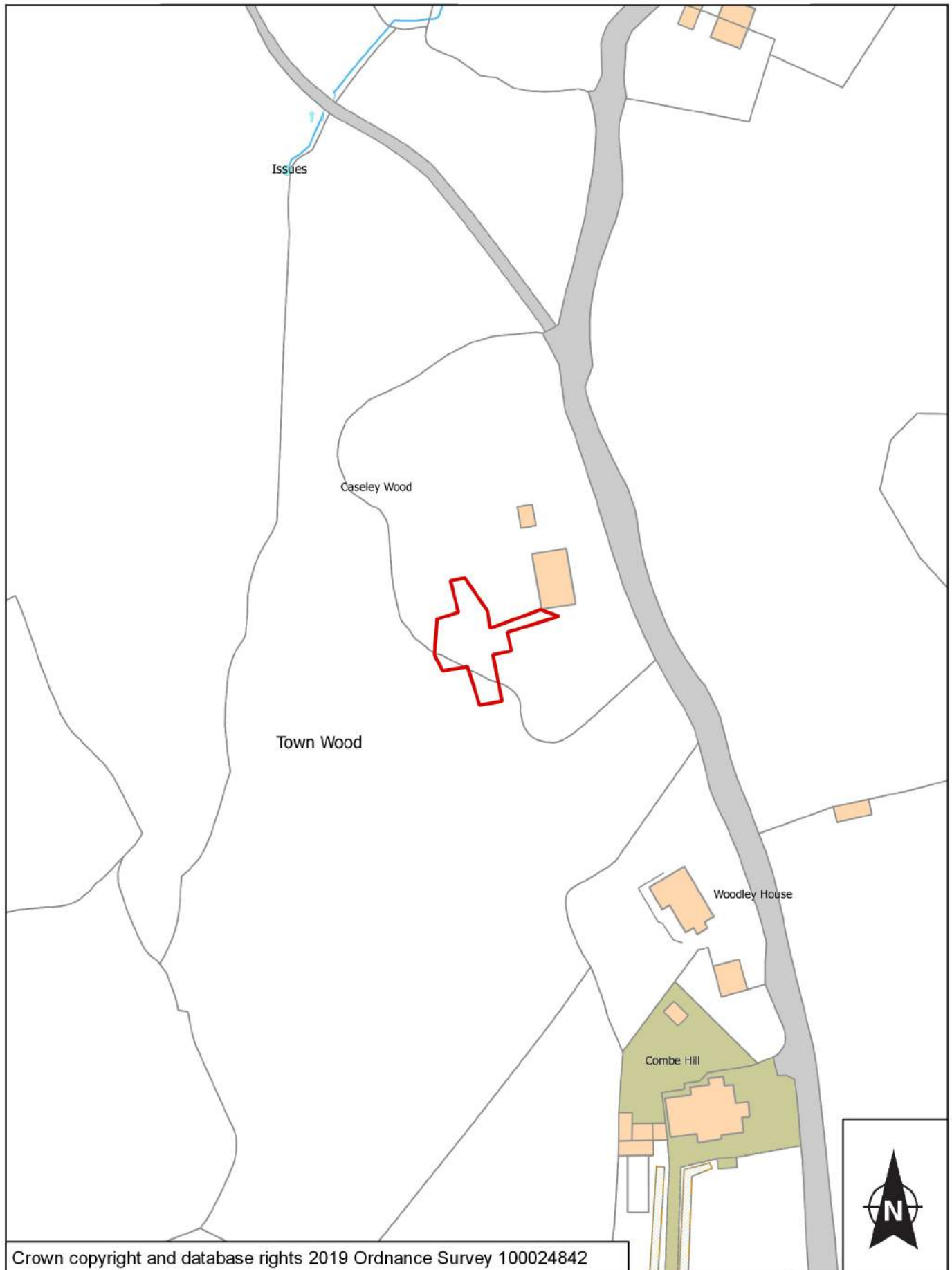
CONCLUSION

The building was marketed for less than 3 months under a sealed bids process. This is short of the standard 12 month marketing period that the Authority would expect to demonstrate a reasonable test of the market and follows the advice given to the applicants at pre-application stage. The applicant was also advised about the requirements of policy DMD9 and the difficulties of securing a conversion into residential use and potential departure from policy.

Officers are also not satisfied that a detailed appraisal of the feasibility or viability of alternative business or short stay tourist accommodation has been provided and therefore the re-use of this chapel building for sequentially preferable uses has only been partially demonstrated.

The applicants are proposing conversion into a market dwelling which is in conflict with policy DMD9 and the Authority's housing policies. The proposed dwelling, by reason of its anticipated market value, is also unlikely to meet the requirements of the Authority's intermediate affordable housing model and would result in an unjustified dwelling in the open countryside.

It is considered that although this application has gone into more depth to justify the proposal of a market value dwelling in the countryside, there would be no planning gain from this market dwelling, and it would remain a departure from policy which could not be supported.



2. Application No: **0057/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -** Parish: **Lustleigh**
Householder
Grid Ref: **SX784818** Officer: **Nicola Turner**

Proposal: **Indoor pool incorporating gym with ancillary rooms, terrace and re-fit existing platform with glazed balustrades**

Location: **Caseley Wood, Lustleigh**

Applicant: **Mrs K & Mr W Howell**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out strictly in accordance with the following approved drawings numbered T1, A1r1, A2r1, A3r1, A4r1, A5r1 and A6r1 received 19 March 2019 and lighting documentation received 13 March 2019.
3. Prior to the commencement of the development hereby approved, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
4. The development hereby permitted shall not be used or occupied other than for purposes ancillary and subservient to the residential use of the existing dwelling and shall not at any time be used, let, sold or otherwise occupied as a separate unit of accommodation or business use.
5. Prior to the commencement of any works, demolition or development on the land, all existing trees, shrubs and hedges to be retained shall be protected by fences or suitable barriers erected beyond their dripline. Such fences or barriers shall be maintained until the completion of the development on the land. Within these protected areas there shall be no storage, deposit, tipping or placing of any materials, soil, spoil or other matter, no parking or movement of vehicles or trailers, no erection or siting of buildings or structures, no excavation or raising of ground levels and no disposal of water or other liquid. Furthermore, no fire(s) shall be lit within 20m of any protected area without the prior written authorisation of the Local Planning Authority.
6. At no time shall any external lighting be installed or used in association with the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Introduction

Caseley Wood is a large detached dwelling in large grounds off the Bovey to Moretonhampstead road, 600 metres to the north of Lustleigh in open countryside.

The application is for a detached building behind and to the south west of the house to provide a home gym and swimming pool .

The application is presented to members in view of the concerns raised by the Parish Council.

Planning History

0763/07	Rebuild existing outbuildings and construct larger garage
	Full Planning Permission Grant Conditionally 07 November 2007

Consultations

Teignbridge District Council:	No objection
County EEC Directorate:	No highway implications
Environment Agency:	Flood Zone 1 - Standing advice

Parish/Town Council Comments

Lustleigh PC:	Objects
	- Does not comply with the intent of Policy DMD5.
	- Potential light pollution from the outfacing 15m of façade of full height glazed windows and doors.
	- The full length glazed façade will have a detrimental impact in the surrounding area and from across the valley.
	- The scale of development is out of proportion to the size of the main residence.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR3 - Protection of Dartmoor's special environmental qualities
COR4 - Design and sustainable development principles
DMD14 - Biodiversity and geological conservation
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD6 - Dartmoor's moorland and woodland
DMD7 - Dartmoor's built environment

Representations

2 letters of objection 3 letters of support 1 other letter

Objection -

- Development would look very out of place.
- Area is bordered by ancient woodland with numerous outcrops of granite boulders.
- The proposed large span of sheet glass is excessive and would have detrimental visual impact on the area.
- Excessive light pollution across the Wray Valley

Support -

- Any visual impact will be minimal and they have taken care that there will be no intrusive lighting.

