

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

05 September 2014

**SITE INSPECTIONS**

Report of the Director of Planning

- 1 Application No: **0344/14** District/Borough: **Teignbridge District**  
 Application Type: **Full Planning Permission - Householder** Parish: **Moretonhampstead**  
 Grid Ref: **SX751858** Officer: **Louise Barattini**  
 Proposal: **Two-storey extension and alterations**  
 Location: **Mardon View, North Bovey Road, Moretonhampstead**  
 Applicant: **Mr & Mrs L Solly**  
 Recommendation: **That, subject to the consideration of any comments received by the 23 July 2014 (statutory consultation period), permission be REFUSED**

**Reason(s) for Refusal**

1. The proposed extensions by reason of the percentage increase in habitable floor space, the associated increase in the scale and massing of the dwelling and the design of the projecting first floor extension, would have an unacceptable impact on the character and appearance of this building and this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 of the Dartmoor National Park Authority Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

The case officer talked Members through the proposal and walked them through the site. The key issues were identified as the scale and design of the extensions and the impact on neighbour amenity. The case officer explained that the existing habitable floor space of the dwelling was approximately 95sqm and that the proposal amounted to a 55sqm increase in floor space, representing a total floor space of 150sqm and a 57% increase. The agent drew Members attention to the plan showing the relative footprints of neighbouring dwellings and Members considered the scale and character of developments in the immediate vicinity.

Members considered the proposed design and scale of the extension and inspected the interior of the building to appreciate the single skin construction and the problems that were presenting as a result of water ingress.

Members also considered the relationship presented with neighbouring dwellings, in particular

the dwelling to the north.

Having considered the proposals on site, Members of the Site Inspection Panel were generally supportive of the need to extend this property and resolve the issues relating to its single skin construction. They observed that the extension was in excess of the 30% floor space allowance set out in policy DMD24, but felt that the design was sympathetic (indeed, reflecting the appearance of the extended dwelling to the north) and that the dwelling stood as a very small unit amidst larger properties, in particular the sizeable new dwellings to the front of the site. They felt that the size of the surrounding properties, and character of previous extensions to neighbouring properties, was a strong consideration in the determination of this application, together with the condition of the existing property. They noted that the Parish Council was in favour of the proposals and considered that the proposals would not harm the amenities of neighbouring occupiers.

Officers note the points raised and would also draw Members attention to the previously proposed extension which was negotiated with the applicants for a 30% increase in floor space, but that was withdrawn prior to determination.

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8. Application No: **0344/14** District/Borough: **Teignbridge District**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Moretonhampstead**  
Grid Ref: **SX751858** Officer: **Louise Barattini**  
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Location: **Mardon View, North Bovey  
Road, Moretonhampstead**  
Applicant: **Mr & Mrs L Solly**



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50m  
Scale 1:1250 @ A4

Recommendation **That permission be REFUSED, subject to the consideration of any comments received by the 23 July 2014 (statutory consultation period)**

### **Reason(s) for Refusal**

1. The proposed extensions by reason of the percentage increase in habitable floor space, the associated increase in the scale and massing of the dwelling and the design of the projecting first floor extension, would have an unacceptable impact on the character and appearance of this building and this part of Dartmoor National Park. This would be contrary to policies COR1, COR4, DMD1b, DMD7 and DMD24 the Dartmoor National Park Authority Development Plan and to the advice contained in the Dartmoor National Park Design Guide 2011, the English National Parks and the Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

### **Introduction**

Mardon View is a detached 1960's former police house associated with the former police station which is currently being redeveloped to accommodate 3 new dwellings.

Mardon View is positioned on elevated ground, behind the redevelopment site, and accessed by the shared driveway.

This application proposes two-storey and first floor extensions to provide enlarged bedroom, additional bedroom with en-suite, study, family room, children's room and porch extension.

The application is presented to the committee at the request of Member Mike Jeffries who considers the proposed extension would be in line with others in the area and that the policy issues need to be debated.

### **Planning History**

0214/14	Extensions and alterations incorporating timber cladding
	Full Planning Permission - Withdrawn 09 June 2014
	Householder

### **Consultations**

Teignbridge District Council:	Any comments will be presented at the Committee meeting
County EEC Directorate:	No highway implications
South West Water:	Any comments will be presented at the Committee meeting
Environment Agency:	No objection - flood risk zone 1 - standing advice applies
DNP - Ecology & Wildlife Conservation:	Any comments will be presented at the Committee meeting

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

Moretonhampstead PC:	The Parish Council supports this application and comments that although it is a slightly larger extension than normally permitted it will still be a small house in respect of the others in the area.
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### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles  
COR2 - Settlement Strategies  
COR4 - Design and sustainable development principles  
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology  
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**

1 letter of objection

The neighbouring occupiers to the north of the application site have raised concerns about loss of light into their kitchen and sitting room, and overlooking from the proposed ground floor children's room into their garden.

They request that consideration is given to obscure glazing for the proposed roof lights on the north elevation of the extensions.

### **Observations**

#### **POLICY CONSIDERATIONS**

The National Planning Policy Framework recognises good design as 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.

Policies DMD1a, 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.

The Dartmoor Design Guide requires high quality locally distinctive design and stipulates that new extensions should not overwhelm the existing property and should be set back from the main elevation.

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

## PROPOSED DEVELOPMENT & PLANNING HISTORY

The application proposes the erection of a two-storey extension to the side and rear elevation of the dwelling to provide an enlarged bedroom, additional bedroom with en-suite, study, family room, children's room and porch extension. The proposal also incorporates areas of timber cladding to the exterior of the building

The proposal presents a 57% increase in habitable floor space for this dwelling. A planning application was submitted for a similar scheme earlier this year and a smaller scaled down scheme was negotiated which was acceptable to officers (planning ref: 0214/14). The applicant decided to withdraw this application and re-apply for the original scale of development to meet the family's needs.

## FLOOR SPACE INCREASE AND IMPACT ON CHARACTER AND APPEARANCE

The proposal seeks to increase the existing habitable floor space of the dwelling by 57%; this is almost double the permitted allowance under policy DMD24. The proposal clearly conflicts with this policy and there are no clear material planning considerations to depart from this policy requirement.

The proposed extensions present a significant increase in the scale and massing of the existing building and the two-storey extension does not respect the Design Guide requirement to set back the extension from the main elevation and therefore lacks subservience to the existing building. The first floor extension with undercroft below presents a rather awkward detail and does not reflect a high quality, locally distinctive design that is sympathetic to the existing building, contrary to policy.

## IMPACT ON NEIGHBOUR AMENITY

The immediate neighbouring dwelling to the north of the site (Ashwood) is partially offset to the side of Marden House and positioned on higher ground. There is a ground floor kitchen window facing the proposed projecting first floor extension, the outlook of which would be affected by the development. However, given the existing relationship, change in levels, scale of the extension and having regard to the other windows serving this open plan kitchen/diner it is not considered that the proposal would harm the residential amenities of this neighbouring occupier. There are a number of windows serving the lounge at the western end of the house and the first floor outlook from bathroom and small room/study would not be adversely affected. There would also be no substantial loss of light to this neighbouring property.

The relationship presented between fenestration, ground levels and juxtaposition of dwellings is such that the proposed two-storey extensions to the east elevation of the dwelling will not harm the residential amenities of the occupiers of the dwelling to the north (Ashwood).

The proposed extensions are to the north of the new houses being constructed on the adjacent former police station site and the layout, design and relationship presented is such that no adverse impact is considered for the residential amenities of the future occupiers of these dwellings.

The extension would be seen against the backdrop of the existing dwelling when viewed from the neighbouring property to the east (Newlands). There is an existing first floor bedroom window in the east gable at first floor and the proposed development would not significantly alter the existing overlooking relationship presented between neighbouring dwellings.

## IMPACT ON PROTECTED WILDLIFE SPECIES

The roof is modern and in a good state of repair, however, there are some access gaps in the existing fascia boards and therefore potential for occasional individual roosting bats and nesting birds. Existing soffits and fascias should only be taken down outside summer roosting months and carried out under a watching brief of a qualified ecological consultant, bat slates/bat box should also be incorporated.

## CONCLUSIONS

Prior to submitting this revised scheme the applicants were aware of the policy restriction and the difficulty officers would have in supporting the proposal. The proposal seeks to increase the existing habitable floor space of the dwelling by 57%; this is almost double the permitted allowance under policy DMD24. The proposal clearly conflicts with this policy and the design is harmful to the character and appearance of the existing dwelling and there are no clear material planning considerations to depart from this policy requirement. The Authority has maintained a consistent stance on the 30% floor space rule since its adoption. An amendment to the earlier application to provide a more modest extension just over the 30% limit was better in design terms, more neighbourly and generally in line with policy.

The recommendation is therefore one of refusal.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

05 September 2014

**APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Report of the Director of Planning

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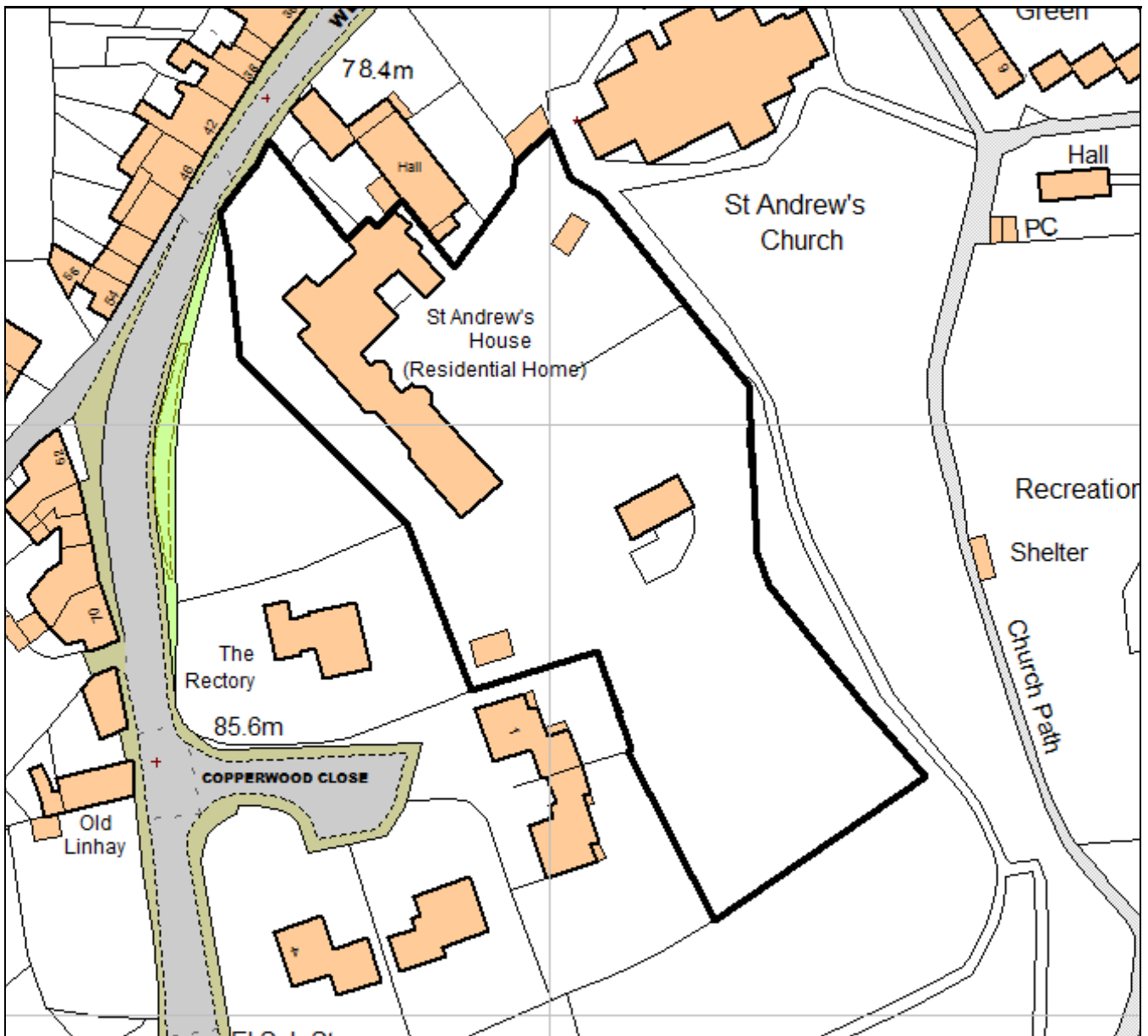
1. Application No: **0353/14**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX755696**

District/Borough: **Teignbridge District**  
Parish: **Ashburton**  
Officer: **Louise Barattini**

Proposal: **Refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units**

Location: **St Andrews House, West Street, Ashburton**

Applicant: **Mr J Christophers**



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50m  
Scale 1:1250 @ A4

## 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. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief, during the development of the laundry and staffroom building, has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.
3. No works pursuant to this permission shall take place until an additional arboricultural method statement, which includes details of how the site facility buildings will be installed and removed and where materials, vehicles and other machinery will be stored on site and shall include a programme for an arborist to monitor the site during development, has been submitted to the Local Planning Authority for approval; thereafter the development shall be carried out strictly in accordance with the approved arboricultural method statement.
4. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out strictly in accordance with the 'Tree Survey and Arboricultural Impact Assessment with Tree Protection Plan for St Andrews House' by Devon Tree Services dated 28 April 2014 and the 'Arboricultural Method Statement for Proposed Construction at St Andrew's House' by Devon Tree Services dated 4 June 2014.
5. No site clearance, demolition or development works shall take place to the pig sty building between 1 March and 31 July unless checks are carried out for nesting birds no more than 24 hours prior to site clearance work or development works by a qualified ecologist. If an occupied nest is present, no site clearance work or development works shall take place until the young have fledged and left the nest.

