

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

Friday 4 October 2019

Present: K Ball, S Barker, A Cooper, G Gribble, P Harper, G Hill, J McInnes, S Morgan
D Moyse, J Nutley, N Oakley, C Pannell, R Parkinson, M Renders, P Sanders,
P Smerdon, P Vogel, D Webber, P Woods

Apologies: None

1381 Minutes of the Meeting held on Friday 6 September 2019

The minutes of the meeting held Friday 6 September 2019 were agreed and signed as a correct record.

1382 Items requiring urgent attention

The Chairman informed Members that Item 4, 0352/19 - 11 Moorfields, Moorhaven had been withdrawn. Item 2, 0251/19 – Land at Dolbeare Business Park, Eastern Road, Ashburton has been deferred due to the officers receiving further ecological information prior to the meeting. The Officers need time to assess the information. The application will be brought to the Development Management meeting at a later date.

1383 Declarations of Interests and Contact

Members agreed to declare those interests set out in the matrix of membership of other bodies.

Miss Moyse and Mr Sanders both declared they are known to the applicant of 0349/19 Arundle, Harrowbeer Lane, Yelverton.

1384 Applications for Determination by the Committee

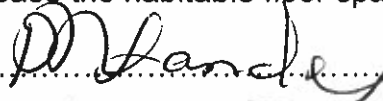
Members received the report of the Head of Development Management (NPA/DM/19/023).

Item 1 – 0326/19 – Construction of entrance porch, conservatory and new roof with dormers - Copsy Thornes, Peter Tavy

Speaker: Mr Davis – Agent

The Case Officer informed Members that the second paragraph under the Observation heading in the report should be removed.

The Case Officer stated to Members that the application is for a large extension on a single storey dwelling in the open countryside. The bungalow was extended in 2007 increasing the floor space from 117 sqm to 159 sqm. The proposed extension would increase the habitable floor space by a further 61%, and would overwhelm the

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existing property, this would be contrary to the DNP Design Guide and Policy DMD24.

Mr Davis stated that the applicant is aware that the extension would be over the 30% limit, but the extension would make the bungalow more habitable for the family who foster children. More space is required. Improvements to thermal insulation would also be put in place. It would be largely unseen from a distance and therefore there would be no negative visual impact from all the surrounding vantage points.

Mr Sanders proposed the recommendation, which was seconded by Mr McInnes. Mr Sanders reminded Members that personal circumstances are not a material planning consideration.

Members agreed that the size of the extension and increase in floor space is unacceptable and is a departure from policy.

RESOLVED: That permission be REFUSED for the reasons as stated in the report.

Item 2 – 0251/19 – Erection of part two and part three storey eighty bedroom hotel with associated car parking, cycle parking, landscaping and access – Land at Dolbeare Business Park, Eastern Road, Ashburton

The Chairman reminded Members that this item has been deferred.

RESOLVED: That determination be DEFERRED for a minimum of one month to allow the Officers to consider recently submitted information in respect of ecological issues.

Item 3 – 0299/19 – Replacement two-storey extension – Wisteria Cottage, Lustleigh

Speaker: Mr Pearson - Objector

The Case Officer stated that three additional objections had been received, but they all raise similar concerns listed in the report.

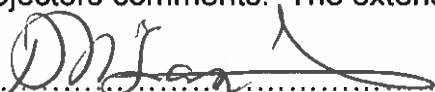
The Case Officer informed Members that the existing property is a semi-detached property within the Lustleigh Conservation Area. The proposed extension would be part two storey and part single storey and not be visible from the road. The Case Officer indicated on the plans available where windows would be placed in relation to the neighbouring properties. The case officer stated that the extension has been designed to be sympathetic in scale, proportions, detailing and materials to the existing dwelling. The extension would be a subservient addition to the existing property and would be compliant to policy DMD24 and the design guide.

Members agreed they could not make a decision on the application from viewing the plans provided.

Mr McInnes proposed a site inspection, which was seconded by Mr Gribble.

Mr Pearson stated to Members that in his opinion the Case Officer has not taken in the objectors comments. The extension would be right next to Grove cottage which

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will reduce light in their kitchen, the side windows will be completely blocked. The height of the extension also will block the light to Eastern Cottage. The access will be blocked causing problems for oil deliveries to the properties. The cars belonging to Wisteria Cottage would have to park directly in front of Easton Cottage invading the privacy of the residents. The main objections are to the single storey extension, there are no objections to the two storey element.