Comment -

- The proposed application would have no adverse impact upon neighbours and will blend with the natural environment.

Observations

The building takes the form of a single storey detached outbuilding taking a nearly rectangular shape, of contemporary style, with rendered walls and a green roof. The building is to be located to the rear of the site, with access via a new set of access steps.

It is considered that the design, form and materials of the proposed building would contrast with the existing dwelling but have a conceptual form to address the environmental constraints of the site. The green roof compliments the way the form of the building has been settled into the ground as far as possible. Given the secluded nature of the site and the expected quality of materials to be used in the construction, the proposed building would not have any adverse visual or landscape impact, being very well screened from both distant and close public views.

The key policy consideration is therefore policy DMD24 (extensions and alterations to dwellings) which permits extensions and alterations where the design approach reflects the principles within the Dartmoor Design Guide and are compliant with Policy DMD5.

The proposed building has been amended from the original scheme to include an overhang of the green roof in a canopy, with timber cladding on the inside walls. This is to reduce the upward light spill from the use, together with reduced window area, and a specially designed internal lighting arrangement. The lighting has been designed to ensure all light is shone inwards towards the rear wall from both the ceiling and pool sides, avoiding reflection off the surface of the water. This is proposed to address the concerns regarding the light spill and can be conditioned as part of the permission.

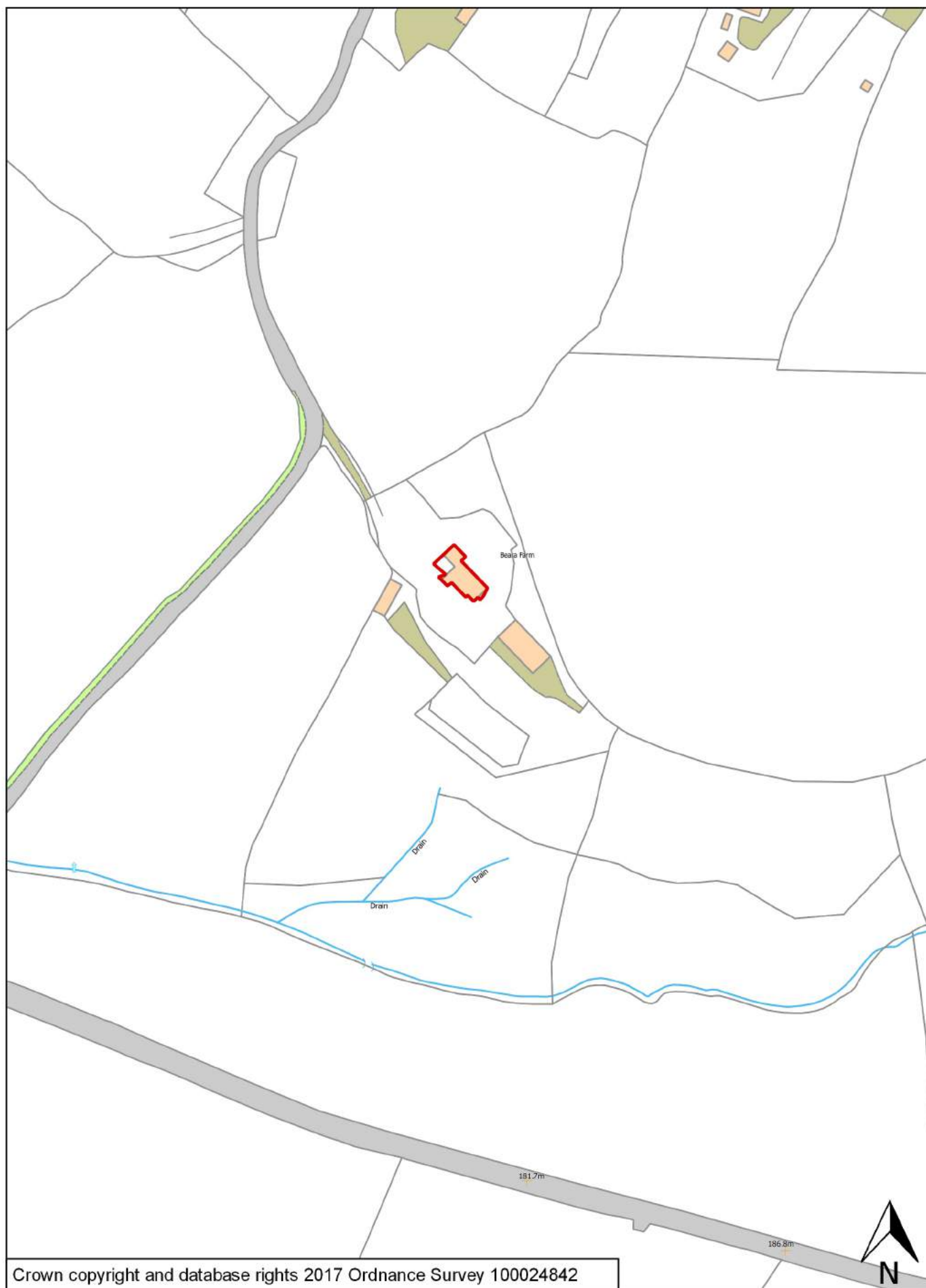
The tranquility of this area of woodland is not considered to be harmed by this proposal as it is located in the domestic curtilage of the host dwelling.

It is considered that the outbuilding is well related to the host property known as Caseley Wood but would benefit from a condition to ensure ancillary domestic use only. The design is considered to fit in with the surroundings.

It is considered that the use is in accordance with policy DMD24 and DMD5.

0029/19 Beara Farm Moretonhampstead

Scale 1:2,000



Crown copyright and database rights 2017 Ordnance Survey 100024842

3. Application No: **0029/19** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission -** Parish: **Moretonhampstead**
Householder
 Grid Ref: **SX743867** Officer: **Mike Blissett**
 Proposal: **Removal of garage and erection of extension including raising of roof ridge height in line with existing dwelling**
 Location: **Beara Farm Bungalow,**
Moretonhampstead
 Applicant: **Mr J McKeown**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension, by reason of its size, massing, height and design, would fail to conserve and enhance the character and appearance of the host dwelling and its setting. It would adversely affect the character and appearance of this part of the National Park contrary to the policies COR4, DMD7 and DMD24 of the Dartmoor National Park Development Plan, the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2019 and the Dartmoor National Park Design Guide.

Introduction

Beara Farm Bungalow is a detached property in white render, with a slate roof. Its front wing (south west) is finished in dressed stone with window surrounds in red brick. As built, it included an attached garage on its north west side. Accommodation has subsequently been added in the roof space, featuring a single dormer window in the front (south west) elevation.