6. The additional storage unit hereby approved shall be used only for storage associated with St Andrew's Care home and shall be removed when no longer required for that purpose. No storage of equipment, goods or materials shall take place within the application site other than within the storage container hereby approved. The fencing of the containers shall be completed and maintained for so long as the containers remain on site. The colour of the timber stain shall be agreed in writing prior to the erection of the fencing and maintained thereafter. The fencing and its staining shall be fully completed within one month of the container hereby approved being brought onto the site.
7. The pig sty redevelopment hereby approved shall only be used for the purposes described on approved drawing 12015 L 02.06.
8. Site clearance, preparation and construction work shall only take place on the site between 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays, not at any time on Sundays, Bank or Public Holiday.
9. Full details of the proposed window and door details, to include section drawings at an appropriate scale and details of materials and external finishes, shall be submitted to the Local Planning Authority for approval prior to their installation; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
10. Details of the proposed roof vents to the Laundry building hereby approved shall be submitted to the Local Planning Authority for approval prior to their installation; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
11. Unless otherwise agreed in writing by the Local Planning Authority, all gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section.
12. 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.

### **Introduction**

St Andrews House is a residential care home situated on the south side of West Street approximately 200m from the centre of the town and within the Ashburton Conservation Area. It occupies a site adjacent to St Andrews Church and was formerly the vicarage for this grade I listed church.

The application proposes laundry facilities and staffroom on the footprint of the existing pigsty and an additional storage unit with timber panelling adjacent to the existing shipping containers.

The application is before Members at the discretion of the Director of Planning.

### **Planning History**

0254/14	Siting of two steel shipping containers Certificate of Lawfulness for an existing use	Certificate issued	04 July 2014
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0238/13	Alterations, part demolition and extensions to provide additional accommodation and facilities to care home and an independent detached dwelling	Full Planning Permission	Refused	06 November 2013
0546/08	Renewal of permission ref 0545/07 for the provision within the curtilage of extra care housing	Outline Planning Permission	Grant Outline Conditionally	13 October 2008
0514/08	Change of use of existing double garage from storage to staff accommodation	Full Planning Permission	Grant Conditionally	06 October 2008
0545/07	Renewal of permission ref 0102/06 for the provision within curtilage of extra care housing	Outline Planning Permission	Grant Outline Conditionally	03 September 2007
0347/14	Extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin	Full Planning Permission	Not yet determined	

### Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objections
Environment Agency:	No objection - flood zone 1 standing advice
DNP - Archaeology:	Recommend watching brief condition
Historic Buildings Officer:	The cumulative impact of the proposed development will cause harm to the setting of the Ashburton Conservation Area, St Andrews Church and graveyard and the setting of the vicarage and the significance of the designated of the designated and local heritage assets.
DNP - Ecology & Wildlife Conservation:	The development is unlikely to impact protected species. In the event that a bat is discovered during demolition, then works should cease immediately and advice sought from a qualified ecological consultant and/or Natural England. The existing building should be checked for nesting birds no more than 24 hours in advance of works commencing. If any active nests are found then works should not start until all chicks have fully fledged.
DNP - Trees & Landscape:	In principle I have no objection to the application, subject to the oak tree 03 being retained. If permission is granted we should include a condition requiring the works to be carried out in accordance with an updated arboricultural method statement that includes details of how the site facility buildings will be installed and removed and where materials, vehicles etc will be stored on site. I would also like to see the applicants employ a suitably qualified arborist to monitor the site to ensure the protective fencing

and root protection areas are maintained during development.

English Heritage:

We have concerns about the fragmented approach to the development of the retirement home at St Andrews House, Ashburton. We recommend that it is premature to consider development/redevelopment of the former pigsty until a master-plan and development brief have been agreed for the house and its attendant former vicarage garden as a whole. This should be part of a package re-examining the Conservation Area boundary in this part of Ashburton and its appraisal to take account of the historic churchyard to the south of the church and the historic landscaped former vicarage garden. Without wishing to pre-empt the results of such an exercise, we would encourage a more heritage-led approach to the development.

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

Ashburton TC:

The Town Council supports this sensible and relatively modest proposal

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR13 - Providing for high standards of accessibility and design

COR16 - Meeting the needs of vulnerable groups and those with special needs

COR18 - Providing for sustainable economic growth

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

COR5 - Protecting the historic built environment

COR6 - Protecting Dartmoor's Archaeology

COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology

COR8 - Meeting the challenge of climate change

DMD12 - Conservation Areas

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

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

### **Representations**

2 letters of objection 1 letter of support

The adjacent neighbours comment that the proposed pig sty re-development may affect archaeology and trees. They state that the use should remain tied to the care home with no sleeping accommodation.

## Observations

### PLANNING HISTORY

The most recent planning history is provided earlier in the report.

Outline planning permission was granted in 2006 for extra care accommodation within the curtilage of St Andrews House, incorporating 16 units of accommodation to the south elevation of the building (reference: 0102/06). This permission was renewed in 2007 and 2008 but has now lapsed.

Planning permission was refused in November 2013 for the extension of the care home and the erection of a dwelling on the grounds of insufficient archaeological information, impact on protected trees, impact on the Conservation Area and setting of the listed church, and an unjustified market dwelling (reference: 0238/13).

### PROPOSAL

The application describes the refurbishment and alteration of the pig sty building to create staff meeting/training room and laundry facilities. This arises from the alterations to modify the footprint and layout of the care home extension (see application reference 0347/14). The overall form and footprint of the building would be maintained, timber clad elevations and standing seam metal roof are proposed.

An additional storage container is proposed between the existing two storage containers which are located against the party boundary with No's 1 and 2 Copperwood Close and have the benefit of a certificate of lawful use (reference: 0254/14). It is proposed to enclose the containers on the rear and sides with a timber screen. The container is proposed as overspill storage for care home residents belongings.

### PRINCIPLE OF DEVELOPMENT

The care home is a well-established and successful family business in a sustainable location within walking distance of the centre of one of Dartmoor's Local Centres with good access to local facilities and public transport links. The proposed developments support the operation of the business and would not conflict with the social and economic objectives of the National Park and the objectives of policies COR1, COR12 and DMD1b.

### TREES

Policies COR3 and DMD5 establish the principle of conserving and enhancing characteristic landscapes and landscape features.

The trees growing in the grounds of St Andrews House are a feature of the local landscape; they are some of the most significant in Ashburton and within the Conservation Area, and are very visible in the surrounding built environment, a number being subject to Tree Preservation Orders.

The Oak tree identified for removal as the proposed service infrastructure will pass through the root protection zone. It is not a significant tree on the site at the present time but it would be desirable to see this tree retained.

The proposed development should have no direct impact on the retained trees. Notwithstanding this, the site is very tight and there are concerns about maintaining the root protection areas of the trees through the development. A condition requiring an updated arboricultural method statement to include details of how the site facility buildings will be installed and removed and where materials, vehicles and machinery will be stored on site will be needed. It is recommended that a suitably qualified arborist monitors the site to ensure that the protective fencing and root protection area are maintained during development.

## DESIGN & IMPACT ON HERITAGE ASSETS

The National Planning Policy Framework (NPPF) clearly establishes that account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

The NPPF is explicit that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. This is reiterated in local policy DMD8.

Policies COR5 and DMD12 establishes the principle of conserving and enhancing conservation areas and policy DMD7 re-iterates the requirement to have particular regard to the setting of heritage assets.

Design principles for new development are set out in policies DMD1b, DMD7, COR1 and COR4.

The site is located within a rich historic environment and is likely to be within the core of the medieval settlement of Ashburton. There are a range of heritage assets in the immediate environment which are considered in the assessment of the development proposals; namely the Ashburton Conservation Area, the grade I listed St Andrews Church and the un-designated St Andrews House and gardens. Consideration needs to be given to the heritage assets, their curtilage and setting.

St Andrews House, as the former vicarage has strong historical associations with the grade I listed church and much of the historic core of the building survives and is discernible as a high quality building, despite the extent of modern alterations which have rather compromised the overall architectural interest of the building.

The grounds of St Andrews House provide a green oasis within the Conservation Area and undeveloped landscaped backdrop to the grade I listed St Andrews Church. This former vicarage garden has strong associations with the church and is an important feature of the Conservation Area and contributes positively to the setting and significance of the Church and Conservation Area.

The Historic Buildings Officer objects to the proposed consolidated scatter of disconnected structures which will cumulatively cause harm to the setting of the Conservation Area, St Andrews Church and graveyard, and the setting of the vicarage and the significance of the designated and local heritage assets.

English Heritage has no concerns with the re-use of the pig sty for storage or animal use but is concerned about remodelling for ancillary domestic and staff purposes as it would extend the domestic annexation of the setting of the former vicarage and could act as a precursor to domestic development. They comment that further negative change development will erode the distinctive character of the site. English Heritage is concerned about the fragmented approach to the development of St Andrews House and recommend that it is premature to consider development/re-development of the pig sty until a comprehensive master-plan and development brief has been agreed.

The existing building has weathered into this setting, is low key and is a simple utilitarian building, designed for housing livestock. The proposed remodelling of the pig sty would occupy a similar footprint, envelope and form as the existing building. New timber boarded elevations and standing seam metal roof will enhance the character and appearance of the existing building but will alter the character of this part of the site from its existing rustic low key presentation. Notwithstanding this, it is difficult to sustain an objection on grounds of harm to the significance of heritage assets that could not be outweighed by the public benefits of the scheme, which is part of a package of proposals to extend and improve the facilities of this care home.

The proposed additional container would be sited between two existing containers, with timber fencing mitigation proposed. Given this context, it would be difficult to sustain a reason for refusal as the cumulative impact would not be significantly worse than the existing.

## ARCHAEOLOGY

It is likely that new excavations will be required to provide additional support for the slab base, although this is still to be confirmed by the structural engineer. Therefore there is a possibility that buried archaeological deposits and features could be disturbed in the area of excavations which may contain evidence of medieval activity as outlined in the archaeological evaluation of 2006. A watching brief is therefore required in line with policies COR6 and DMD13.

## RESIDENTIAL AMENITY

Policy DMD4 sets out the objectives for protecting residential amenities.

Officers have tried to negotiate with the agent consideration of alternative siting to set the container further away from the adjacent dwellings to provide a more neighbourly development, but to no avail. The applicant's agent points to the overall benefits of the whole scheme and wishes the current site for the storage containers to remain. Subject to the containers being screened, it is considered that no visual or amenity grounds could be sustained. The container site lies outside the Conservation Area and has little impact on its setting either.

The layout, scale and design of proposed staff training room/laundry building and additional container, together with the increased associated activity, is such that it is considered that the proposal will not harm the residential amenities of neighbouring occupiers. This is also having regard to the existing relationship presented and activities taking place within the site.

## HIGHWAY SAFETY

The proposed development does not raise any highway implications and will not conflict with



the objectives of policy COR21.

## PROTECTED SPECIES

The application is within the South Hams Special Area of Conservation 4km buffer zone. A thorough internal and external inspection of the pig sty building revealed no signs of use by bats or nesting birds and therefore the proposed development is unlikely to affect protected species in line with the objectives of policies COR7 and DMD14.

## CONCLUSIONS

The expansion of this established care home, within a sustainable location in the centre of Ashburton is consistent with policy and which would support the socio-economic aims of the National Park.

The proposed development of the pig sty building to provide laundry and staff room facilities arises from the alterations to modify the footprint and layout of the care home extension (see application reference 0347/14). Whilst the changes will alter the character of this part of the site from its existing low key presentation, it is considered that the changes would not cause substantial harm to the significance of the conservation area or setting of the grade I listed church that would not be outweighed by the public benefits of the overall scheme for the site.

The proposed additional container would be sited between two existing containers (which have the benefit of a certificate of lawful use), with timber fencing mitigation proposed. Given this context, it would be difficult to sustain a reason for refusal.

The application is recommended for approval for the reasons set out in the report.

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2. Application No: **0347/14**  
Application Type: **Full Planning Permission**  
Grid Ref: **SX755696**

District/Borough: **Teignbridge District**  
Parish: **Ashburton**  
Officer: **Louise Barattini**

Proposal: **Extension to provide additional accommodation and facilities to the care home and erection of biomass boiler cabin**

Location: **St. Andrews House, West Street, Ashburton**

Applicant: **St Andrews Residential Care Home**



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50m  
Scale 1:1250 @ A4

## 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. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until a written scheme, providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during the development works, has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.
3. No works pursuant to this permission shall take place until an additional arboricultural method statement, which includes details of how the site facility buildings will be installed and removed and where materials, vehicles and other machinery will be stored on site and shall include a programme for an arborist to monitor the site during development, has been submitted to the Local Planning Authority for approval; thereafter the development shall be carried out strictly in accordance with the approved arboricultural method statement.
4. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out strictly in accordance with the 'Tree Survey and Arboricultural Impact Assessment with Tree Protection Plan for St Andrews House' by Devon Tree Services dated 28 April 2014 and the 'Arboricultural Method Statement for Proposed Construction at St Andrew's House' by Devon Tree Services dated 4 June 2014.
5. 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.
6. All new stonework shall be laid and pointed using traditional techniques and materials (lime mortar). A sample panel of the proposed stonework 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.

7. Unless otherwise agreed in writing by the Local Planning Authority, all gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section.
8. Prior to the commencement of development hereby approved, large scale section drawings showing the eaves construction detail of the care home extension hereby approved to include materials and finishes shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
9. Full details of the proposed window, roof glazing and door details, to include section drawings at an appropriate scale and details of materials and external finishes, shall be submitted to the Local Planning Authority for approval prior to their installation; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
10. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
11. Prior to any excavation works being undertaken in association with the development hereby approved, details of how the excavated material will be dealt with shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.
12. Site clearance, preparation and construction work shall only take place on the site between 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays, not at any time on Sundays, Bank or Public Holiday.
13. All deliveries in connection with the biomass boilers and maintenance works to the biomass boilers shall only take place between 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays, not at any time on Sundays, Bank or Public Holiday.
14. Unless otherwise agreed in writing by the Local Planning Authority, only EN:14961 standard wood pellets shall be used as the fuel source for the biomass boilers hereby approved.
15. Noise arising from the operation of the biomass boilers hereby approved shall be inaudible at the boundary of the nearest dwellinghouse(s).

