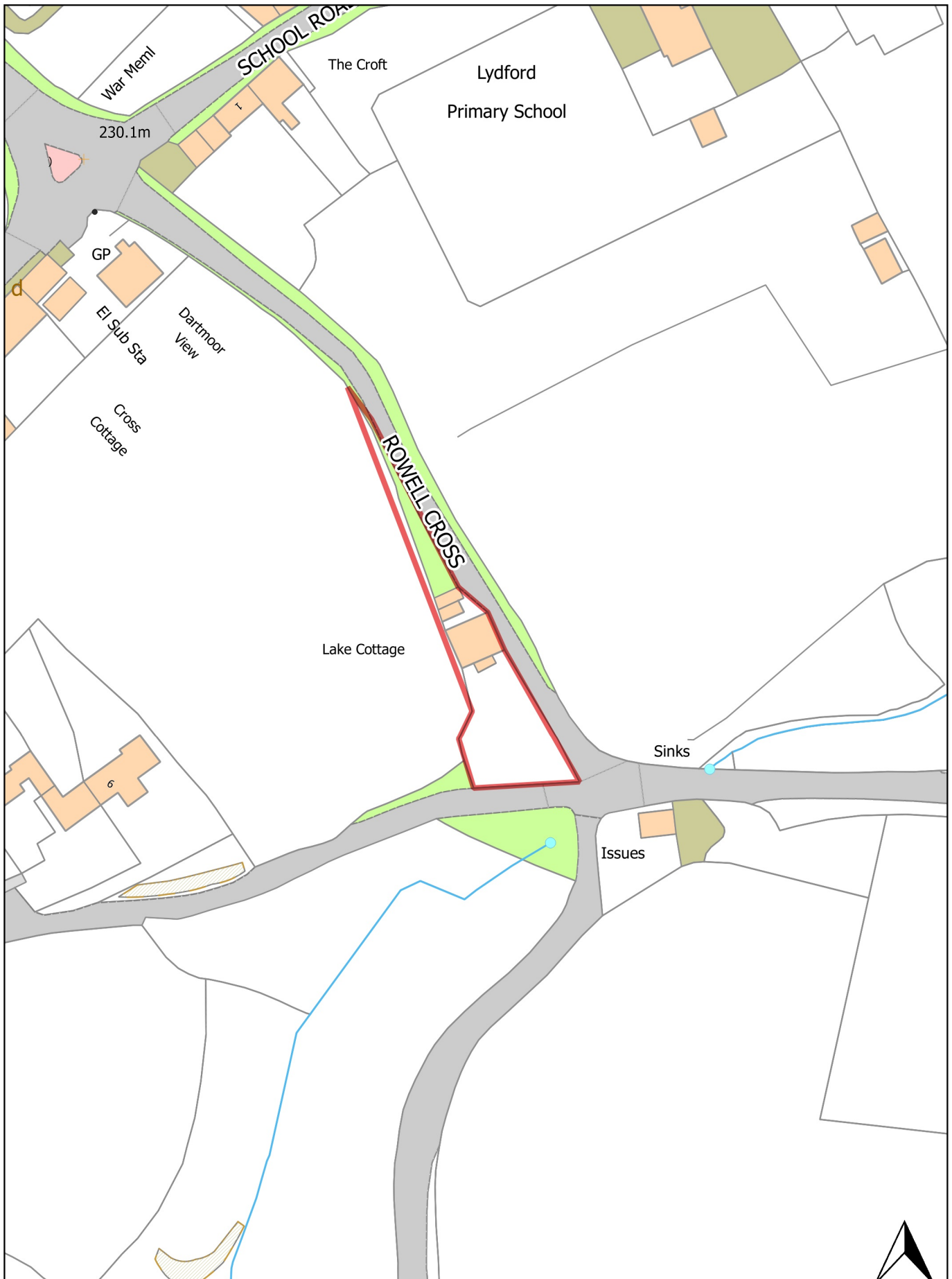


# 0001/22 - Lake Cottage, Lydford



Scale 1:1,000



Crown copyright and database rights 2017 Ordnance Survey 100024842



Application No: **0001/22** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Lydford**  
Grid Ref: **SX513850** Officer: **Jo Rumble**  
Proposal: **Replacement of lean-to lobby with single storey extension to  
form kitchen and garden room, single storey side extension and  
demolition of existing timber outbuilding and replacement with  
single storey home office and main entrance with stairs**  
Location: **Lake Cottage, Rowell Cross, Lydford**  
Applicant: **Mr & Mrs G Braithwaite-Smith**  
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 approved drawings numbered pba 2105/05p/OS1, pha-2105-101-3 E, pha-2105-105 B, pha-2105-106 C, pha-2105-107 C and pha-2105-105 B
3. Full details of the Biodiversity Net Gain wildlife mitigation measures indicated on the site plan (in accordance with the provisions of table 2.2 of the Dartmoor Local Plan) shall be submitted to the Local Planning Authority for approval in writing. The agreed mitigation measures shall be in situ within sixth months of the date of the commencement of the development hereby granted.
4. No external lighting shall be installed or used in association with the development hereby approved.
5. No demolition or building works shall take place during the bird nesting season (01 March to 31 August) unless a suitably qualified ecologist has confirmed in writing to the Local Planning Authority that the works will not disturb nesting birds.
6. Notwithstanding the drawings hereby approved, prior to their installation, details or samples of the roofing materials to be used in the approved development and their means of fixing shall be submitted to the Local Planning Authority for approval; thereafter, only the approved roofing materials shall be used in the development.
7. All new stonework shall be laid and pointed using traditional techniques and materials so as to match the stonework on the existing outbuilding. A sample panel shall be prepared for inspection by the Local Planning Authority and no further stonework shall be carried out until the sample panel has been inspected, and approved by, the Local Planning Authority.
8. Notwithstanding the drawings hereby approved, all external windows and doors in the development hereby permitted shall be of timber or aluminium construction and shall at all times thereafter be retained as timber or aluminium framed windows and doors.
9. The patent glazing and rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be flush fitting with their framing installed flush with the outer face of the roof slope.