Viewed from the front (south west), the building has three distinct elements:

- The main (central) element, which features a gable-ended front wing;
- The lounge at the south east end of the building, which features a lower, subservient roof, and
- The garage, which is set well back, with a gable facing the front of the property.

Planning Permission is sought for removal of the garage and the erection of a side extension, including raising the roof ridge height in line with that of the existing dwelling.

The application is presented to Members in view of the Parish Council's support for the application.

Planning History

0531/17	Extension to provide accommodation		
	Full Planning Permission -	Refused	11 January 2018
	Householder		
0183/15	Certificate of lawfulness in respect of use of dwelling in breach of agricultural occupancy condition		
	Certificate of Lawfulness for	Certificate issued	10 June 2015
	an existing use		
5/02/274/97/03	Erection of two agricultural livestock buildings (22.9m x 11.25m and		

	18.3m x 11.25m)		
	Full Planning Permission	Grant Conditionally	07 September 1998
5/02/028/96/03	Erection of timber livestock buildings		
	Full Planning Permission	Grant Conditionally	04 March 1996
5/02/262/95/03	Erection of timber agricultural livestock building		
	Full Planning Permission	Withdrawn	01 February 1996
5/02/005/93/02	Bungalow Farmhouse		
	Approval of Details	Grant Conditionally	17 March 1993
05/02/0309/92	Bungalow Farmhouse		
	Outline Planning Permission	Grant Outline Conditionally	05 June 1992
05/02/0070/91	Dwelling for use by farmer		
	Outline Planning Permission	Refused	01 March 1991
05/02/1214/90	Dwelling for agricultural use		
	Outline Planning Permission	Refused	26 June 1990

Consultations

Environment Agency:	Standing advice
Teignbridge District Council:	Do not wish to comment
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	Bats are present in the garage; work should not proceed until a European Protected Species Licence for the development has been obtained from Natural England. Any works to proceed in strict accordance with the recommendations in the ecological appraisal (Green Ecology, October 2017), subject to any variation required by Natural England under any licence issued.

Parish/Town Council Comments

Moretonhampstead PC:	The Parish Council supports the application and considers it an ingenious solution to the problem.
----------------------	--

Relevant Development Plan Policies

COR1 - Sustainable Development Principles
COR2 - Settlement Strategies
COR4 - Design and sustainable development principles
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD7 - Dartmoor's built environment

Representations

No letters have been received from neighbours.

Observations

AMOUNT OF DEVELOPMENT

Policy DMD24 states that extensions will not be permitted where their total habitable floorspace will be increased by more than 30%.

As built, the Bungalow comprised 135sqm of habitable space. The first floor additions increased this by 65sqm to a current total of 200sqm.

The total habitable floorspace proposed in this application would be 330sqm. This would be an increase of 240% when compared with the original bungalow, or an increase of 60% compared with the dwelling in its current form.

DESIGN

Policy DMD7 states that development proposals should conserve and enhance the character of the local built environment.

Policy DMD24 states that extensions and alterations to dwellings will be permitted, provided that both individually and cumulatively with any previous enlargements of the dwelling, they represent a design approach that reflects the principles of the guidance on extensions and alterations to dwellings set out in the Dartmoor Design Guide.

The Design Guide points out that the traditional roof on Dartmoor is pitched with a gable end, and that replication of this style is usually the most appropriate form. The proposed development would present barrel-vaulted gables to the front and rear elevations, and the existing front dormer window and porch (on the south east side) would be re-roofed to match. The new kitchen/dining room extension on the north west side would feature a divided gable end with a lower, flat-roofed central section.

The Design Guide states that for domestic extensions, scale is the major issue, and that development proposals should not overwhelm the original building. Developers should identify and work with the best features of the existing building, with the aim of enhancing the building without altering its fundamental character.

The proposed development would contravene these requirements. The existing garage is a subservient element of the building due to its set back position and the height and arrangement of its roof, whereas the roof of the new kitchen/dining room element would have a ridge height identical to that of the existing main house.

Whilst the barrel-vaulted gables would not be higher than the ridge of the existing main roof, their prominent position would dominate the host dwelling and their modern design would alter the fundamental character of the original bungalow.

Policy COR4 states that development proposals will be expected to demonstrate a scale and layout appropriate to the site and its surroundings, conserving or enhancing the quality and distinctiveness of the built environment and local landscape character. As stated in the Design Guide, the traditional roof on Dartmoor is pitched with a gable end rather than barrel-vaulted; the split gable end on the north west elevation is similarly uncharacteristic of the area.

ECOLOGY

A survey of the garage commissioned by the applicants identified the presence of bats, which would necessitate a Bat Mitigation Class Licence being granted before that structure was demolished.

CONCLUSION

The proposed first floor extension on the front elevation would result in an eaves height which would be raised significantly above that of the existing house. The first floor walls would be finished with painted render. The resulting building would appear bulky and a discordant feature against the rest of the property. The barrel-vaulted roof is not a design feature that is found on domestic properties in this area, and would have an appearance which would be a confusing mix of domestic and agricultural styles. The style and position of the first floor windows are neither traditional nor distinctly contemporary. The proposed extension would form part of the principal elevation where there are clear public views from the public footpath which runs directly to the front of the property; there would also be glimpses from the A382.

The existing garage is set back from the line of the principal elevation and is below the height of the main building, making it subservient to it. The proposed extension would result in a ridge height which would be the same as that of the main house, and would therefore lose an element of subservience, making it difficult to appreciate the evolution of the building. Due to the depth of the proposed extension and a desire to match the roof pitch on the main house, the roof of the extension would have to stop approximately 1.2m short of what would have been the ridge had it continued naturally. This would lead to an awkward roof detail which would be at odds with the main roof, which meets at the ridge in the traditional way. The roof of the proposed side extension, in combination with the roof of the proposed front/rear extensions, would lack coherence with the main house roof.

Policy DMD24 allows an increase in habitable floorspace of up to 30%. The proposed development would result in an increase in habitable floorspace from approximately 200sqm to 330sqm, equivalent to 60%. Members will be aware that this policy states that total habitable floorspace 'shall include conservatories, mezzanine floors, loft and attic conversions and garage conversions but exclude unconverted garages, cellar and roof voids and outbuildings'.

0646/18 Kenwyn South Zeal

Scale 1:1,250



Crown copyright and database rights 2017 Ordnance Survey 100024842

4. Application No: **0646/18** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **South Tawton**
Grid Ref: **SX647937** Officer: **Helen Maynard**

Proposal: **Replacement dwelling**

Location: **Kenwyn, South Zeal**

Applicant: **Mr & Mrs Faraday**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed replacement dwelling by virtue of its scale, bulk and design would not enhance the local environment, conserve or enhance the character and appearance of this part of South Zeal or the wider National Park, it would be contrary to policies COR1, COR4, DMD5 and DMD7 of the Dartmoor National Park Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2019.

Introduction

Kenwyn is a 1930s bungalow set to the rear of the plot. This application proposes the replacement of the existing bungalow with a 1.5 storey dwelling and the erection of a garage to the front of the dwelling.

The application is presented to Members in view of the policy concerns and views of expressed by the Parish Council.

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: No objection.

Environment Agency: No highway implications.

Parish/Town Council Comments

South Tawton PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR8 - Meeting the challenge of climate change

DMD1a - Presumption in favour of sustainable development

DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD22 - Residential development in Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

1 letter of objection

Overlooking of adjacent property from dining room window.