## **Introduction**

St Andrews House is a residential care home situated on the south side of West Street approximately 200m from the centre of the town and within the Ashburton Conservation Area. It occupies a site adjacent to St Andrews Church and was formerly the vicarage for this grade I listed church.

The application proposes alterations and extensions to the care home to provide 8 additional care bedrooms, a 2 bedroom care apartment, entertainment and treatment facilities, dining room, winter garden and improvements to catering and utility spaces. A bio-cabin with 3 biomass boilers is proposed to serve the care home.

The application is before Members at the discretion of the Director of Planning.

## **Planning History**

0238/13                      Alterations, part demolition and extensions to provide additional

	accommodation and facilities to care home and an independent detached dwelling		
	Full Planning Permission	Refused	06 November 2013
0546/08	Renewal of permission ref 0545/07 for the provision within the curtilage of extra care housing		
	Outline Planning Permission	Grant Outline Conditionally	13 October 2008
0514/08	Change of use of existing double garage from storage to staff accommodation		
	Full Planning Permission	Grant Conditionally	06 October 2008
0545/07	Renewal of permission ref 0102/06 for the provision within curtilage of extra care housing		
	Outline Planning Permission	Grant Outline Conditionally	03 September 2007
0353/14	Refurbishment and alterations to the pig sty building to house laundry facilities and staffroom plus the siting of an additional storage unit on site and timber panels to surround the proposed and existing storage units		
	Full Planning Permission	Not yet determined	

## Consultations

Teignbridge District Council:	Refer to Environmental Health Office comments below
County EEC Directorate:	Although the access serving the proposed development is not ideal with respect to visibility, it is an existing authorised access. The proposed additional development will generate very limited amounts of additional traffic movements and there are adequate numbers of parking spaces proposed so the proposals are acceptable from a transportation point of view. No objection is therefore raised.
South West Water:	No objection
Environment Agency:	No objection - flood zone 1 standing advice
DNP - Archaeology:	Watching brief condition required
Teignbridge District Council (EHO):	Due to the close proximity of residential dwellings to this proposal complaints of noise and odour nuisance may be received.

The following conditions should be considered:

### NOISE:

The noise arising from the use of the biomass boilers should be inaudible at nearby residential dwellings.

The biomass boilers are wood chip feed so no wood cutting or grinding is likely, however I would be grateful if the applicant could confirm this.

Deliveries are usually delivered by tanker and vacuumed into the store. Therefore, a condition should be considered which restricts the times of delivery between the hours of

0800am - 1800pm Monday - Friday, and 0900am - 1300pm Saturdays. There should not be any deliveries outside of these times or on Bank Holidays.

**FUMES/ODOURS:**

The flue is 600 mm above roof ridge in compliance with part J of the Building Regulations. Maintenance and the correct fuel are the key to low or no emissions.

It is recommended that a condition requiring all pellets to be the EN:14961 standard as per the quality of pellets.

In addition all maintenance of the system that will give rise to either noise or odour should be carried out during the above mentioned times stated for deliveries to take place.

English Heritage:

English Heritage is unable to support the application. It comments on deficiencies of information submitted and the important contribution of the undeveloped landscape backdrop of the site to the setting of the church, which in turn contributes to the character and appearance of the conservation area. It states that the height and extent of the development will be very evident from the churchyard and will add a jarring element in what could be better revealed to enhance that setting. It points specifically to paragraph 134 of the NPPF where less than substantial harm to the significance of a designated heritage asset should be weighed against public benefit. English Heritage accepts the need for the accommodation but does not believe it needs to be provided in this location or manner.

Historic Buildings Officer:

The proposal will cause substantial impact to the setting of heritage assets (both designated and local) and consequently harm to the significance of both designated heritage assets (listed buildings and Conservation Area) and the local heritage asset (vicarage).

DNP - Trees & Landscape:

In principle there is no objection to the application, subject to the oak tree 03 being retained. However, there are serious concerns that it may not be possible to maintain the Root Protection Areas of the trees and build the extension. If permission is granted we should include a condition requiring the works to be carried out in accordance with an updated arboricultural method statement that include details of how the site facility buildings will be installed and removed and where materials, vehicles etc will be stored on site. The applicants should employ a suitably qualified arborist to monitor the site to ensure the protective fencing and root protection areas are maintained during development.

DNP - Ecology & Wildlife Conservation:

Prior to the removal of any mature trees, checks shall be made by a qualified ecologist for roosting bats and mature tree removal is not be carried out within the bird nesting season.



now lapsed.

Planning permission was refused in November 2013 for the extension of the care home and the erection of a dwelling on the grounds of insufficient archaeological information, impact on protected trees, impact on the Conservation Area and setting of the listed church, and an unjustified market dwelling (reference: 0238/13).

This application proposes a revised scheme to extend the care home and the erection of a shed to house a biomass boiler (the latter was also part of the earlier application 0238/13).

## PROPOSAL

The proposed extensions to the care home are focused on the rear elevation with new kitchen facilities, dining room and day room concentrated to the rear elevation of the original building. A new wing to the rear, to provide two-storey accommodation (8 additional care bedrooms and a 2-bedroom care apartment), is proposed to be cut into this sloping part of the site.

This application presents changes to the previously refused scheme, namely; (i) a reduction in the footprint to increase the separation distance from protected trees, (ii) modified roof design of the rear wing and 0.45m reduction in ridge height, (iii) southern end of the rear wing stepped back further from the church wall, and (iv) increased verticality in the fenestration of the east elevation facing the churchyard and increased use of stonework on this elevation.

A contemporary design is proposed for this element of the scheme, incorporating monopitch and duo-pitch standing seam metal roofs, a mix of render and stone clad elevations and powder coated grey aluminium windows and doors.

The proposed bio-cabin, which would contain 3 biomass boilers, is a single storey, timber clad, structure and would be sited along the party boundary with No's. 1 and 2 Copperwood Close. This element has not been modified from the previous scheme.

## PRINCIPLE OF CARE HOME EXTENSION

The care home is a well established and successful family business in a sustainable location within walking distance of the centre of one of Dartmoor's vibrant Local Centres with good access to local facilities and public transport links. The proposal to improve and extend the facility would support the social and economic objectives of the National Park in line with the objectives of policies COR1, COR12 and DMD1b.

The proposal will increase the capacity of the existing care home accommodation from 24 to 32 residents; providing 8 rooms and a 2 bed care apartment. The facilities will provide for dedicated specialist dementia care. The application responds to rising needs for residential care home accommodation.

The business is a significant employer within the town, employing 21 full time and 4 part time staff, and supports related services within the community. It is anticipated that the extended care home will provide an additional 10 full time jobs.

Policy COR18 supports the controlled expansion and development of existing businesses.

## TREES



Policies COR3 and DMD5 establish the principle of conserving and enhancing characteristic landscapes and landscape features.

The trees growing in the grounds of St Andrews House are a feature of the local landscape; they are some of the most significant in Ashburton and within the Conservation Area, and are very visible in the surrounding built environment, a number being subject to Tree Preservation Orders.

The proposed development will require the removal of several trees, which will have limited impact on the amenities of the area because of the number of trees to be retained on site.

The Oak tree identified for removal as the proposed service infrastructure will pass through the root protection zone. It is not a significant tree on the site at the present time but it would be desirable to see this tree retained.

The footprint of the proposed care home extension has been reduced to increase the separation distance to protected trees. Notwithstanding this, the site is very tight and there are concerns about maintaining the root protection areas of the trees through the development. A condition requiring an updated arboricultural method statement to include details of how the site facility buildings will be installed and removed and where materials, vehicles and machinery will be stored on site will be needed. It is recommended that a suitably qualified arborist monitors the site to ensure that the protective fencing and root protection area are maintained during development. All these details must be agreed before any work starts on site.

## DESIGN & IMPACT ON HERITAGE ASSETS

The National Planning Policy Framework (NPPF) clearly establishes that account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets, and the desirability of new development making a positive contribution to the historic environment's local distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

The NPPF is explicit that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. This is reiterated in local policy DMD8.

Policies COR5 and DMD12 establishes the principle of conserving and enhancing conservation areas and policy DMD7 re-iterates the requirement to have particular regard to the setting of heritage assets.

Design principles for new development are set out in policies DMD1b, DMD7, COR1 and COR4.

The site is located within a rich historic environment and is likely to be within the core of the medieval settlement of Ashburton. There are a range of heritage assets in the immediate environment which are considered in the assessment of the development proposals; namely the Ashburton Conservation Area, the grade I listed St Andrews Church and the un-designated St Andrews House and gardens. Consideration needs to be given to the heritage assets, their

curtilage and setting.

St Andrews House, as the former vicarage has strong historical associations with the grade I listed church and much of the historic core of the building survives and is discernible as a high quality building, despite the extent of modern alterations which have rather compromised the overall architectural interest of the building.

The grounds of St Andrews House provide a green oasis within the Conservation Area and undeveloped landscaped backdrop to the grade I listed St Andrews Church. This former vicarage garden has strong associations with the church and is an important feature of the Conservation Area and contributes positively to the setting and significance of the church and Conservation Area.

The Historic Buildings Officer objects to the proposed development, stating that it will disconnect the heritage assets causing substantial impact to their significance and setting, respectively.

English Heritage is unable to support the application. It comments on deficiencies of information submitted and the important contribution of the undeveloped landscape backdrop of the site to the setting of the church, which in turn contributes to the character and appearance of the conservation area. It states that the height and extent of the development will be very evident from the churchyard and will add a jarring element in what could be better revealed to enhance that setting. It points specifically to paragraph 134 of the NPPF where less than substantial harm to the significance of a designated heritage asset should be weighed against public benefit. English Heritage accepts the need for the accommodation but does not believe it needs to be provided in this location or manner.

Officers feel that the scheme would not sit entirely comfortably in this setting and acknowledge that it will have an impact. The key consideration is the degree of harm to the asset's significance and how this weighs against the public benefits of the scheme.

It is the degree of harm to the assets significance rather than the scale of the development that is to be assessed. The significance of the site is fundamentally its historical association with the church as the former vicarage gardens and its undeveloped landscape setting to the Church. It is accepted that the development of an extension to the care home close to the church wall would have an effect on this significance. This revised scheme proposes a more simplified design, the height of the proposed rear wing reduced, third storey of glazing omitted and the footprint amended to ensure the retention of protected trees. The proposal will still allow, in isolation and cumulatively with the associated application, the green backdrop provided by the protected trees to be maintained (albeit interspersed with developments) and the landscaped grounds of this former vicarage will be appreciated to an extent. This proposal, unlike the previous application, does not seek to fragment the site into two separate planning units with the incorporation of a large domestic residence. It is considered that the scheme amounts to a less than substantial impact on the significance of the assets.

NPPF Practice Guidance specifies that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework . The proposal supports the economic, social and health agenda of sustainable development reflected in paragraph 7 of the NPPF with spin-off benefits for the town, and it is considered, on balance, that the public benefits will outweigh the harm arising from the development.

## ARCHAEOLOGY

The proposed developments are within an area of high archaeological potential in the core of the medieval settlement of Ashburton. The archaeological evaluation from 2006 has been uncovered and reveals potential for surviving buried archaeological features below the made up ground and a watching brief is therefore required in line with policies COR6 and DMD13.

## RESIDENTIAL AMENITY

Policy DMD4 sets out the objectives for protecting residential amenities.

The layout, scale and design of proposed extensions to the care home, together with the increased activity of residents and carers on the site, is such that it is considered that the proposal will not harm the residential amenities of neighbouring occupiers.

Concerns were raised under the previous application regarding the siting of the proposed bio-cabin and the need for it to be in the location specified. The structure is proposed to be located on the party boundary with, and within 10 metres of, neighbouring dwellings. Objections have been received from the neighbouring occupier to this aspect of the development.

The Environmental Health Officer observes that due to the close proximity of the proposed biomass boilers to the neighbouring dwellings, conditions controlling the noise output, type of fuel, delivery and maintenance times should be imposed to ensure no adverse impact on residential amenity.

The agent advises that deliveries for fuel, which would be stored in the bio-cabin building, would occur monthly, although, this is subject to variation according to weather conditions.

## HIGHWAY SAFETY

No objection is raised by the Highway Authority to the extended facilities to the care home as the proposal will generate limited amounts of additional traffic movements and there are adequate numbers of parking spaces. The proposal will therefore not conflict with the objectives of policy COR21.

## PROTECTED SPECIES

The application is within the South Hams Special Area of Conservation 4km buffer zone but the trees themselves do not present foraging potential for greater horseshoe bats. A recommendation is made that prior to the removal of any mature trees, checks shall be made by a qualified ecologist for roosting bats and mature tree removal is not to be carried out within the bird nesting season. This is to comply with the objectives for wildlife conservation in policies COR7 and DMD14.

## CONCLUSIONS

The expansion of this established care home, within a sustainable location in the centre of Ashburton is consistent with policy and would support the socio-economic aims of the National Park.

The objections relating to protected trees, archaeology and the dwelling associated with the

previous application have been dealt with and the principal consideration is the impact on the cultural heritage of the National Park.

The application raises issues in respect of the impact on the significance of heritage assets; notably the setting of the Grade I listed church and the Ashburton Conservation Area. Advice from specialists is that this proposal will harm the significance of these heritage assets and the report outlines the concerns in this respect.

Officers feel that the scheme would not sit entirely comfortably in this setting and acknowledge that it will have an impact on significance. The key consideration is the degree of harm to the assets significance and how this weighs against the public benefits of the scheme. This is a finely balanced case and Members will need to come to a clear view on this. Planning officers feel that the impact is considered to be less than substantial on the significance of the assets and the public economic, social and health benefits of the proposal are considered, on balance, to outweigh the harm arising from the proposed development.