10. The roof of the rear structure hereby approved shall be covered in natural slate which shall be fixed by nailing only.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 1995 or any Order revoking and re-enacting that Order with or without modification, other than those expressly authorised by this permission, no extension to the existing dwelling or to the building hereby permitted shall be constructed, and no windows or rooflights shall be installed, without the prior written authorisation of the Local Planning Authority.

## **1 Introduction**

- 1.1 Lake Cottage is a traditional slate and render two storey cottage that has suffered various more recent alterations and additions. It is situated on Rowells Cross Lane to the south east of the main settlement of Lydford.
- 1.2 The application is for 3 single storey slate extensions to the rear, side and front of the dwelling.
- 1.3 The application is presented to Members as the agent is a voluntary warden and his wife an employee of the Authority.

## **2 Planning History**

- 2.1 3/40/089/96/03      Erection of Two Timber Loose Boxes  
Full Planning Permission   Grant Conditionally      02 July 1996

## **3 Consultations**

- 3.1 **West Devon Borough Council:** Did not wish to comment
- 3.2 **County EEC Directorate:**                      Did not wish to comment
- 3.3 **Environment Agency:**                      Floor Zone 1 – standing advice applies
- 3.4 **DNP - Building Conservation Officer:**
  - 3.4.1 Lake Cottage is shown on the Tithe map c.1840, evidence of the former access to the south and front entrance is visible in the wall bounding the road. The form of the building together with much of its detailing retains its historic character. The stone outbuilding to the north of the house is shown on the 1883 Ordnance Survey. A 20th century south extension and timber building to the north have been erected.

### **Revised Comments**

- 3.4.2 These comments refer to amendments to the original scheme.
- 3.4.3 The proposed rear extension and conversion of the timber building will add volume to the building, and will be set closer to the road than the existing buildings. A number of rooflights and glazed panels are shown on the northern buildings, with further areas of glazing to the rear of the existing house and on the south and east elevations, this will be a significant change from the solid appearance of the house and outbuildings.
- 3.4.4 The proposed front extension will alter the principal elevation of the house, including the patent glazing and glazed elevation now proposed.