Observations

UPDATE

Members considered the attached report at the Development Management Committee on 1 March 2019. A resolution was made to refuse planning permission for the reasons as set out in the report.

It transpires that the site location plan which featured in the officer powerpoint presentation was incorrect. It depicted an earlier plan which had been amended.

It is also acknowledged that there was discussion concerning a late submission of a further set of revisions which could not be presented or considered at the meeting as there had been insufficient time to carry out the necessary consultations.

Having recognised the error in the presentation it is considered prudent to re-present the matter to Members. In the interim it has also been possible to consult on the latest iteration of the plans which are now the definitive plans for determination.

The key changes to the proposal since the report was considered in March are as follows:

- Rear dormer window reduced in size and replaced with swept roof dormer
- Rear projection/extension reduced in depth by 500mm
- Glazing on ground floor reduced
- Reconfiguration of side elevation windows to reduce neighbour impact.

CONCLUSION

Despite the changes referred to above, officers remain of the opinion that the proposal, as a whole, is unacceptable and contrary to the policies as set out in the original report. The amendments do not alter the view that the scale and design of the proposed replacement dwelling; in particular the rear projection/extension and the garage to the front of the principal elevation, do not result in a cohesive development which would enhance the site and its surroundings.

It follows that the recommendation remains to refuse planning permission.

6. Application No: **0646/18** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission** Parish: **South Tawton**
 Grid Ref: **SX647937** Officer: **Helen Maynard**

Proposal: **Replacement dwelling**

Location: **Kenwyn, South Zeal**

Applicant: **Mr & Mrs Faraday**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed replacement dwelling by virtue of its scale, bulk and design would not enhance the local environment, conserve or enhance the character and appearance of this part of South Zeal or the wider National Park, it would be contrary to policies COR1, COR4, DMD5 and DMD7 of the Dartmoor National Park Development Plan and to the advice contained in the Dartmoor National Park Design Guide, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2018.

Introduction

Kenwyn is a 1930s bungalow set to the rear of the plot. This application proposes the replacement of the existing bungalow with a 1.5 storey dwelling and the erection of a garage to the front of the dwelling.

The application is presented to Members in view of the policy concerns and views of expressed by the Parish Council.

Consultations

West Devon Borough Council: Does not wish to comment.

County EEC Directorate: No objection.

Environment Agency: No highway implications.

Parish/Town Council Comments

South Tawton PC: Support

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR15 - Providing for limited new housing to meet local needs

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

COR5 - Protecting the historic built environment

COR8 - Meeting the challenge of climate change

DMD1a - Presumption in favour of sustainable development

DMD1a - Presumption in favour of sustainable development
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD22 - Residential development in Rural Settlements
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD4 - Protecting local amenity
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

1 letter of objection

Overlooking of adjacent property from dining room window.

Observations

PROPOSAL

Kenwyn is a 1930s bungalow set to the rear of the plot. This application proposes the replacement of the existing bungalow with a 1.5 storey dwelling and the erection of a garage.

The property is of timber frame and asbestos panel construction with rendered external walls. A pitched, hipped asbestos tiled roof serves the property. The floors are constructed of suspended timber floors.

To the rear of the property there is an enclosed storage shed constructed of asbestos panelling and brick/concrete block with a corrugated sheeting roof. The windows are double glazed uPVC.

PRE-APPLICATION ADVICE

Pre-application advice was sought. Concerns were raised regarding the height, size, design, fenestration and decking/landscaping and the garage.

The height has been reduced (from two-storey to 1.5 storey) and the decking/landscaping has been amended in response to Officer comments.

DESIGN

The existing building makes little contribution to the Dartmoor vernacular and there is scope to enhance the presentation of the site to contribute more positively to the character and appearance of the street scene. There are a mix of building styles at Ford Cross and these comprise a number of 1930s bungalows as well as some larger two-storey dwellings on the approach to the centre of the village. These properties are fairly tightly spaced along the north western side of the road.

A key policy test is that a new dwelling should lead to an enhancement of the local environment and any replacement should be on a scale that is sympathetic to its location. This is to enable better quality housing to be provided without major changes to the character of the area. The properties along Ford Cross are generally linear development to the rear of the plots.

The design tests are greater with regards to a new dwelling than for extensions. A replacement dwelling must be a positive enhancement to the area. The proposal will present as a taller building with main ridge running across the width of the plot and will therefore present as a more dominant structure from the road, which will compromise the character and setting of buildings in the street scene. The increase in height of the dwelling is approximately 1.4m.

The style of the extension to the rear is incongruous and does not fit well with the domestic building. It dominates the rear and side elevations due to its size (height and distance extending from the rear wall of the dwelling). This is accentuated from the side elevation with the wide proportions of the gable ends with large expanse of blank rendered wall. A single storey small rear projection may be more suitable.

The shallow pitch roof is not common on Dartmoor dwellings. The proposed dormer window on rear facing roof slope is not consistent with guidance set out in the Dartmoor Design Guide which recommends dormer windows be no wider than the width of a single casement window. This dominates the first floor of the rear elevation.

The proposed garage is of limited architectural merit and has been placed at the front of the plot. This could be brought further towards the dwelling to reduce the dominance of the car in the proposal, this has a poor relation to the dwelling and does not contribute to the overall enhancement of the property. Further landscaping and re-arrangement of the parking provision in the garden could also assist.

SUSTAINABILITY

When considering development proposals, the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework 2018 (NPPF).

The NPPF recognises good design is a key aspect of sustainable development, indivisible from good planning. Development should respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

A key policy test is that a new dwelling should lead to an enhancement of the local environment and a replacement is on a scale that is sympathetic to its location. This is to enable better quality housing to be provided without major changes to the character of an area. Great weight should be given to conserving and enhancing National Parks; the design tests within a National Park are high and the scale and extent of development within these designated areas should be limited (NPPF para. 172).

A number of the properties at Ford Cross are all of a similar age and design generally linear buildings with hipped roof projections.

It is acknowledged that the applicant has commissioned reports which indicate that the existing building is not suitable for refurbishment. They state that the cost of the works required, in order to bring the dwelling up to a modern standard, would be significant and that it is more practical and cost effective to demolish and rebuild on the existing plot.

The Design Guide states that it is preferable to adapt existing buildings rather than demolish and replace wherever possible since, even when derelict, they represent a considerable store

of embodied energy. Not only does this approach reduce the carbon footprint of a development when compared to a new building, but on Dartmoor it can also contribute to maintaining the unique character of the National Park.

The proposed replacement dwelling, is not considered to enhance the local environment, does not seek to positively enhance the site and its surroundings or demonstrate good design principles in accordance with the Dartmoor Design guide.

Improvements to the thermal capacity and sustainability of the building are acknowledged, but these do not outweigh the design concerns and fundamental policy objection set out in this report.

INCREASE IN VOLUME

The agent has calculated an existing volume of 368m³ and a proposed volume of 449m³ and therefore a percentage increase of 22%. The approximate proposed floorspace of the dwelling is 139sqm.

It is noted that The National Minimum Space Standards for a single storey two- bedroom dwelling is 102sqm plus 2.5sqm built in storage.