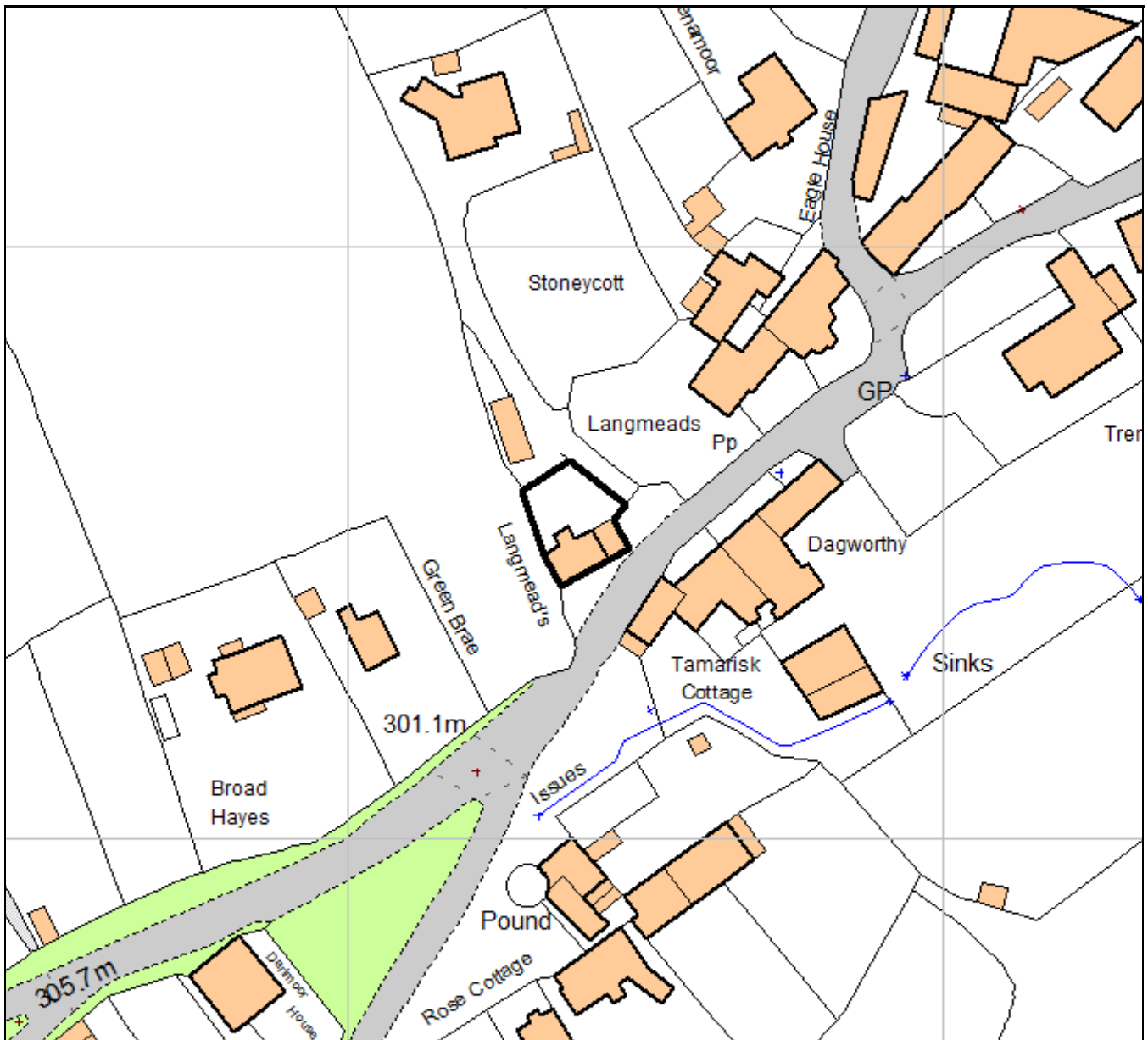
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3. Application No: **0396/14** District/Borough: **West Devon Borough**  
Application Type: **Listed Building Consent** Parish: **Belstone**  
Grid Ref: **SX620936** Officer: **Louise Barattini**

Proposal: **Internal alterations to the existing house including window changes and addition of rear garden room**

Location: **Andrews Cottage, Belstone**

Applicant: **Mr & Mrs C Folland**



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50m  
Scale 1:1250 @ A4

## Recommendation **That consent be GRANTED**

### **Condition(s)**

1. A02 - listed building standard time condition
2. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out strictly in accordance with the plans hereby approved.
3. No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief, during the excavation of the ground floor of the former shippon, has been submitted to and approved in writing by the Local Planning Authority. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and post-excavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of the development, unless otherwise agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, no work shall commence on the development hereby permitted until the expiration of 28 days following the date that written notice has been received by the Local Planning Authority of the intention to commence the development. At all times thereafter, until the completion of the development on the land, access shall be afforded at all reasonable times to any archaeologist accredited by the Local Planning Authority. This access shall include the right to observe and inspect any excavation and to retrieve and record any items of interest and finds.
4. Details of the proposed mechanical ventilation extraction for the en-suite bathroom and shower room hereby approved shall be submitted to the Local Planning Authority for approval prior to their installation; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
5. Full details of the all new internal and external joinery (windows, door, staircase, garden room) to include section drawings at an appropriate scale and details of external finishes, shall be submitted to the Local Planning Authority for approval prior to their installation; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
6. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
7. Prior to the commencement of development, large scale construction section drawings of the proposed garden room and glazed link hereby approved, shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
8. Unless otherwise agreed in writing by the Local Planning Authority, all gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section. There shall be no new plastic rainwater goods.

9. All new stonework shall be laid and pointed using traditional techniques and materials (lime mortar) so as to match the stonework on the existing building.

### Introduction

Andrews Cottage is a grade II listed thatched cottage, possibly a former longhouse, located prominently within the centre of Belstone in proximity of the village green and historic pound.

The application proposes internal alterations to floor plan, alterations to windows and a garden room extension on the rear elevation.

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

### Planning History

0150/14	Internal alterations to house with window changes, plus extension to form garden room	Full Planning Permission - Householder	Withdrawn	16 April 2014
0151/14	Internal alterations to house with window changes, plus extension to form garden room	Listed Building Consent	Withdrawn	16 April 2014
0195/08	Utility porch	Listed Building Consent	Grant Unconditionally	08 May 2008
3/03/129/97/07	Erection of utility/porch	Listed Building Consent	Grant Conditionally	30 July 1997
3/03/184/94/07	Installation of LPG boiler and flue, construction of storage loft, construction of rayburn flue	Full Planning Permission	Approve Conditionally	11 November 1994
3/03/117/94/07	Internal alterations	Listed Building Consent	Grant Conditionally	01 August 1994
0395/14	Window changes and addition of rear garden room	Full Planning Permission - Householder	Not yet determined	

### Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	No objection - flood risk zone 1 standing advice
Historic Buildings Officer:	Recommends approval - the proposal will sustain the significance of the designated heritage asset, a grade II listed building.

### Parish/Town Council Comments

Belstone PC: The Parish Council objects. The plans for the east elevation and the garden room are out of character with the

age of the listed building. Although the shippon may have been modified for domestic use, we believe this was carried out without planning permission or listed building consent.

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR3 - Protection of Dartmoor's special environmental qualities

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

DMD8 - Changes to Historic Buildings

### **Representations**

2 letters of objection

The objectors state that the application assumes the right to convert the shippon when there has never been an application for change of use and that the proposed works are not justified. They comment that a previous owner modified the shippon to a wood workshop. They claim that the current owners have modified their vehicular access, that the proposed garden room is not in keeping and the new window will change the context of the building and cause light pollution.

### **Observations**

#### **PLANNING HISTORY**

Applications for listed building consent (reference: 0151/14) and planning permission (reference: 0150/14) were withdrawn in April 2014 following concerns raised by officers regarding the presentation of new windows, dominance of the rear extension and detailing of internal alterations. This also reflected concerns raised by the Parish Council.

A revised scheme has been submitted which has been negotiated with officers to address the concerns raised previously.

#### **PROPOSAL**

This is a modest 2 room plan vernacular cottage with shippon used as garden store/garage with ancillary storage above. The proposal does not involve any change of use of the former shippon, which has been in ancillary domestic use for some time now.

The application seeks additional accommodation by providing an en-suite shower room in the main bedroom and alterations to enable the first floor hayloft to be used as a bedroom with en-suite, incorporating amendments to windows.

A contemporary oak framed single storey glazed garden room extension is proposed, with a flat lead roof. A small glazed link is proposed to connect the contemporary extension with the 19th/20th Century lean-to at the rear of the cottage. The existing floor space of the dwelling is approximately 90sqm and this extension amounts to a 10sqm increase in floor space, representing a total floor space of 100sqm and a 10% increase.

#### **DESIGN AND IMPACT ON SIGNIFICANCE OF THE GRADE II LISTED BUILDING**



Any new development proposal needs to be respectful of the character, appearance and significance of the grade II listed building, and its setting, to accord with the objectives of with policies COR1, COR3, DMD1b and DMD8.

The proposal has been informed by an archaeological appraisal to understand the significance and phased development of the building. This has shaped the detail of the proposals, which have the support of the Authority's Historic Buildings Officer.

The Parish Council and neighbouring occupier are concerned that the modifications previously carried out to the shippon and hayloft may have been carried out without consent. The listing description refers to the ground floor of the shippon being in use as a garage at the time of listing (1988). Planning permission 3/03/184/94/07 incorporated re-construction of the storage loft within the former shippon. It would appear that at that time the previous owners undertook works to the first floor beyond the remit of the permission. The proposal now presents improved detailing which is sympathetic to the significance of this listed building and the performance and protection of historic fabric. Notable improvements relate to window and door detailing, internal finishes, layout and joinery. The proposal does not involve any change of use of the former shippon which has been in ancillary domestic use.

The proposal now presents improved detailing which is sympathetic to the significance of this listed building and the performance and protection of historic fabric. Notable improvements relate to window and door detailing, internal finishes, layout and joinery.

The proposed garden room was an area of contention with the previous application. The Parish Council is still concerned that the east elevation is out of character with the age of the listed building.

The previous garden room design incorporated a dominant hipped roofline. This revised proposal presents a very shallow pitched/flat lead roof to distinguish the extension as a contemporary, light weight and unimposing structure against the backdrop of the listed building and boundary wall. This addresses officer concerns regarding the scale and impact of the previous roof form. The design is simple and would be set against the backdrop of the stone wall enclosing this boundary of the site. The Dartmoor National Park Design Guide acknowledges that contemporary design can be appropriate for historic buildings and that creating a clear visual contrast between historic fabric and a new building is a well-established and appropriate response. Contemporary design, can however, split opinion.

The option of a detached garden room was discussed but given the constraints of this small site and stepped levels to the rear garden it was acknowledged that this would not prove easy.

The proposal also incorporates the removal of the modern veranda on the rear elevation which is an enhancement gain.

The proposals are considered to respect the character, appearance and significance of the listed building in line with policy.

## RECOMMENDATION

The proposal has been informed by an archaeological appraisal to understand the significance and phased development of the building. This has shaped the detail of the revised proposals, which are considered to have addressed the concerns raised by the previous withdrawn

scheme and has the support of the Authority's Historic Buildings Officer.

The application is therefore recommended for approval.

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4. Application No: **0395/14** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Belstone**  
Grid Ref: **SX620936** Officer: **Louise Barattini**  
Proposal: **Window changes and addition of rear garden room**  
Location: **Andrews Cottage, Belstone**  
Applicant: **Mr & Mrs C Folland**



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50m  
Scale 1:1250 @ A4

## Recommendation **That permission be GRANTED**

### **Condition(s)**

1. A01 - standard time condition
2. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out strictly in accordance with the plans hereby approved.
3. Details of the proposed mechanical ventilation extraction for the en-suite bathroom and shower room hereby approved shall be submitted to the Local Planning Authority for approval prior to their installation; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
4. All new stonework shall be laid and pointed using traditional techniques and materials (lime mortar) so as to match the stonework on the existing building.
5. Full details of the all new external joinery (windows, door and garden room) to include section drawings at an appropriate scale and details of external finishes, shall be submitted to the Local Planning Authority for approval prior to their installation; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
6. Unless otherwise previously agreed in writing by the Local Planning Authority, the frames of all external windows and doors in the building shall be recessed at least 100mm in their openings.
7. Prior to the commencement of development, large scale construction section drawings of the proposed garden room and glazed link hereby approved, shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, the development shall be constructed and maintained in accordance with the approved details.
8. Unless otherwise agreed in writing by the Local Planning Authority, all gutters and downpipes on the development hereby approved shall be of metal construction and round or half-round in section. There shall be no new plastic rainwater goods.

### **Introduction**

Andrews Cottage is a grade II listed thatched cottage, possibly a former longhouse, located prominently within the centre of Belstone in proximity of the village green and historic pound.

The application proposes alterations to a first floor window and a garden room extension on the rear elevation.

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

### **Planning History**

0150/14	Internal alterations to house with window changes, plus extension to form garden room	Full Planning Permission - Householder	Withdrawn	16 April 2014
0151/14	Internal alterations to house with window changes, plus extension to form			

	garden room		
	Listed Building Consent	Withdrawn	16 April 2014
0195/08	Utility porch		
	Listed Building Consent	Grant Unconditionally	08 May 2008
3/03/129/97/07	Erection of utility/porch		
	Listed Building Consent	Grant Conditionally	30 July 1997
3/03/184/94/07	Installation of LPG boiler and flue, construction of storage loft, construction of rayburn flue		
	Full Planning Permission	Approve Conditionally	11 November 1994
3/03/117/94/07	Internal alterations		
	Listed Building Consent	Grant Conditionally	01 August 1994
0396/14	Internal alterations to the existing house including window changes and addition of rear garden room		
	Listed Building Consent	Not yet determined	

### Consultations

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No objection
Environment Agency:	No objection - flood risk zone 1 standing advice only
Historic Buildings Officer:	Recommends approval - the proposal will sustain the significance of the designated heritage asset, a grade II listed building.