- 3.4.5 The current south extension allows for the elevation to be read as a whole, the relationship of the windows, flank wall and roof can be seen in relation to the ground, and the location of the former front door can still be easily read.
- 3.4.6 The south extension has been reduced in depth, which reduces the impact slightly.
- 3.5 **DNP - Ecology & Wildlife:**
- 3.5.1 A side extension has been added to accommodate the missing floor space which has been created, this is appropriately scaled under a zinc roof, which is likely to minimise its impact.
- 3.5.2 The Phase 1 walkover survey was undertaken on 1st December 2021 in line with national guidelines.
- 3.5.3 European Protected Species - Bat roosts - The building is assessed to be unfavourable for roosting bats. There is no requirement for further survey and no need for any protected species licence.
- 3.5.4 It is acknowledged that garage had evidence of use a bat roost, most likely by long eared bats. This is located outside of the working area and will not be impacted by the proposals.
- 3.5.5 Suggested Condition- No external lighting shall be installed at any time at the application site without the written permission of the Local Planning Authority. Any lighting design must be approved and confirmation in writing provided in writing to the LPA by an appropriately experienced ecologist prior to the condition being discharged.
- 3.5.6 Other Protected Species - Nesting Birds: Sparrows have nested in the past in the north-east corner wall top area of the house. Therefore, works should be completed during the period September to February inclusive, outside the accepted bird nesting season.
- 3.5.7 Biodiversity Net Gain  
Minor developments are required to provide 1 enhancement feature per 20m<sup>2</sup> of additional floorspace. 2 integrated bird/bat boxes equates to one enhancement feature under the new local plan.
- 3.6 **DNP - Archaeology:**
- 3.6.1 The submitted ecology report states that integrated bird boxes will be provided on the northern and eastern elevations and one integrated bee brick will be provided – this currently falls below the required number of biodiversity enhancements for the stated increase in internal floorspace, as per Policy 2.3 of the Local Plan.
- 3.6.2 Further enhancement measures are therefore required, and these enhancements must be shown on the relevant plans in order for them to be conditioned. Further conditions may be required on receipt of requested further information. (NB: indication of further enhancements has been received as part of amended scheme).

3.6.3 No archaeological concerns are anticipated for the proposed development

#### **4 Parish/Town Council Comments**

4.1 Lydford PC: Did not wish to comment on original submission. Any comments received with regard to revised proposal will be reported at the meeting.

#### **5 Representations**

5.1 None to date.

#### **6 Observations**

##### THE SITE

6.1 Lake Cottage is situated on Rowells Cross Lane to the southeast of the main settlement of Lydford. While falling just within the Lydford Conservation Area, it is separated from the main built form of the village by a significant area of undeveloped woodland to the north-west and is surrounded by open fields to the south and east.

6.2 It is a detached traditional rendered stone and slate property set at ninety degrees to the lane and with separate stone and timber outbuildings to the rear. It is of two-storeys with a single-storey glazed covered walkway to the rear from where the property is accessed via external timber stairs leading down from Rowell's Cross Lane. The garage and outbuilding sit alongside this lane elevated substantially above the ground floor level of the cottage.

6.3 The main garden lies to the front of the property with a garden gate giving access onto track and footpath (forming part of the Lych way) which leads up to Silver Street and South View Cottages. The property is well screened to the northwest by mature wooded embankments and to the southeast by a substantial stone boundary wall and Devon bank facing onto Rowells Cross Lane.

##### THE PROPOSAL

6.4 The proposal now under consideration is a significantly amended scheme to that proposed at time of submission and is a result of subsequent negotiations with the planning officer.

6.5 The application is now for three single storey extensions to the rear, side and front of the dwelling to primarily achieve a more functional and useable ground floor space to accommodate the applicant's family needs.

6.6 The extension to the side is a simple lean-to structure that sits in neatly between the side wall of the house and the embankment that denotes the boundary of property.

6.7 The proposal for the rear involves the replacement of the existing timber outbuilding with a new stone and slate structure to create an office space that itself is linked to an extension forming a new entrance lobby leading to sets of stairs accessing both ground and first floors of the house. The solidity of the stone and slate extension is separated from the original building by the glass link, keeping the two structures

visually distinct. The proposal includes the removal of the existing poor timber outbuilding, steps, decking and covering to the lower walkway.