CONCLUSIONS

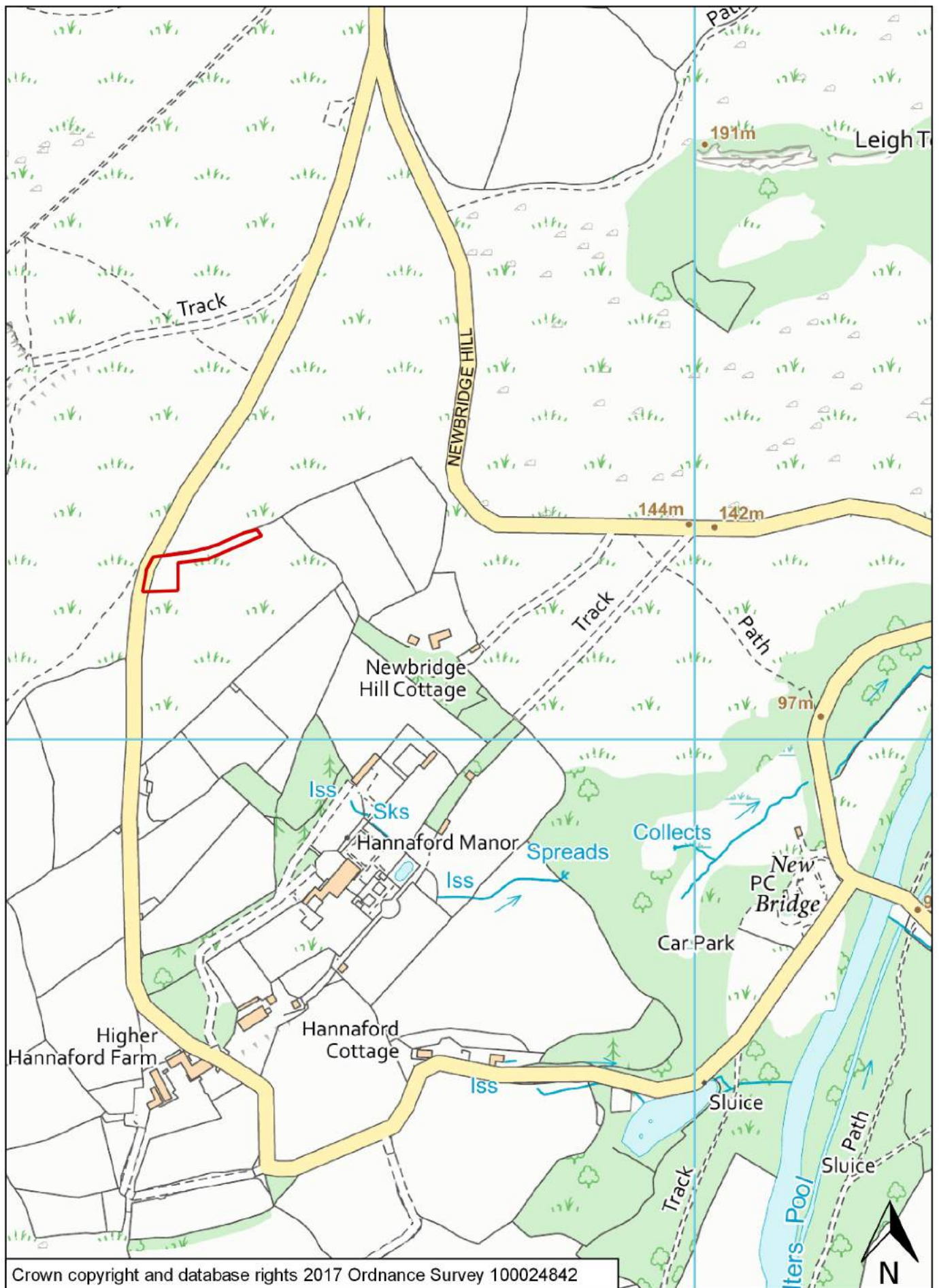
The principle of replacing the existing building is considered acceptable. However, any replacement should adhere to the guidance regarding size; good design; consideration of neighbours and justification for allowing a dwelling considerably larger than the existing.

The replacement dwelling replicates the existing dwelling in shape and design and does not present a positive enhancement of the site. This proposal will change the dwelling from an affordable two-bedroom property to a large less affordable 3 bedroom property. This would be contrary to the basis of policy COR15 which seeks to provide housing to meet the needs of local communities.

There are no clear material planning considerations that support this application. The proposal is considered to be contrary to policies COR1, COR2, COR4, COR8, DMD1a, DM1b, DMD3, DMD7; and the DNPA Design Guide and is therefore recommended for refusal.

0059/19 - Land At Newbridge Hill, Poundsgate

Scale 1:3,999



Crown copyright and database rights 2017 Ordnance Survey 100024842

5. Application No: **0059/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Widcombe-in-the-Moor**
Grid Ref: **SX706711** Officer: **Helen Maynard**
- Proposal: **Installation of 20m telecommunications column mast accommodating three antennas, pole mounted satellite dish, ancillary equipment cabinets, cabling, landscaping and access track**
- Location: **Land at Newbridge Hill, Poundsgate**
- Applicant: **The Home Office and EE Limited**
- Recommendation **That, subject to the consideration of any comments from Natural England, permission be GRANTED.**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved, shall be carried out strictly in accordance with the following approved drawings: 101 Rev B, 103 Rev C, 104 Rev B, Arboricultural Impact Assessment August 2018 by TEP, Cellweb Tree Root Protection valid 4 February 2019.
3. The telecommunications mast and equipment shall be permanently removed upon redundancy and the land reinstated to its former condition within a period of six months unless otherwise agreed in writing by the Local Planning Authority.
4. The equipment attached to the pole hereby approved shall, unless otherwise agreed in writing by the Local Planning Authority, be painted "Merlin Grey" in colour not later than 30 days after the substantial completion of the development.

Introduction

The application site is located to 550m to the north west of Newbridge Car Park, Ashburton. The proposed telecommunications mast and associated cabinets are located in the corner of a field which is currently used for growing Christmas Trees.

This application is presented to Members in view of the Parish Council comments.

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Ecology & Wildlife Conservation:	In submissions to the DNPA, concerns have been raised about the potential impacts of electromagnetic radiation from the mast on wildlife and legally protected species during its operation.

Based on the review of published evidence, there is nothing to be gained in requesting an ecological impact

assessment since this would likely refer to the same uncertainties. The need for further evidence studies would need to be supported at a national policy level. It is recommended that Natural England are consulted for their position on this,.

The proposal is within the impact risk zone of the Holne Woods Site of Special Scientific Interest (SSSI) and South Dartmoor Woods Special Area of Conservation (SAC). Natural England are required to be consulted.

The preliminary conclusion is of no likely significant effect on the SAC. There is no mechanism for direct or indirect impacts on the habitats for which the SSSI is notified. The high brown fritillary is a nationally threatened butterfly cited in some objections, and which has a breeding stronghold in the Dart valley. The butterfly is a reportable feature of Holne Woods SSSI. Based on the evidence review cited above, this species would not be impacted, but this should be confirmed with Natural England.

DNP - Trees & Landscape: No objection

The proposed column and ground equipment will have some impact on the character of the local landscape and some visual impact. However, considering the changes that have taken place in the immediate area I consider the development will have minimal impact on the character of the local landscape and minimal visual impact.

DNP - Archaeology: No archaeological interest

Natural England Consultation Service: Comments awaited.