### Parish/Town Council Comments

Belstone PC:	The Parish Council objects. The plans for the east elevation and the garden room are out of character with the age of the listed building. Although the shippon may have been modified for domestic use, we believe this was carried out without planning permission or listed building consent.
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### Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR2 - Settlement Strategies
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
- 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
- DMD24 - Extensions and alterations to dwellings
- DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment  
DMD8 - Changes to Historic Buildings

## **Representations**

2 letters of objection

The objectors state that the application assumes the right to convert the shippon when there has never been an application for change of use and that the proposed works are not justified. They comment that a previous owner modified the shippon to a wood workshop. They claim that the current owners have modified their vehicular access, that the proposed garden room is not in keeping and the new window will change the context of the building and cause light pollution.

## **Observations**

### PLANNING HISTORY

Applications for listed building consent (reference: 0151/14) and planning permission (reference: 0150/14) were withdrawn in April 2014 following concerns raised by officers regarding the presentation of new windows, dominance of the rear extension and detailing of internal alterations. This also reflected concerns raised by the Parish Council.

A revised scheme has been submitted which has been negotiated with officers to address the concerns raised previously.

### PROPOSAL

This is a modest 2 room plan vernacular cottage with shippon used as garden store/garage with ancillary storage above. The proposal does not involve any change of use of the former shippon, which has been in ancillary domestic use for some time now.

The application seeks planning consent for alterations to first floor gable end window and a contemporary oak framed single storey glazed garden room extension is proposed, with a flat lead roof. A small glazed link is proposed to connect the contemporary extension with the 19th/20th Century lean-to at the rear of the cottage. The existing floor space of the dwelling is approximately 90sqm and this extension amounts to a 10sqm increase in floor space, representing a total floor space of 100sqm and a 10% increase.

The other alterations and internal works and covered by the listed building consent application.

### DESIGN AND IMPACT ON SIGNIFICANCE OF THE GRADE II LISTED BUILDING

Any new development proposal needs to be respectful of the character, appearance and significance of the grade II listed building, and its setting, to accord with the objectives of with policies COR1, COR3, DMD1b and DMD8.

The proposal has been informed by an archaeological appraisal to understand the significance and phased development of the building. This has shaped the detail of the proposals, which have the support of the Authority's Historic Buildings Officer.

The Parish Council and neighbouring occupier are concerned that the modifications previously carried out to the shippon and hayloft may have been carried out without consent. The listing description refers to the ground floor of the shippon being in use as a garage at the time of listing (1988). Planning permission 3/03/184/94/07 incorporated re-construction of the storage

loft within the former shippon. It would appear that at that time the previous owners undertook works to the first floor beyond the remit of the permission. The proposal now presents improved detailing for the first floor window which was previously modified under permission 3/03/184/94/07 would be sympathetic to the significance of this listed building. The proposal does not involve any change of use of the former shippon which has been in ancillary domestic use.

The proposed garden room was an area of contention with the previous application. The Parish Council is still concerned that the east elevation is out of character with the age of the listed building.

The previous garden room design incorporated a dominant hipped roofline. This revised proposal presents a very shallow pitched/flat lead roof to distinguish the extension as a contemporary, light weight and unimposing structure against the backdrop of the listed building and boundary wall. This addressed officer concerns regarding the scale of the previous roof form. The design is simple and would be set against the backdrop of the stone wall enclosing this boundary of the site. The Dartmoor National Park Design Guide acknowledges that contemporary design can be appropriate for historic buildings and that creating a clear visual contrast between historic fabric and a new building is a well-established and appropriate response. Contemporary design can, however, split opinion.

The option of a detached garden room was discussed but given the constraints of this small site and stepped levels to the rear garden it was acknowledged that this would not prove easy.

The proposals are considered to respect the character, appearance and significance of the listed building in line with policy.

#### NEIGHBOUR AMENITY

Given the layout, design and scale of the proposed works, it is considered that there will be no adverse impact on the residential amenities of neighbouring occupiers in line with the objectives of policy DMD4. The issue of light pollution raised by the neighbour would be from two domestic openings and is not considered to harm the amenities of the area.

#### WILDLIFE CONSIDERATIONS

The proposal will not have an adverse impact on protected species (bats and breeding birds specifically) and therefore no survey is required and no conflict with policies COR7 and DMD14.

#### RECOMMENDATION

The proposal has been informed by an archaeological appraisal to understand the significance and phased development of the building. This has shaped the detail of the revised proposals, which are considered to have addressed the concerns raised by the previous withdrawn scheme and has the support of the Authority's Historic Buildings Officer.

The application is therefore recommended for approval.

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5. Application No: **0342/14** District/Borough: **West Devon Borough**  
Application Type: **Full Planning Permission -  
Householder** Parish: **South Tawton**  
Grid Ref: **SX649933** Officer: **Oliver Dorrell**  
Proposal: **Single storey extension to two sides**  
Location: **17 The Croft, South Zeal**  
Applicant: **Ms J McCaffrey**



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50m  
Scale 1:1250 @ A4



## Recommendation **That permission be REFUSED**

### **Reason(s) for Refusal**

1. The proposed extensions, by virtue of their design and resulting increase in habitable floorspace, would have a detrimental impact on the character and appearance of the host dwelling and on this part of the Dartmoor National Park. The proposal therefore conflicts with policy COR4 of the Dartmoor National Park Authority Core Strategy Development Plan Document, policies DMD7 and DMD24 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document, the advice contained in the Dartmoor National Park Design Guide and statements of Government advice contained in the English National Parks and Broads UK Government Vision and Circular 2010 and the National Planning Policy Framework 2012.

### **Introduction**

17 The Croft is a modest two bedroom semi-detached bungalow located within a modern housing development to the south of the village of South Zeal.

The property consists of rendered blockwork walls with a traditional dual pitch roof covered with clay tiles. The windows are UPVC.

This is an application for single storey extensions to the side and rear of the dwelling.

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

### **Consultations**

West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No comments received
Environment Agency:	Standing advice - flood risk zone 1
DNP - Ecology & Wildlife Conservation:	A protected species survey report was submitted. No evidence of bats or nesting birds was found

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

South Tawton PC: Support

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

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

DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD4 - Protecting local amenity

DMD7 - Dartmoor's built environment

## **Representations**

None to date.

## **Observations**

### **PROPOSAL**

The proposal is for extensions to the northern and eastern aspects to create a four bedroom dwelling.

To the north the building would be extended by 6.3m into an area of garden/parking to the side of the property, incorporating also part of an existing attached store and dilapidated timber carport. The extension would follow the line of the existing building and would have a roof which would be consistent with the height and pitch of the main house. The resulting extension would accommodate an en-suite bedroom, utility and integral garage. The plans indicate that the existing trees on the northern boundary would be removed as part of the proposals.

To the east a 10.5m wide extension would be added to the rear of the property projecting 3.5m from the original rear wall. The extension would be constructed using a 22.5 degree cat-slide roof which would extend from the ridge of the main house down to the eaves of the extension. A 4.6m wide feature glazed gable would be added also, with steps down to the garden. This extension would create a new kitchen/dining/living space.

All materials would match the existing finishes, including painted render walls, brown clay tiles and UPVC framed windows.

### **IMPACT ON VISUAL AMENITY**

The principle of an extension to the side of the property is considered acceptable. While the proposed extension would undoubtedly create an imbalance with the adjoining property to the south, having regard for style of the host building and presence of terraced rows of properties to the north and west of the application site it is considered that the proposed side extension would not itself be significantly harmful to character and appearance locally.

The proposed rear extension consisting of the introduction of an extended shallow pitch cat-slide roof is not a traditional presentation. It would be visible beyond the proposed side garage extension to the north where it would appear at odds with the steeply pitched roof on the main house. It does not follow published design guidance which states that the roof pitch of extensions should match the existing roof, neither does it reflect other roof extensions in the locality. This aspect of the proposal would fail to respect the principles set out in the Design Guide and would therefore conflict with policies DMD7(vi) and DMD24(i).

### **IMPACT ON RESIDENTIAL AMENITY**

The proposed rear extension would extend within half a metre of the boundary with the adjoining neighbour to the south. At this distance the proposed extension will inevitably have some impact on the occupants of the neighbouring property, however given the fairly modest projection proposed and the orientation of these two properties it is not considered that the proposal would be significantly overbearing or have a material effect on levels of light currently enjoyed.

To the north 15m separates the side wall of the extension from the two-storey properties at Hillfield, a distance considered sufficient not to have any significant impact on amenity.

Accordingly it is considered that the proposed development meets the criteria set out in policy DMD4.

## OTHER POLICY CONSIDERATIONS

In addition to the design concerns raised above there is also clear conflict with policy DMD24(c) on the issue of floorspace.

The proposed extensions combined represent an increase in habitable floorspace of 78% (Existing = 57 sqm; Proposed = 103sqm). This is significantly above the 30% referred to in policy, and in this case there are no design considerations to indicate otherwise any overriding justification.

As an area combined with Hillfield immediately to the north, The Croft offers possibly the most affordable housing in South Zeal, consisting of a mix of bungalows and two-storey properties. It is popular with a broad demographic range, including young families and elderly residents.

In March 2014 a parish housing survey identified a need for 14 new affordable homes. Since publication there has been no affordable development within the parish, underlining a need to preserve a range in the existing housing stock.

## IMPACT ON PROTECTED SPECIES

The protected species survey report submitted did not find any evidence of bats or nesting birds within the roofspace.

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6. Application No: **0423/14** District/Borough: **Teignbridge District**  
Application Type: **Full Planning Permission -  
Householder** Parish: **Hennock**  
Grid Ref: **SX832805** Officer: **Oliver Dorrell**  
Proposal: **Formation of off-road parking area in front garden**  
Location: **8 Road Park, Hennock**  
Applicant: **Mr S Lee**



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50m  
Scale 1:1250 @ A4

## 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. Unless otherwise agreed by the Local Planning Authority in writing, the off road parking area hereby approved shall be surfaced using crushed local stone to match the sample received on 19 August 2014. Thereafter, only approved surfacing materials shall be used in the development.

### Introduction

8 Road Park is a two-storey mid-terrace house located on the southern approach to the village of Hennock.

This application proposes the creation of a vehicular access and the formation of a parking area in the front garden.

The application is presented to Committee as the applicant is a DNPA staff member.

### Consultations

Teignbridge District Council: Does not wish to comment.

County EEC Directorate: No objections

The proposed access is adequate with respect to visibility due to its positioning on the outside of a gradual bend. Vehicle speeds are generally low, too.

A licence will be required from the highway authority to carry out the works necessary to drop the kerb

South West Water: Awaiting comments

Environment Agency: Standing advice - flood risk zone 1

DNP - Trees & Landscape: No objections

DNP - Ecology & Wildlife Conservation: A protected species survey is not required however there is potential that the application could affect breeding birds. Vegetation removal should take place outside bird nesting season (March-July) unless checks are made by a ecological consultant not more than 24 hours in advance of works proceeding.

### Parish/Town Council Comments

Hennock PC: Support

### 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

DMD38 - Access onto the highway

DMD4 - Protecting local amenity

DMD40 - Parking provision - Residential

### **Representations**

None to date.

### **Observations**

## **SITE DESCRIPTION AND PROPOSAL**

8 Road Park forms part of a terrace of four properties to the south of Hennock. The properties are set down below the road.

The application property has a front garden, the front part of which is level with the highway.

The property currently has no allocated off road parking.

This proposal comprises the removal of an existing boxwood hedge and wrought iron railings on the western boundary of the site, formation of a vehicular access onto road and the creation of an off-road parking area in the front garden.

This parking area would measure 5m by 4m and will be formed using crushed stone and edged with timber sleepers.

## **JUSTIFICATION**

Parking is at a premium in Hennock, as it is with many of the smaller settlements in the Teign Valley area. The Parish Plan published in 2010 specifically highlighted the lack of off street car parking facilities as being a major challenge for the village. The coupling of relatively poor access and lack of public transport means the reliance of the private motor vehicle is high.

The southern end of the village is particularly problematic. The topography of the land is such that there are few opportunities to provide off-street parking without significant level changes required.

In 1984 a car park was formed to the north of the application site to serve the properties on Road Park however it is not large enough to cope with the demand for spaces and during the officer site visit (mid-week, mid-morning) it was observed that the car park was full.

## **IMPACT ON CHARACTER AND APPEARANCE**

The creation of the vehicular access, including the lowering of the kerb, is not considered to have a significant impact on the character and appearance of this part of the village. The access point would be onto a relatively straight section of road which is bounded on the opposite side by a large hedge and numerous mature trees.

Other off street parking areas have been formed nearby, including the car park 15m to the north(as referred to above) and to the front of No3 Butt Park 85m to the south. There is also a garage at Earldon Cottage at the junction of Easy Lane.

In the case of No8 Road Park the road is broadly level with the front garden therefore only minimal disturbance to ground levels would be required.

The proposed access is considered to be capable of being formed without detracting from the character of the locality, in accordance with policies COR4 and DMD38.

The action of removing the hedge and iron railings does not require planning permission while formation of a permeable parking area in the front garden is permitted development under the provisions of General Permitted Development Order. Notwithstanding the permitted allowance the use of crushed local stone as the material for the base of the parking bay is considered acceptable. A sample has been submitted.

#### IMPACT ON RESIDENTIAL AMENITY

The parking area would be formed on a part of the garden which is broadly level with the top of the ground floor windows of No's 7-10 Road Park. The edge of the parking bay would be 6m from the nearest window at No7 and 5m from the nearest window at No9, with the latter separated by a 1.5-2m boundary hedge.