RESOLVED: That the application be **DEFERRED** for a site inspection to be undertaken.

Item 4 – 0311/19 – Erection of single storey rear extension for dependant relative accommodation – Old Didworthy Farm, Didworthy

The Case Officer informed Members that the site of Old Didworthy Farm is approximately 3km north of South Brent, outside of the Conservation Area. The traditional appearance of the frontage of the property would remain unaltered.

The extension would be attached to the rear of the property and screened by the bank of the garden. The extension would be set in to the bank and reflect the roof shape of the main dwelling. The extension would total a 30% increase in habitable floor space. The design would involve some contemporary materials in some parts adding interest to the design. The extension would only be visible from within the site.

The Case Officer informed Members that this is a revised design; the previous application was granted conditionally in October 2018.

Mr Sanders proposed the recommendation, which was seconded by Mr McInnes.

In response to a Member's question, the Case Officer clarified to Members that the extension is slightly larger than the previous design, which was a 22% increase in habitable floor space. This design uses more traditional materials and a more complimentary design.


In response to a further question from Members, the Head of Development Management and the Legal advisor clarified that if this was to become a holiday let, the applicant would have to apply for separate permission.

The Case Officer confirmed that there would not be an issue regarding light pollution as the extension is set down behind the building and the bank, other similar extensions have been permitted in the area.

Members agreed that the application before them is an improved design on the previous application which was granted permission in October 2018.

RESOLVED: That, subject to the following conditions, permission be **GRANTED**:

1. The development hereby permitted shall be begun before the expiration of the three years from the date of this permission
2. The planning permission hereby given shall be carried out strictly in accordance with the application dated 3 July 2019 together with supporting documents: Site

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Location Plan, Block Plan and drawings numbered 2.01 ODF 19, 2.02 ODF 19, 2.10 ODF 19, 2.11 ODF 19, 2.12 ODF 19 and 2.13 ODF 19, valid 9 July 2019.

3. Prior to the commencement of work above the damp proof membrane, 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.
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.

Item 5 – 0349/19 – Removal of extension and timber deck and replacement with single storey extensions to East, West and North of house – Arundel, Harrowbeer Lane, Yelverton

Speaker – Mr Bennett - Applicant

The Case Officer informed Members that Arundel is a large 1960's dwelling within the settlement boundary of Yelverton. The previous application to extend this property was refused due to it overwhelming the existing property and increasing the floor space by 73%. This application proposes an increase of 30% habitable floor space with a rear and side single storey extensions and removal of the decking in the back garden. The application has been brought to Members for determination due to the Parish Councils concerns regarding the scale, layout and the size and bulk of the proposal. The Case Officer stated to Members that the proposed extension would not harm this part National Park.

Mr Bennett informed Members that the plans on this application have been considerably revised from the application submitted in 2018. The extension would improve the layout of the home with the 30% increase in floor space. There will be little impact on the neighbouring properties as the extensions will be single storey. Previous permission was granted in 2002 for a two storey extension, which would have been too imposing on the neighbours. If granted, the removal of the decking and the extension at the rear of the property will improve and tidy the back garden.

Mr Sanders proposed the recommendation, which was seconded by Mr McInnes.

The Head of Development Management reassured Members permitted development for further extensions would not be appropriate in this location.

RESOLVED: That, subject to the following conditions, permission be GRANTED:

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 in accordance with the following approved drawings: P.01, P.10 and P.11 received on the 18 July 2019 and P.07, P.08 and P.09 received on the 2 September 2019.

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1374 Appeals

Members received the report of the Head of Development Management (NPA/DM/19/024).

RESOLVED: Members NOTED the content of the report.

1375 Enforcement Action Taken Under Delegated Powers

Members received the report of the Head of Development Management (NPA/DM/19/025).

RESOLVED: Members NOTED the content of the report.

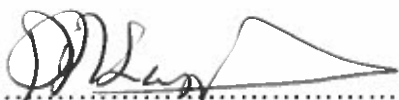
1376 Site Inspection

Site inspection date: Thursday 17 October 2019 regarding:

Application No: 0299/19 – Replacement two-storey extension – Wisteria Cottage, Lustleigh.

The following Members were appointed to the site inspection panel for this item:
Ms Woods, Mr Nutley, Miss Moyse, Mrs Hill, Mr Gribble, Mr McInnes and Mr Sanders

Signed



Date

1/11/19