Parish/Town Council Comments

Widcombe PC: The Parish Council object on the following grounds:

(i) The lack of consultation with the community prior to the application being submitted.

(ii) Rather than erecting an eyesore in this beautiful setting, have satellite options been explored? A structure such as this has such a negative visual impact and the Parish Council would appeal to DNPA to consider all other avenues before considering granting permission for a mast in this location.

Further, there is uncertainty over previous arrangements with Airband for mobile coverage which was promised but never delivered. Similarly, it seems that only the emergency services and not the public in general would benefit from the mast.

(iii) The negative effect this structure will have visually is indisputable. The visual impact survey states that it will be barely noticeable - this is simply not true.

(iv) The impact on this historical area of Dartmoor must be considered. Similarly, the impact on wildlife. A construction of this magnitude will damage stone walling, trees, wildlife habitat and protected species - all of which are usually reasons for refusing a planning application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR3 - Protection of Dartmoor's special environmental qualities

DMD13 - Archaeology

DMD14 - Biodiversity and geological conservation

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD20 - Telecommunications development

DMD38 - Access onto the highway

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD6 - Dartmoor's moorland and woodland

DMD7 - Dartmoor's built environment

Representations

175 letters of objection 1 other letter

Objection

- Detrimental to the National Park
- Health risks unknown
- Removal of stone wall
- Devaluing of property
- Masts should not be allowed in the country
- Landscape impact, especially in winter
- Alternative solutions available
- Dangerous access
- Emergency services don't need better signal; status quo works fine.
- Poor consultation of residents, need for public consultation
- Impact on wildlife and trees
- Ill advised commercial venture
- Impact on archaeology
- Trojan horse for development here in the future.
- No need for mobile phone connectivity in this location/Non essential infrastructure
- Contrary to statutory purposes of the National Park
- Not clear how the site will be powered. Generator?
- Visual Impact and ecological impacts associated
- Mitigation of noise impacts

- No Environmental Impact Assessment
- Confusing design statement. Is there a need for a dish?
- Proximity to Site of Special Scientific Interest
- Too many masts already
- Inappropriate location
- Impact on quality of life, tranquility and naturalness
- Doesn't protect Dartmoor
- Current agricultural building on site in breach of planning regulations
- Unsightly modern construction

Observations

PROPOSAL

This application proposes a 10m x 10m compound in the corner of the field surrounded by a 1.2m stock proof fence and hedge planting. The proposed telecommunications mast is 20m high timber clad monopole with 3 antennae at the top, painted grey.

A satellite dish is to be located on a 1.2m high support pole and two small cabinet structures and a generator are also to be located in the compound.

This proposal is part of a Home Office led programme responsible for replacing the Airwave telecommunications network and will be delivered by EE. The Emergency Services Mobile Communications Programme (ESMCP) aims to provide broadband data communications service for the Emergency Services that meets public safety requirements for functionality, coverage, availability and security.

The service is based on a 4G network and the radio coverage will be delivered across the England, Scotland and Wales via a mix of existing and new masts.

PRE-APPLICATION ADVICE

The original proposal presented at pre-application stage has evolved from an 22.5m lattice tower and through discussions with Officers this proposal has come forward.

POLICY

Paragraph 172 of the National Planning Policy Framework (NPPF) is explicit that "Great Weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation of landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these area, and should be given great weight in National Parks and The Broads".

The NPPF sets out the strategic approach to supporting high quality communications infrastructure to support sustainable economic growth. It is made expressly clear that "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate" (Paragraph 113).

Paragraph 116 goes on to state that "Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure".

The English National Parks and Broads UK Government Vision Circular 2010 identifies that the Government continues to regard National Park designation as conferring the highest status of protection as far as landscape and natural beauty is concerned. The Parks represent an important contribution to the cultural and natural heritage of the nation. The Parks are living and working landscapes and over the centuries their natural beauty has been influenced by human activity such as farming and land management activities. The Circular also sets a renewed vision for achieving park purposes and established the importance of applying the Sanford Principle.

DMD20 is most relevant Dartmoor National Park Development Plan policy to the specifics of this case. It states that telecommunications development will only be permitted where, amongst other matters, it meets the following criteria;

- the siting and external appearance of the apparatus would not damage the landscape character of the immediate vicinity or of the locality when viewed from publicly accessible land
- applicants have shown evidence that they have explored the options of erecting apparatus at alternative sites or on existing structures that are operationally suitable and less obtrusive, or have investigated the options of camouflage techniques or alternative methods that would minimise adverse visual impact

Also of relevance is policy DMD5 which aims to protect the landscape of Dartmoor. Development proposals should "conserve and/or enhance the character and special qualities of the Dartmoor landscape".

The landscape character type for this location is "1L Upland Moorland with Tors". The valued attributes for this landscape character type are:

- Dramatic moorland landscape, with wide open spaces, panoramic views and a strong sense of tranquillity.
- Traditional upland farming communities with the moorland grazed by Dartmoor ponies and native hill breeds of sheep and cattle.
- Valued wildlife habitats including blanket bogs, mires and heather moorland – home to rare upland birds.
- Hill tops dominated by granite tors and other geological features.
- Rich archaeological heritage with numerous archaeological remains.
- Unifying granite local vernacular displayed in farmhouses, bridges, stone walls and settlements linked by deep lanes.
- Valued area for recreation, with large tracts of open access land.

APPEARANCE

The application proposes the erection of a 20m timber telecommunications mast with three antennae. The additional cabinets are considered to be reasonably discrete and will have a minimal impact on the character of the area.

The pole will be visible from the minor road that runs along the northern boundary of the site. It

will also be visible from the open moorland to the north. The mature tree growing along the northern boundary will screen the pole from large areas of the common. The tree is 19m high and the proposed pole is 20m. Only the top of 1m of the pole will be visible and when viewed from the high ground the pole will be seen against the backdrop of the far valley side. The new gateway and compound will be visible from the minor road although this will only be a glimpsed view.

The compound is to be enclosed with a mixed native hedge and the mature trees will be retained along the boundaries of the site. Considering only the upper part of the mast will be visible if the infrastructure is painted dark matt grey or dark green it will be less visible when seen in association with the boundary.

SITE CHARACTERISTICS; LANDSCAPE AND VISUAL IMPACT

The Authority recognises that the proposed development is infrastructure that would assist with the delivery of much improved 4G coverage for the emergency services in this location. Public benefit must be weighed against the identified harm.

The proposed development is located in enclosed land. The land to the south is sloping agriculture land comprising of small to medium sized fields enclosed by Devon hedgebanks. Isolated and linear groups of trees are growing on the hedgebanks. A steep river valley lies to the south east. Settlements are small and clustered around bridging points.

The proposed development will inevitably have some impact on the landscape because it is introducing modern development onto the edge of the open moorland. However, the integrity of the field system has been compromised and "modern" development has been introduced into the local landscape. Whilst there are few vertical structures there are modern elements within this landscape and the pole and compound will have a minimal impact on the character of the local landscape.

IMPACT ON WILDLIFE

The DNPA Ecologist has acknowledged the concerns raised by the public and the Parish Council in relation to the potential impacts of electromagnetic radiation from the mast on wildlife, however has not found any ecological ground to object to this application.

Natural England have been consulted on the application and their comments are awaited.