At these distances there will inevitably be some impact on amenity for the occupants of these properties, however having regard to level changes it is not considered that the use of this part of the garden for the parking of a vehicle would be significantly overbearing or reduce outlook to an unacceptable level. The development is therefore considered to meet the requirements of policy DMD4.

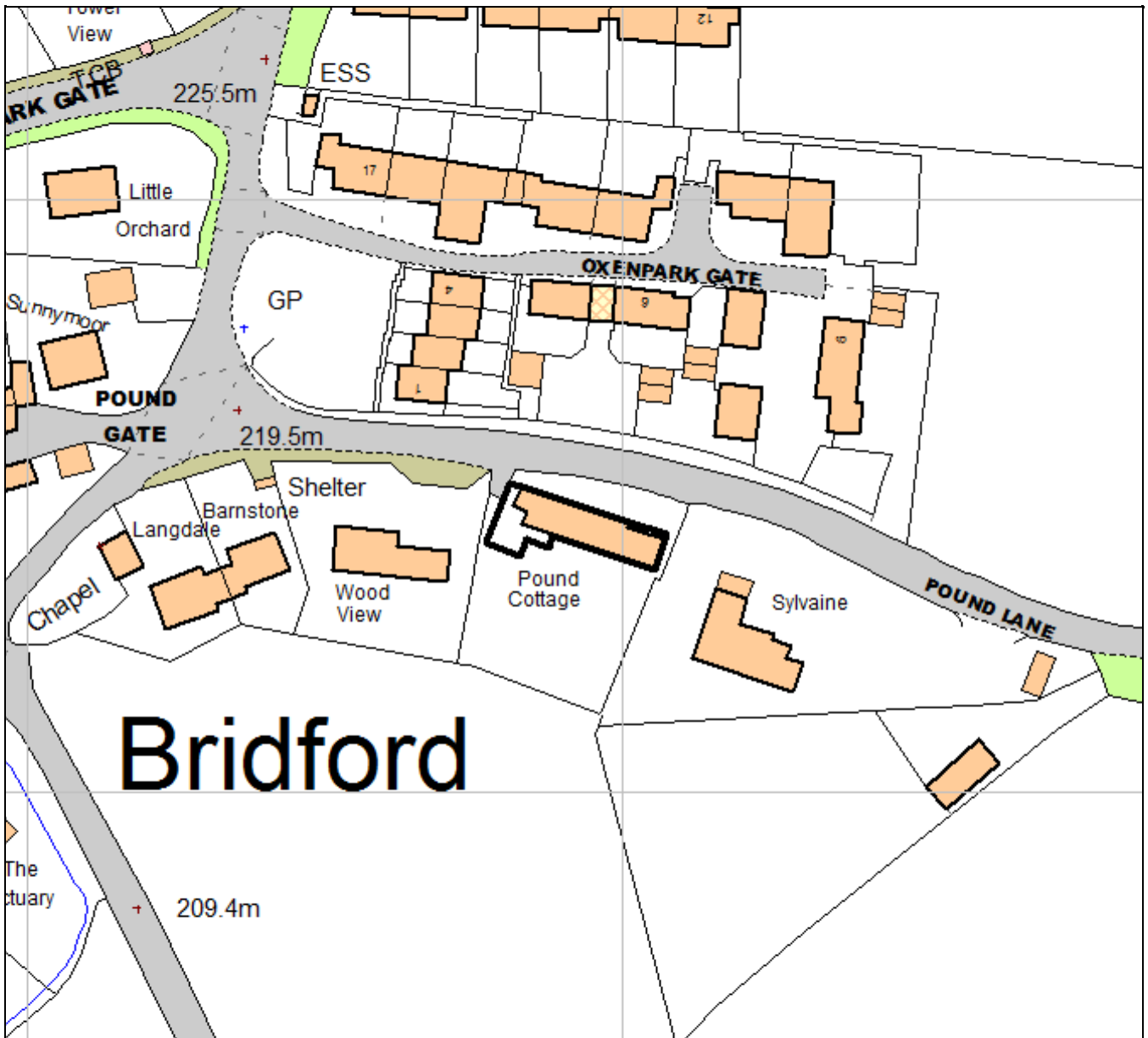
No objections have been received from neighbours.

#### HIGHWAY SAFETY

The Highways Engineer has raised no objections to the proposed development, subject to the lowering of the kerb being carried out in accordance with the specification of the Highways Authority.

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7. Application No: **0399/14** District/Borough: **Teignbridge District**  
Application Type: **Full Planning Permission - Householder** Parish: **Bridford**  
Grid Ref: **SX817864** Officer: **Jo Burgess**  
Proposal: **Extension and alterations to dwelling**  
Location: **Pound Cottage, Bridford**  
Applicant: **Mr T Hawksworth**



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50m  
Scale 1:1250 @ A4



## Recommendation **That permission be REFUSED**

### Reason(s) for Refusal

1. The proposed extension by reason of its form, design and detailing would adversely affect the appearance of the dwelling and the character and appearance of this part of Dartmoor National Park contrary to the Dartmoor National Park Development Plan in particular policies COR1, COR4, DMD1a, DMD7 and DMD24 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 2012.

### Introduction

Pound Cottage is a cottage of 19th century origins. The property faces the road on the main approach to the village. The property was extended over a former outbuilding at the eastern end in the 1990's and there is a small flat roofed extension at the western end.

It is proposed to remove the small flat roofed extension at the western end of the original cottage, together with a modern conservatory on the rear and erect a two-storey extension at the western end in conjunction with internal re-ordering and other alterations which do not require planning permission.

No pre application advice was requested in respect of this proposal.

The application is before Members in view of the comments received from the Parish Council.

### Planning History

0026/14	Erection of two- storey extension and alterations to existing dwelling	Full Planning Permission - Householder	Refused	11 March 2014
	Appeal lodged: 02 April 14		Result: Allowed	
0561/13	Extension to dwelling	Full Planning Permission - Householder	Withdrawn	04 December 2013
05/36/2797/91	Change of Use of approved alteration of existing connected outbuilding to office/pot pourri & scented products workshop	Change of Use	Grant Conditionally	30 January 1992
05/36/2553/90	Alterations of existing connected outbuilding to studio and/or house extension	Full Planning Permission	Grant Conditionally	30 November 1990

### Consultations

Teignbridge District Council:	Does not wish to comment
County EEC Directorate:	No highway implications
South West Water:	No comments received
Environment Agency:	Flood Risk Zone 1 - standing advice applies
DNP - Ecology & Wildlife Conservation:	The application ties into the existing roof structure and therefore there is the potential that the development could have an impact on protected species (bats and nesting

birds). Surveys have not been requested for previous applications submitted, however I would recommend the applicant is provided with an informative regarding their legal obligations with regard to protected species.

Teignbridge District Council  
(EHO):

Request unsuspected contamination condition

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

Bridford PC: Fully support

### **Relevant Development Plan Policies**

COR1 - Sustainable Development Principles

COR2 - Settlement Strategies

COR4 - Design and sustainable development principles

DMD1a - Presumption in favour of sustainable development

DMD24 - Extensions and alterations to dwellings

DMD7 - Dartmoor's built environment

### **Representations**

None to date.

### **Observations**

#### **INTRODUCTION**

This application follows an appeal allowed in June 2014 in respect of an alternative scheme refused by the Authority under reference (0026/14).

The application proposal is very similar to an earlier version of this proposal, which was withdrawn by the applicants following a report to the Development Management Committee in December 2013 recommending that planning permission be refused.

Pound Cottage appears to have previously been two cottages. The applicants consider that the privacy and amenity of their garden has been compromised and they would like to regain this privacy. In addition they consider that the first floor plan is confused and unacceptable to modern living. They wish to rationalise the layout and remove two unsightly extensions and erect a two-storey extension to the eastern end. The reworking of the internal arrangements will allow the applicants to work from home, provide a bin store, alter the front appearance of the house and improve parking arrangements.

#### **THE BUILDING**

Historic maps and the form of the cottage indicates that it has mid to late 19th century origins and retains its original external form, apart from the adjoining outbuilding which was extended in the 1990s to provide additional domestic accommodation. The form of that extension reflects its previous appearance and use.

The original property is constructed from stone which has been painted and has gable ends with large gable chimney stacks at each end.

Officers considered that by virtue of its age and appearance the building was considered a local heritage asset, however the Inspector in his June 2014 decision stated that he was 'unconvinced that this building is of sufficient significance to justify the status of non-designated heritage asset'.

This new application has been dealt with on that basis.

## THE EXTENSION

The element of the works which requires planning permission is the two-storey extension proposed partly on the footprint of the existing single storey flat roofed extension. It is proposed to accommodate an open plan kitchen area with a bedroom/dressing room above. The large gable chimney is to be retained.

In allowing the recent appeal the Inspector stated in his decision that 'the traditional design of the front element would incorporate painted rendered walling under a dual-pitched roof to match the cottage'.

The same cannot be said for the extension proposed in this application. The form of the extension consists of a slate hip roof with parapet rather than a traditional gabled roof at the western end of the house. This is reflected in the appearance of the side elevation. Instead of traditional fenestration approved by the Inspector, contemporary horizontal windows are proposed at high level on both the ground and first floor and a mix of stone and render is proposed.

The original structure will remain legible and although the recent Inspector concluded that the previous proposal when seen from the rear would have a greater effect on the cottage but would be offset by the improvement to the rear elevation, it is considered by officers that the form, design and detailing of the proposed extension would adversely affect the appearance of Pound Cottage and this part of the National Park.

## APPLICANTS JUSTIFICATION

The Design and Access Statement states that the gable is a spurious and un-necessary feature which adds cost and complexity to the proposals and that there is no strong dominance of either gables or hips in the rest of the village, so both can be determined to be locally distinctive. It is also argued that the windows in the north elevation (facing the road) create a clearer visual distinction between the cottage and the extension and that the DNPA design guide promotes the placing of new against old as a valid architectural approach. It is stated that the extension will be architecturally more coherent. The use of stone is justified by reference to the use of render and stone so concludes that both are locally distinctive. The use of stone ties the front and rear of the extension together and makes a clearer visual separation between the new and the old.

## DESIGN

The Design Guide states that using traditional methods and materials, but in a modern contemporary way with careful attention to detail, can help blend the old with the new. In considering extensions generally, it is stated that side extensions should not have a width greater than half the width of the front of the original house and have a lower ridge.

The Inspector took no issue with the length of the extension (which is the same as was

granted on appeal) and he supported the more modern approach at the rear in the context of the removal of the conservatory and seemed to support the acceptance in the Design Guide of modern design styles provided they are in harmony with the building.

Although the additional floor space is within the 30% specified in policy DMD24, the design of this extension is very different to that considered by the Inspector. It is considered that the design of the roof is not high quality as required by COR1, does not represent a design approach that reflects the principles of the guidance on extensions set out in the Design Guide and results in a massing and form which together with the very non-traditional fenestration and resultant presentation of the front elevation, is inappropriate and has an adverse effect on the appearance of the dwelling and its immediate surroundings. The proposed extension is therefore considered to be contrary to the advice in the Design Guide, policies COR1, COR4, DMD7 and DMD24.

#### FALL BACK POSITION

There is an assertion in the Design and Access Statement that none of the alterations would require planning permission if the existing permission were to be enacted and then altered to the design contained in this application. This fall back statement is not a reasonable argument because the whole roof structure would have to be constructed before being reduced and the cladding of the exterior of the dwelling with stone requires planning permission within the National Park.

#### CONCLUSION

The comments of the Inspector have been carefully considered and are acknowledged. Although the size of the extension falls within the policy limits, the parish council fully supports the application and neighbouring amenity will not be compromised, it is considered that the appearance of the front and side of the proposed extension and its relationship with the traditional cottage will adversely affect the appearance of the dwelling and will not improve the environmental conditions in the area. The development is therefore considered to be contrary to policies COR1, COR4, DMD1a, DMD7 and DMD24.

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DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

5 SEPTEMBER 2014

**CONSULTATIONS BY NEIGHBOURING LOCAL AUTHORITIES**

Report of the Director of Planning & Sustainable Development

Recommendation : **That the Committee notes the response(s) made under delegated powers**

1      Grid Ref:      SX694 555                      District/Borough: South Hams  
         Officer:      Jo Burgess                              Parish:              Ugborough

Proposal      Erection of two 50kW wind turbines both having a hub height of 36.4m and an overall tip height of 46m

Location      Land at 6936 5558, Stone Farm, Ugborough

Response:      OBJECTION

This Authority considers that the size of the proposed wind turbines at a distance of 2.5km from the National Park boundary will neither conserve or enhance the character and special qualities of the Dartmoor landscape and will be unsympathetic development that will harm the wider landscape and setting of Dartmoor and consequently an OBJECTION is raised to this proposal.

In this context it is clear that the proposed turbines in such close proximity to the National Park would have a significant impact on the National Park. It should also be noted that the landscape of the National Park is a tranquil landscape as is that of the South Hams visible from Ugborough Beacon and other locations within the zone of visual influence. From the vantage points within the National Park traffic movement on the A38 is largely out of view and the electricity pylons and power lines are static and are an established feature of the landscape. It is considered that the proposed turbines and associated movement will particularly impact on the visual tranquillity of the National Park.

With regard to the Landscape Character Assessment for Dartmoor National Park, it is clear from the documentation accompanying the application that from Landscape Character Area 1L (Upland Moorland with Tors) the proposed wind turbine will be visible in long views from a number of locations impacting on the valued attribute of wide open spaces, panoramic views and a strong sense of tranquillity. This will not just impact on the character of the landscape itself but on those seeking to enjoy it's special qualities. From Landscape Character Area 2D (Moorland Edge Slopes) although it is acknowledged that movement on the A38 is visible from some locations the proposed wind turbine will impact on the valued attribute of spectacular views to the countryside outside the National Park. From Landscape Character Area 1D (Inland Elevated Undulating Land) although the tranquillity is broken to a degree by the A38 and there is an existing turbine to the south of

Marley Head, the impact on views for residents of the National Park in the nearby settlements and isolated dwellings will be substantially significant.