- 6.8 The third element is a further lean-to extension to the front, principal elevation of the cottage. This has been the subject of considerable negotiation and reworking with the depth of the proposal now significantly reduced. This has allowed for the incorporation of a pitched roof and lightened the design of the proposal replacing rooflights with patent glazing, increasing the vertical emphasis and setting the window glazing back from the façade.

#### POLICY

- 6.9 Policy 3.7 refers to residential alterations and extensions and permits such development where it reflects the design principles set out in the design guide, is subservient to the original dwelling and conserves or enhances its character and does not increase habitable floor space by more than 30%.
- 6.10 Strategic Policy 2.7 refers to heritage assets which includes Conservation Areas. It states that proposals will only be permitted where any harm is less than substantial, justified and is clearly outweighed by the development's public benefits.
- 6.11 Strategic Policies 2.2 and 2.3 refer to the conservation and enhancement of Dartmoor's biodiversity and biodiversity net gain respectively.

#### CONSERVATION AREA

- 6.12 Lake Cottage is on the periphery of the Conservation Area sitting beyond the envelope of the built form of the village. Lydford Conservation Area is of particular note for its rich archaeological potential and the extent of the Conservation Area reflects this.
- 6.13 The archaeologist has raised no concerns regarding the proposal.
- 6.14 However, the Historic Building Officer has concerns particularly with regard to the proposed addition of a full width extension to the principal elevation of the house. She considers the proposal masks the principal elevation, preventing it being read as a whole and obscuring the front door. The negotiated revisions have sought to make this proposed extension a more light weight addition which now has less impact. It replaces a small extension which is already apparent on this elevation.

#### BIODIVERSITY

- 6.15 The Ecologist has no concerns regarding the proposal. As the proposal results in an increase in overall floor area, enhancement features are required under the provisions of Strategic Policy 2.7, and these (bird/bat boxes and water butts) have now been shown on the revised drawings.

#### ASSESSMENT

- 6.16 Lake Cottage is a detached dwelling set within its own grounds. The constraints of existing topography and orientation has led to a proposal for three relatively small single storey extensions. Cumulatively these remain modest and visually

subservient to the dwelling and are considered to fall within the criteria set by Policy P3.7.

- 6.17 The topography and constrained nature of the site significantly limits opportunities for extension to the rear and side of the buildings, an approach generally more favoured and encouraged in the Dartmoor Design Guide.
- 6.18 While an extension to the principal elevation is less favoured, it can be an acceptable solution in some situations. The supporting statement has suggested that the property previously benefitted from a glass roofed open veranda running the full length of this elevation, although this has not been substantiated. However, the Conservation Area Appraisal does refer to the presence of early 20th century glazed roof open verandas to several properties being notable features in the Conservation Area. The proposed extension, while enclosed, makes a nod to such structures and reflects some similar elements in its scale and form. It also removes an unsympathetic large porch/garden room extension.
- 6.19 The proposal is not considered to harm the character of the wider Conservation Area. The proposed extensions follow the existing domestic scale of the original cottage and provides for more functional family accommodation. The proposal is relatively discrete and unobtrusive being set down from below the lane and very well screened by the substantial stone boundary wall.
- 6.20 The rooflights to the rear structure have been relocated to internal facing roof slopes so that a solid slated roof slope is now seen from public view when approaching down Rowells Cross Lane.
- 6.21 The property has no immediate neighbours and no objections have been received. Any comments from the Parish Council will be reported at the meeting.

## **7 Conclusion**

- 7.1 The proposal provides for the upgrading of the existing accommodation to make it more suitable for the needs of modern family life, including the removal of an unattractive and poorly constructed external staircase and walkway.
- 7.2 The proposal is undertaken in a sympathetic form and materials and as such reflects the expectations contained within Development Plan policies. It is recommended for approval subject to conditions regarding appropriate materials and detailing, glazing and to secure biodiversity enhancement.
- 7.3 The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the reduction in depth and redesign of the garden room, so as to deliver sustainable development.

---

CHRISTOPHER HART