CONCLUSION

This proposal aims to improve the radio coverage for the emergency services with potential future use for public 4G. Poundsgate is a well used and highly visited part of the National Park and improvement in radio coverage for the emergency services in this current "blackspot" will clearly benefit the community and the visitors to the area. The landscape harm of the proposal is acknowledged, however this is considered to be minimal. The public benefits of this scheme have been weighed up against the public benefits of the proposal and it is considered that the public benefits of having "blue light" radio coverage in this location outweigh any harm to the National Park.

Officers have carefully weighed up the desire of the community with the primary purpose of protecting the National Park landscape. It is considered that the public benefits of the proposal outweigh any perceived harm to the character of the area and the application is therefore

recommended for approval, subject to appropriate conditions.

The proposal meets the policy tests set out in DMD5, COR3 and DMD20.

0069/19 - The Oaks, Binkham Hill, Yelverton



Scale 1:999



Crown copyright and database rights 2017 Ordnance Survey 100024842



6. Application No: **0069/19** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission - Householder** Parish: **Buckland Monachorum**
 Grid Ref: **SX525680** Officer: **Helen Maynard**
 Proposal: **Erection of a single storey side extension and alterations to dwelling, reconfiguration of parking arrangement and drive access**
 Location: **The Oaks, Binkham Hill, Yelverton**
 Applicant: **Mr & Mrs Hunter**
 Recommendation **That, subject to consideration of any comments from the Parish Council, permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall, in all respects, accord strictly with drawings: Site Location Plan received 7 February 2019 and 434/05 Rev A, 424/06 Rev A, 424/07 Rev A received 15 March 2019.
3. The materials to be used in the finishing of the external walls and roof of the development hereby approved shall, unless otherwise previously agreed by the Local Planning Authority in writing, match those used on the existing building.

Introduction

The Oaks is a semi-detached property in the Binkham Hill estate, Yelverton.

This application proposes the removal of the existing garage and erection of a single storey side extension.

The application is presented to Members in view of the Parish comments.

Amended plans were received on 15 March 2019 which are the subject of this report. Officers are awaiting the Parish comments on the amended drawings.

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Ecology & Wildlife Conservation:	No objection.

Parish/Town Council Comments

Buckland Monachorum PC: Comments awaiting on amended drawings.

Comments on original two-storey proposal: The proposal will have an overbearing impact on the neighbouring property therefore the Parish Council object to the

application.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD24 - Extensions and alterations to dwellings

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

Representations

139 letters of support 1 other letter

Support

- Support the family and their aspirations for their family.
- The disabled daughter needs more spacious accommodation for better quality of life

Observations

PROPOSAL

This application originally proposed a two-storey side extension to the dwelling; this had an overbearing impact on the neighbours therefore the applicants have reduced the scheme to a single storey extension only. The single storey extension is the proposal subject of this report. The Parish Council have not yet provided comments on the amended scheme - their comments relate to the original scheme.

This application proposes a single storey extension (46sqm) to the side of the dwelling and the removal of the existing flat roof garage building.

The proposal is to provide additional accommodation for a severely disabled member of the family. It is essential for the parents to have a bedroom on the same floor as their disabled daughter to assist in her overnight care. This has been supported by a number of supporting letters from healthcare professionals involved with the day to day care of the applicant's daughter.

The proposal is for a part dual pitch, part flat roof extension to the north (side) and west (rear) elevations of the property. The flat roof extension is to the rear and cannot be seen from the public highway. The extension is set back from the front elevation of the property and the dual pitch roof matches the pitch of the main dwelling. There are no windows proposed on the north elevation (facing the immediate neighbour Petit Nid).

The proposed materials are to match the existing dwelling: slate roofing, rendered walls and PVCu windows and doors. Permeable surfacing is to be used to create two parking spaces to the front of the dwelling.

POLICY

The National Planning Policy Framework recognises good design is a key aspect of sustainable development, indivisible from good planning. Development should respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need. (PPG ref: 005 Reference ID: 56-005-2015032).

Policies DMD1, COR1, COR4 and DMD7 establish the objectives for conserving and enhancing the character and appearance of Dartmoor's built environment. This is reflected in The English National Parks and Broads UK Government Vision and Circular 2010.

Policies DMD7 and COR4 set out design considerations for new development, notably; scale, height, alignment, layout, detailing and materials.

Policy DMD24 requires extensions to not increase the habitable floor space of the existing dwelling by more than 30%, be consistent with advice contained in the Dartmoor Design Guide and not to adversely affect the appearance of the dwelling and its surroundings. The 30% floor space increase is reiterated in the Design Guide.

Policy DMD4 sets out the objectives for protecting residential amenity and policies DMD14 and COR7 establish the requirement to safeguard biodiversity and protected species.

FLOORSPACE INCREASE

The proposed extension would present an approximately 42% increase in floor space which is significantly above the 30% limit set out in DMD24 for habitable floorspace increase in domestic extensions.

There are special circumstances which allow Officers to depart from this advice and allow for the design approach sought. It is considered that there are no other options to design an extension to increase the habitable floorspace which would be beneficial to the occupiers.

Through the amended drawings (subject of this report) the applicant has reduced the scale of the extension i.e. it is single storey and set back from the principal elevation. The design approach reflects key principles set out in the Dartmoor Design Guide. Although the proposal is not considered to be of an outstanding design, the nature of the proposal is to provide specialist accommodation for the applicants; who are likely to struggle with finding an alternative appropriate dwelling in this location.

Evidence has been received from healthcare professionals dealing with the day-to-day care of the applicant's daughter. This evidence clearly demonstrates the need for this type of accessible extension for use by a disabled person and is a material consideration in determining this application.

IMPACT ON NEIGHBOUR AMENITY

Having regard to the scale, design, orientation and layout of the proposed development, relative to neighbours and adjacent site levels, it is not considered that the proposed development would harm the residential amenities of neighbouring occupiers.

CONCLUSION

Officers are sympathetic to the needs of the applicant but acknowledge the clear conflict with policy DMD24. The applicants have compromised on their desired layout to reduce the impact on the neighbours as well as provide a more acceptable design; in accordance with the key aspects of the DNPA Design Guide.

On the basis of the above assessment and the details of this case for specialist accommodation, the application is recommended for approval subject to conditions.

0064/19 - South Warne Farm, Mary Tavy

Scale 1:1,999



Crown copyright and database rights 2017 Ordnance Survey 100024842

7. Application No: **0064/19** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission** Parish: **Mary Tavy**
Grid Ref: **SX500790** Officer: **Helen Maynard**

Proposal: **Replacement agricultural livestock building (22.86m x 19.8m)**

Location: **South Warne, Station Road,
Mary Tavy**

Applicant: **Mrs Kim Langley**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development, hereby approved shall, in all respects, accord strictly with the following approved drawings: Site Location Plan, Block Plan, and three unnumbered drawings received 4 February 2019.
3. Prior to installation samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
4. The agricultural building hereby permitted shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. Upon its becoming redundant for such purposes, the building shall be removed and the land reinstated to its former condition within a period of six months, unless the Local Planning Authority shall grant planning permission for an alternative use of the building.
5. All foul drainage, including foul sewage and foul surface water run-off, shall be disposed of so as to prevent discharge to any well, borehole, spring or watercourse, including any dry ditch forming a connection to a watercourse.
6. Prior to the building being brought into use a Waste Management Plan must be submitted to and approved in writing by the Local Planning Authority.
7. If works take place within the bird breeding season (which typically lasts between 1 March and 15 September in any year) then those parts of the building directly affected should be checked for the presence of nesting birds no more than 24 hours prior to the commencement of works. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.
8. Prior to the substantial completion of the development hereby permitted, details of the proposed surface water drainage, which shall be adequate to ensure that no surface water drains or runs onto the highway, shall be submitted to the Local Planning Authority for approval; implementation of the development hereby permitted shall be strictly in accordance with the approved details.