In a recent appeal decision in respect of a turbine proposed in Mid Devon, an Inspector commented that 'Although this would have little effect on the National Park itself, as the site is about 17km from the boundary, it would detract from the impressive nature of the views of the moor when seen from the side of the valley and would detract from the landscape character of the local area'. South Hams District Council has been advised that this applies equally to this application.

In the response by Officers the requirements of Section 62 of the Environment Act 1995 making it a duty for all relevant authorities to have regard to National Park purposes when coming to their decisions has been highlighted and those purposes set out.

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STEPHEN BELLI

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

05 September 2014

**APPEALS**

Report of the Director of Planning

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

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

- |                   |   |                   |                      |
|-------------------|---|-------------------|----------------------|
| 1 Application No: | A/13/2205025  | District/Borough: | Teignbridge District |
| Appeal Type:      | Refusal of Full Planning Permission   | Parish:           | Moretonhampstead     |
| Proposal:         | Installation of ground-mounted PV solar panels in field (retrospective application) |                   |                      |
| Location:         | <b>Budleigh Farm, Moretonhampstead</b>  |                   |                      |
| Appellant:        | <b>Mr A Harvey</b>  |                   |                      |
| Decision:         | <b>ALLOWED</b>  |                   |                      |



The Inspector considered the main issue to be the impact of the solar PV panels on the character and appearance of the area.

He remarked on the distinctive character of the local landscape; the small medieval field enclosures and cluster of closely grouped building at the listed farmstead of Budleigh Farm.

Whilst he agreed that they were modern structures with potential to appear out of place, he stated that the two rows of solar arrays did not amount to substantial development and that the overall volume, mass and corresponding impact was not great.

He considered that the views of the panels were limited, less so when the trees are in leaf. Whilst the panels were not immediately adjacent to the farm, he found that they appeared related to them from distant views and that the separation from the farmhouse compounded any impact on the setting of the listed building.

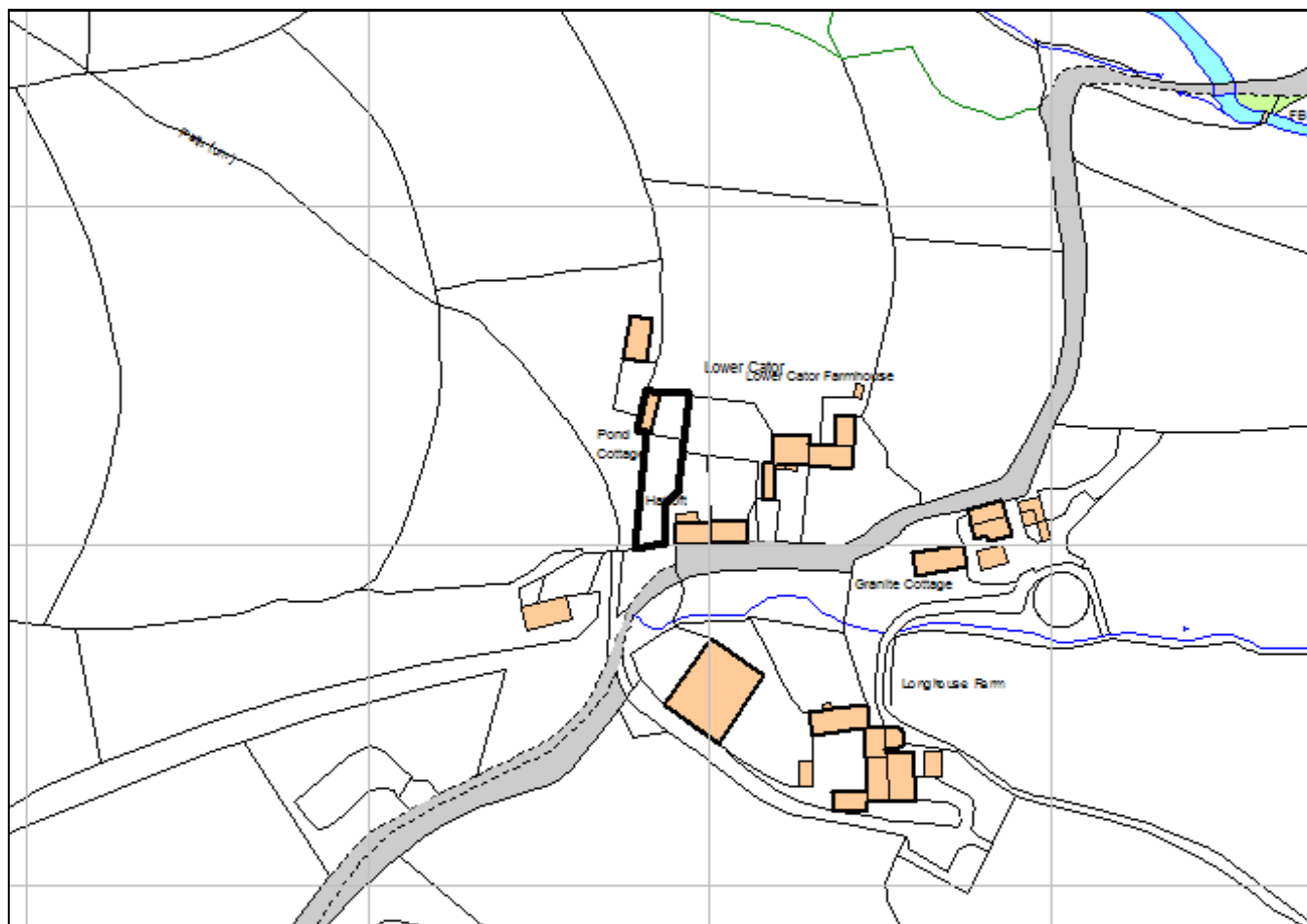
Whilst he could not suggest that the panels enhanced the protected landscape of the National Park, he found that they did not detract from it in any significant way.

The appeal was allowed and a condition imposed to remove the panels once they cease to be used for energy generation.

---



2 Application No: A/13/2206620 District/Borough: Teignbridge District  
Appeal Type: Refusal of Full Planning Permission Parish: Widecombe-in-the-Moor  
Proposal: Conversion of barn to holiday let  
Location: **Hayloft, Lower Cator, Widecombe-in-the-Moor**  
Appellant: **Mrs M Collier**  
Decision: **DISMISSED**



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100m  
Scale 1:2500 @ A4

In dismissing the appeals, the Inspector considered the main issues to be (i) whether the proposal would preserve the curtilage listed building and its setting, and (ii) whether the proposed development would preserve the setting of the principal listed building, Lower Cator Farmhouse.

The Inspector noted that the agricultural function of the building is clear from its form and its relationship with surrounding land and buildings. She commented that the survival of the internal layout and features of this vernacular building provides evidence of its role in the farmstead and contributes to the historic interest of Lower Cator Farm.

She accepted that the removal of external cement render to expose the granite walls would be a beneficial change and that the replacement of corrugated iron with slate roof would present a neutral change. She concluded, however, that the proposed external timber decking would harm the agricultural appearance and setting of the curtilage listed building. But, considering

the development as a whole, she concluded that the external works would have a broadly neutral impact on the setting of the Lower Cator Farm, the principal listed building.

She was, however, explicit that the proposal to removal the internal cross wall, the loss of the sloping cobbled floor under a concrete surface, together with the tanking and plastering of internal surfaces would remove/hide features of interest and detract from the significance of the heritage asset, contrary to policy.

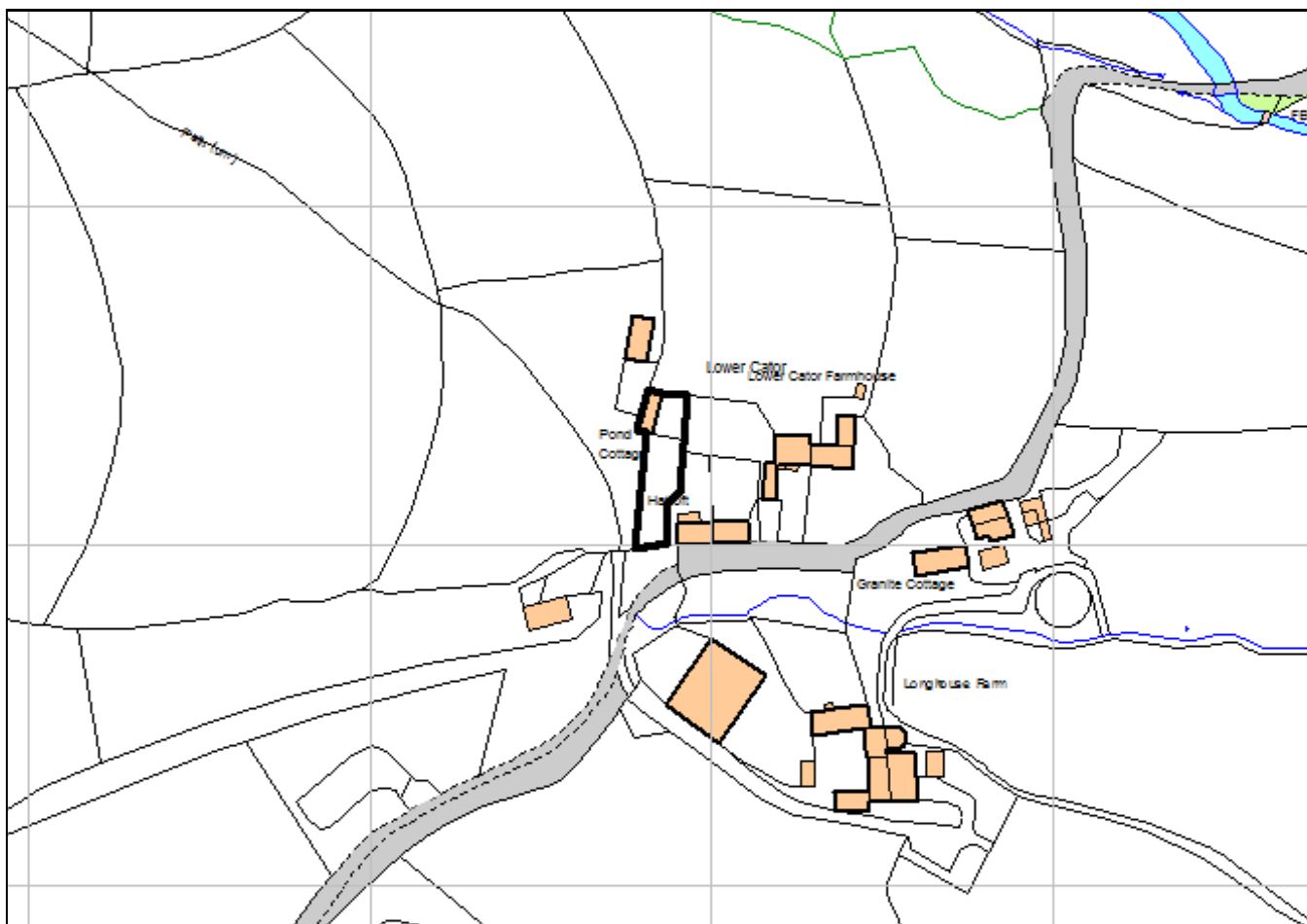
She accepted that the building is of some significance and makes a positive contribution to the special interest of the principal listed building and was not convinced that leaving the outbuilding would necessarily secure its long term preservation. She considered that short term holiday accommodation could allow for an unconventional internal layout and minimum need for domestic paraphernalia outside the building. However, she firmly concluded that the degree of change presented with this application resulted in an unacceptable loss of significance and she observed that the proposal clearly conflicted with policies DMD9, COR2 and with the Authority's Design Guide advice.

She found that the public benefits of securing a use for the building and the modest but positive contribution the proposal would make to the tourism and the rural economy were not sufficient to outweigh the harm the proposal would cause to the heritage asset. For similar reasons, she felt that it was not necessary to secure the conservation for the heritage asset through development which would conflict with policy and that the proposal would not constitute enabling development under policy DMD10.

The Inspector was presented with alternative sketch proposals but made clear that it was inappropriate for her to consider these alternatives as this would be a matter for the National Park to determine.