Introduction

South Warne Farm is located to the south east of Mary Tavy on the junction of Station Road and Warne Lane.

This application proposes the replacement of an existing agricultural building.

This application is presented to Members in view of the Parish Council comments.

Planning History

0671/18	Replacement agricultural livestock building		
	Full Planning Permission	Withdrawn	15 January 2019
0384/18	Erection of replacement agricultural building for the housing of livestock		
	Full Planning Permission	Grant Conditionally	10 October 2018
0616/17	Erection of agricultural building (22.9x15.9m)		
	Prior Notification	Planning Permission Required	08 January 2018
0551/17	Extension of domestic curtilage together with the construction of two storey extension		
	Full Planning Permission	Grant Conditionally	21 December 2017
0457/17	Erection of two storey extension		
	Full Planning Permission - Householder	Withdrawn	23 October 2017
0192/17	Construction of two storey extension to existing farmhouse		
	Full Planning Permission - Householder	Withdrawn	26 May 2017
03/42/1357/91	Dung store		
	Full Planning Permission	Grant Unconditionally	10 September 1991
03/42/1256/90	Steel framed corrugated store for hay and cows		
	Full Planning Permission	Grant Conditionally	30 July 1990

Consultations

West Devon Borough Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
Environment Agency:	Flood zone 1. Standing advice applies.
DNP - Ecology & Wildlife Conservation:	If works take place within the bird breeding season (which typically lasts between 1 March and 15 September in any year) then those parts of the building directly affected should be checked for the presence of nesting birds no more than 24 hours prior to the commencement of works. If nesting birds are present then works should not commence until breeding has finished and all fledglings have departed the nest.
DNP - Trees & Landscape:	Comments are the same as the previous application (0384/18). No objections to the proposal.

Parish/Town Council Comments

Mary Tavy PC:	This proposed building is right up to the property boundary and beside the road and will be unattractive for road users.
---------------	--

It is taller than the current building and will be more oppressive. It is within 100m of residential properties, and even closer than the building it is replacing.

The proposal is not like-for-like or a direct replacement. It is the Council's view that the location close to the road and housing is not appropriate for a building with the intended use.

Relevant Development Plan Policies

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

DMD34 - Agricultural and forestry

DMD4 - Protecting local amenity

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

3 letters of objection 1 letter of support 1 other letter

Objections

- The building should be placed further from the road and neighbouring residential properties
- Odour
- Noise
- Sewage issues/disposal of animal effluent
- Devalue neighbouring properties.
- The building is too large

Observations

INTRODUCTION

South Warne Farm is located to the south east of Mary Tavy on the junction of Station Road and Warne Lane.

This application proposes the replacement of an existing agricultural building (existing: 216sqm, proposed: 453sqm).

A previous application for a 325sqm building on the same site was approved at Committee 5 October 2018 (ref: 0384/18). The building subject of this report is marginally larger than the recently approved application and the doors are located on the opposite elevation to allow direct access to the adjoining field.

PROPOSAL

This application proposes a 22.86m x 19.8m (453sqm) agricultural building for the housing of livestock. The building is 6.3m in height to ridge and 4.27m to eaves level.

The building is required to house cattle during the winter months. The current buildings are no longer fit for purposes as the cubicles are too small and there is inadequate ventilation.

The proposed building is steel framed with pre-cast concrete panel at the base of the walls and vertical timber boarding above. The roof is to be constructed of grey fibre cement corrugated sheeting.

The doors are located on the north west elevation.

JUSTIFICATION

The applicant has not submitted any additional information regarding stock levels. It is therefore assumed that the stock and land holding is the same as the previous application. (ref: 0384/18)

South Warne Farm comprises 34ha of grassland. The applicant's current stock levels are:
-32 Suckler Cows with 10 calves
-35 breeding ewes

The applicant intends to increase the stock levels once the building has been erected.

POLICY

Development Plan Policies COR1, DMD1b, COR3 and DMD5 establish the requirement for new development to respect and enhance the character, quality and tranquillity of local landscapes and the wider countryside.

Policy DMD34 is specifically concerned with new agricultural development. It permits such development where it is proportionate to the use of the land and its function, relates well to landscape features and building groups, is orientated to respect topography, will not cause unacceptable environmental or archaeological harm and makes efficient use of buildings.

The Dartmoor National Park Design Guide recommends that new farm buildings should aim to fit into, and be sympathetic to, existing farmsteads and landscape, avoiding visually intrusive new buildings that are too dominant or overbearing and should respect the scale of surrounding buildings.

LANDSCAPE IMPACT

The building will be visible from Station Road and the lane leading to North Warne. These are also more distant views from the minor road to the south west. The building will be viewed as part of the existing farm complex. The proposed development is considered to have a minimal impact on the character of the local landscape and a minimal visual impact.

RESIDENTIAL AMENITY

The comments received from the Parish Council and the neighbours are noted. However, this application is replacing an existing livestock building. The use and activity is established and the provision of a replacement building for over-wintering livestock will therefore not

substantially detract from the living conditions of neighbouring occupiers beyond what already occurs at the site. The increase in the size of the building is modest when compared to the extant permission ref: 0384/18.

It is acknowledged that the building is approximately 26m from the dwelling Michaelmead (approximately 5m closer than the existing livestock building).

CONCLUSION

Given that this is a working farm in a rural landscape the principle of a replacement agricultural building is considered acceptable. while it is in relatively close proximity to other residential properties on the edge of the village it seeks to replace an existing, dilapidated building which has historically been used for housing livestock.

On balance, given the precedent of the existing building on this site, the proposed building is considered acceptable in this location.

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

05 April 2019

APPEALS

Report of the Head of Development Management

Recommendation : **That the report be noted.**

The following appeal decision(s) have been received since the last meeting.

1	Application No:	D/18/3215216	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission - Householder	Parish:	Buckland Monachorum
	Proposal:	Erection of extensions and alterations to existing dwelling		
	Location:	Arundel, Harrowbeer Lane, Yelverton		
	Appellant:	Mr & Mrs B Bennett		
	Decision:	DISMISSED		

2	Application No:	W/18/3212179	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Dartmoor Forest
	Proposal:	Change of use and alterations to building and associated land from disused pumphouse to holiday let and curtilage		
	Location:	Rendlestone Pumping Station, Princetown		
	Appellant:	Miss C Riley		
	Decision:	DISMISSED		

3	Application No:	W/18/3213287	District/Borough:	West Devon Borough
	Appeal Type:	Refusal of Full Planning Permission	Parish:	Dartmoor Forest
	Proposal:	Erection of four dwellings with associated parking and external works		
	Location:	Land off Heather Terrace, Princetown		
	Appellant:	Theorem Ltd		
	Decision:	DISMISSED		

CHRISTOPHER HART