---

3 Application No: E/13/2206618 District/Borough: Teignbridge District  
Appeal Type: Refusal of Listed Building Consent Parish: Widecombe-in-the-Moor  
Proposal: Conversion of barn to holiday let  
Location: **Hayloft, Lower Cator, Widecombe-in-the-Moor**  
Appellant: **Mrs M Collier**  
Decision: **DISMISSED**

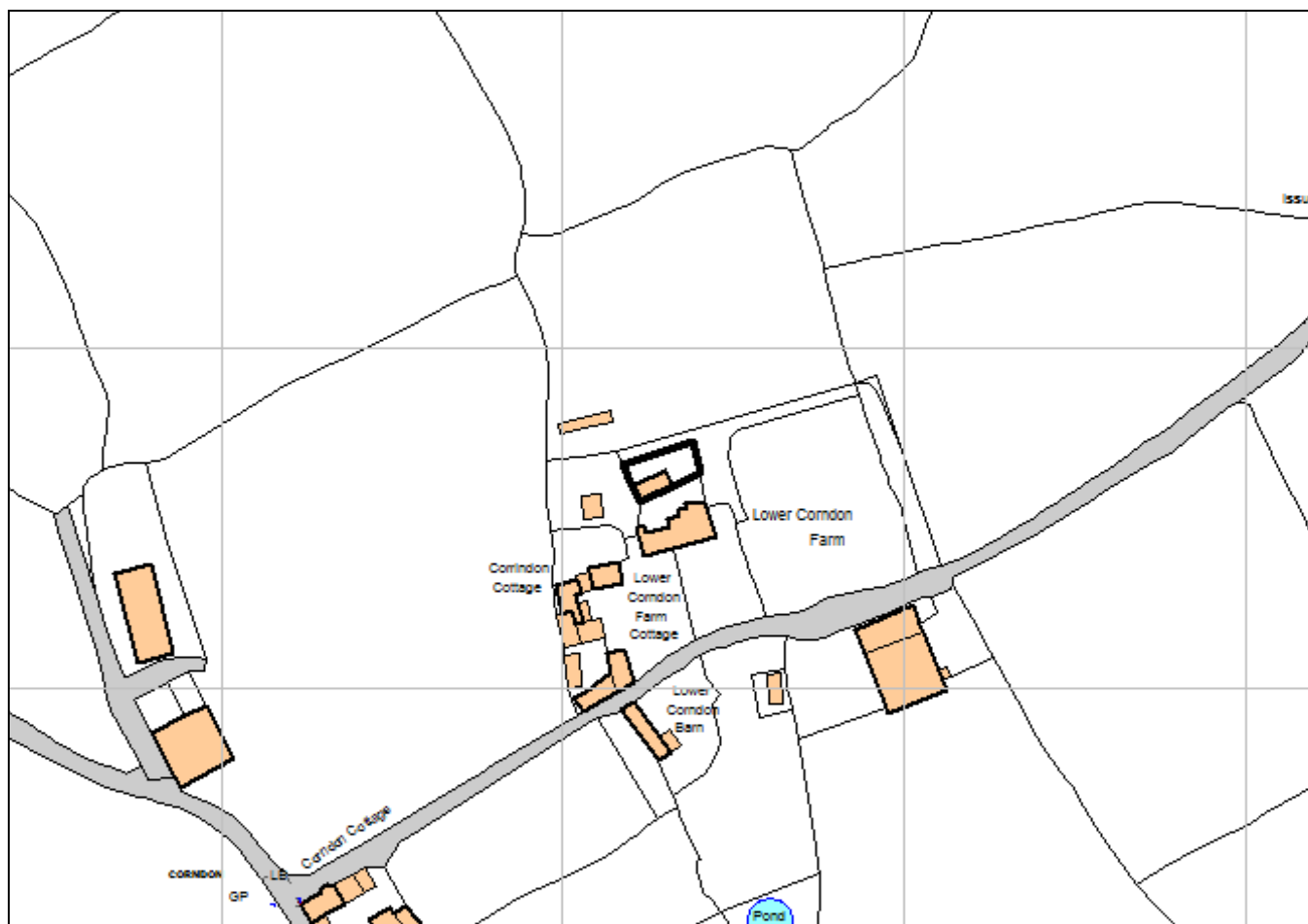


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100m  
Scale 1:2500 @ A4

See previous report.

4 Application No: A/14/2214739 District/Borough: West Devon Borough  
Appeal Type: Refusal of Full Planning Permission Parish: Chagford  
Proposal: Conversion and extension of redundant engine shed to provide utility room, cloakroom and dining room; demolition of existing garage/store and erection of carport/store and demolition of chimney and erection of flue  
Location: **Meldon View, Lower Corndon Farm, Chagford**  
Appellant: **Mr D Floyd-Walker**  
Decision: **DISMISSED**



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100m  
Scale 1:2500 @ A4

In dismissing the appeals for listed building consent and planning permission the Inspector considered the key issues to be whether the proposed development would (i) preserve the curtilage listed building (Meldon View), (ii) preserve the setting of Lower Corndon Farm and (iii) the impact on the cultural heritage of the National Park.

She observed that the solid rear elevation of the barn conversion enabled its agricultural origins to be appreciated and understood. She commented that the existing timber shed, to the rear of the barn, presently detracted from the setting of this curtilage listed building. She was explicit that the presence of the shed did not justify an argument for its replacement or incorporation within a permanent extension to the building, which would harm the significance of the heritage asset and the contribution it makes to the historic setting of the former farmhouse in conflict with policy DMD8.

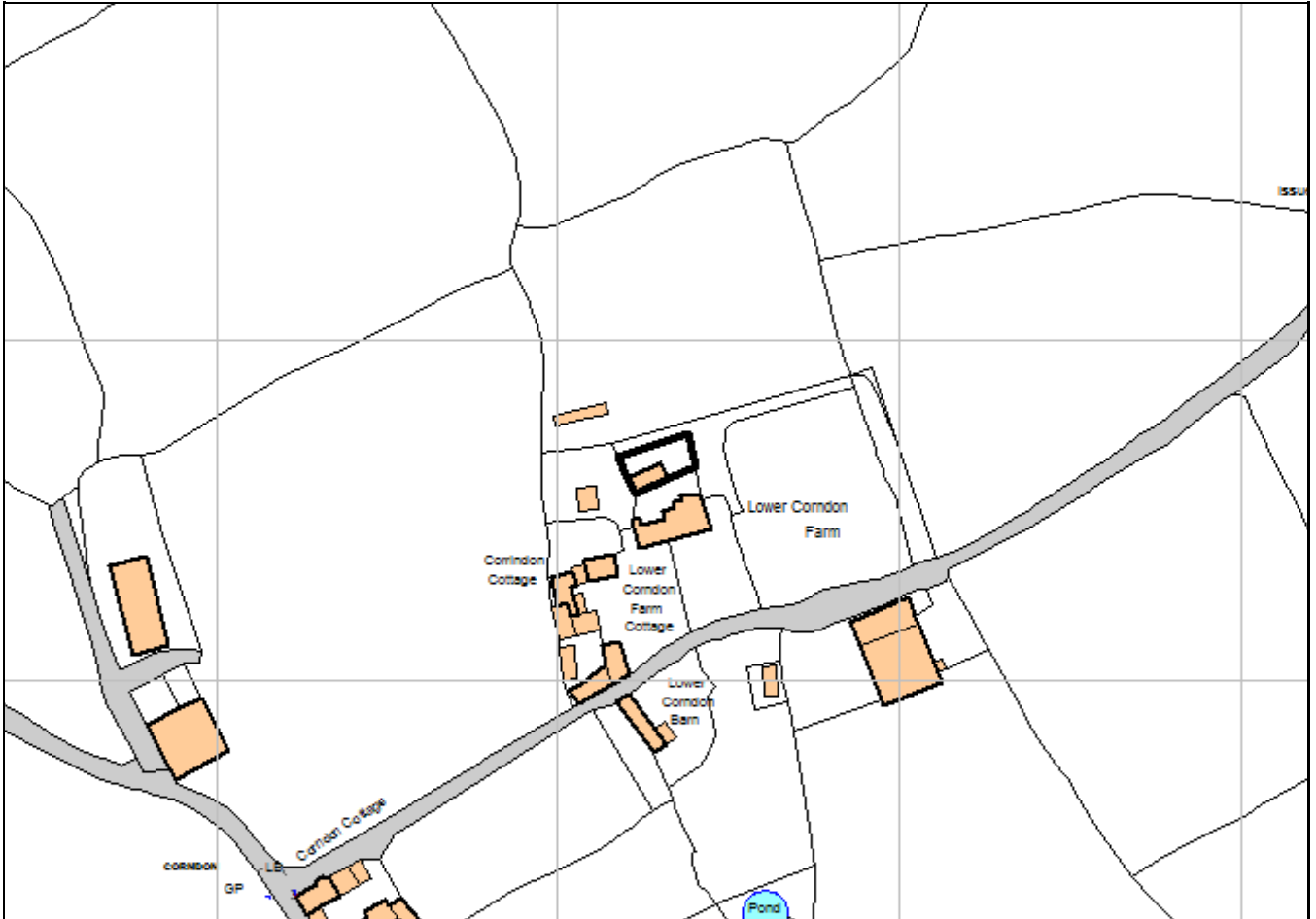
She also considered there to be an unjustified loss of historic fabric proposed (doorway into the rear wall and rooflights in the main roof) which would diminish the significance of the heritage asset.

The Inspector was not convinced by the appellant's arguments that the other works proposed to enhance the setting of the listed building group would be sufficiently beneficial to outweigh the harm presented by the proposed alterations to the curtilage listed building. She also remarked that these external works were not dependent upon the converted barn being extended.

On matters of policy principles, she observed that the extension would clearly conflict with Policy DMD24 which does not permit extensions to dwellings which have the benefit of a Certificate of Lawful Use, and not planning permission. She also concluded that the proposed extension would conflict with policy DMD9 which requires barns to be converted without substantial extension.

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5 Application No: E/14/2214745 District/Borough: West Devon Borough  
Appeal Type: Refusal of Listed Building Consent Parish: Chagford  
Proposal: Conversion and extension of redundant engine shed to provide utility room, cloakroom and dining room plus demolition of chimney and erection of flue  
Location: **Meldon View, Lower Corndon Farm, Chagford**  
Appellant: **Mr D Floyd-Walker**  
Decision: **DISMISSED**

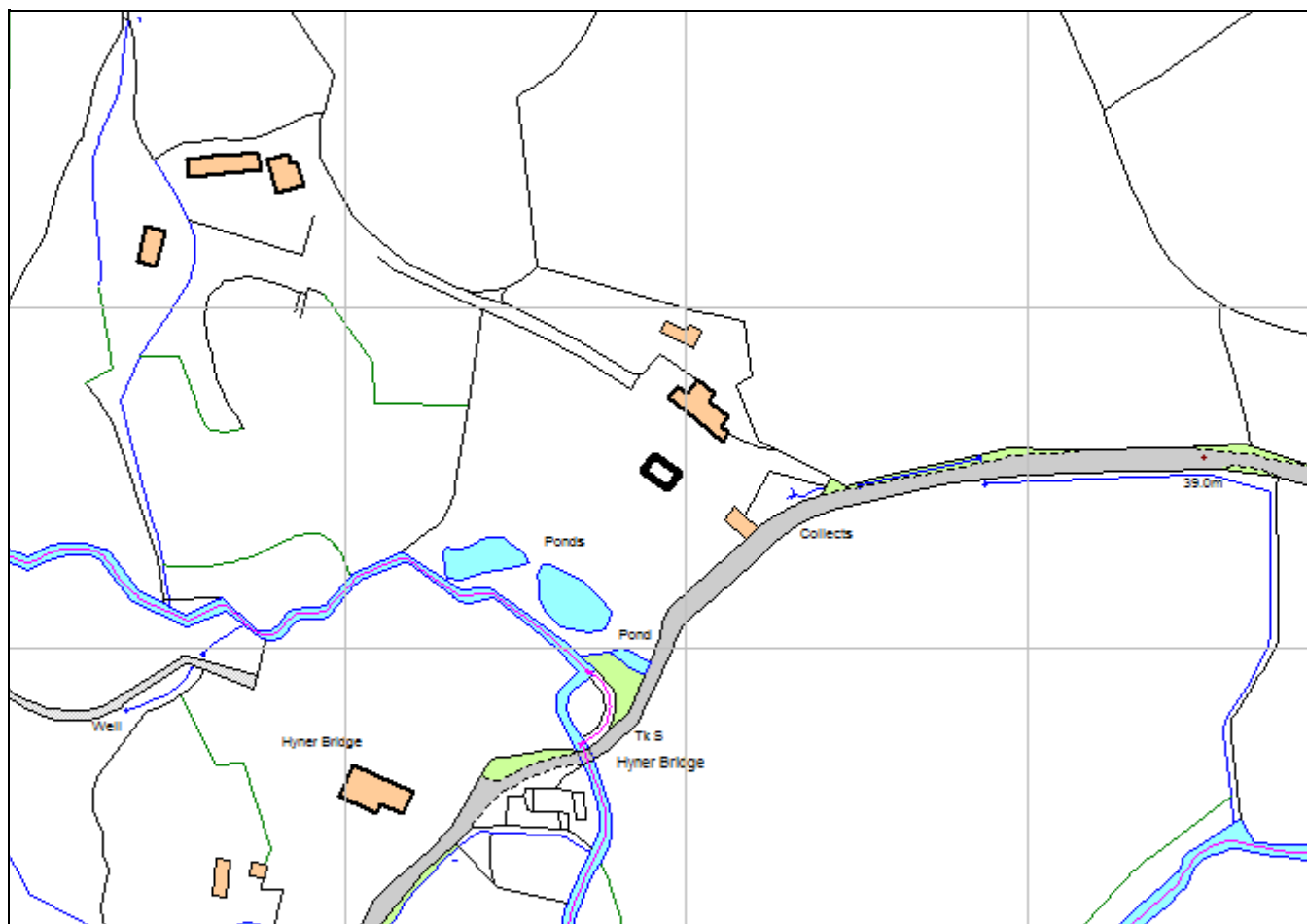


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See previous report.

6 Application No: C/14/2214043 District/Borough: Teignbridge District  
Appeal Type: Enforcement Notice Parish: Christow  
Proposal: Construction of large semi-circular shaped building  
Location: **Land at Hyner Vale, Lower Ashton, Christow**  
Appellant: **Mr J Aplin**  
Decision: **ALLOWED AND NOTICE QUASHED**



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100m  
Scale 1:2500 @ A4

The appeal site is approximately 0.86 hectares and is situated immediately to the north of Hyner Bridge and some 1.03 kilometres from the village of Hennock.

The appeal was made in respect of the works that were undertaken in the summer of 2013 to erect a tunnel shaped, pre-fabricated building for use as part of the landowner's vehicle repair business.

The Enforcement Notice required the (a) permanent removal of the Development from the Land, including all debris and material, and (b) the restoration of the Land to its former condition.

The appeal was submitted on a number of grounds, one of which (Ground (e)) was that the Notice was not served correctly. Having considered all of the evidence available to him, the Inspector considered that the Notice had been served incorrectly by the Authority as there was

a possibility that not all of the persons with an interest in the land had either received a copy of the Notice or been made aware of its existence.

The appeal therefore succeeded on ground (e) and the Enforcement Notice is quashed. Consequently, the other grounds of appeal did not fall to be considered.

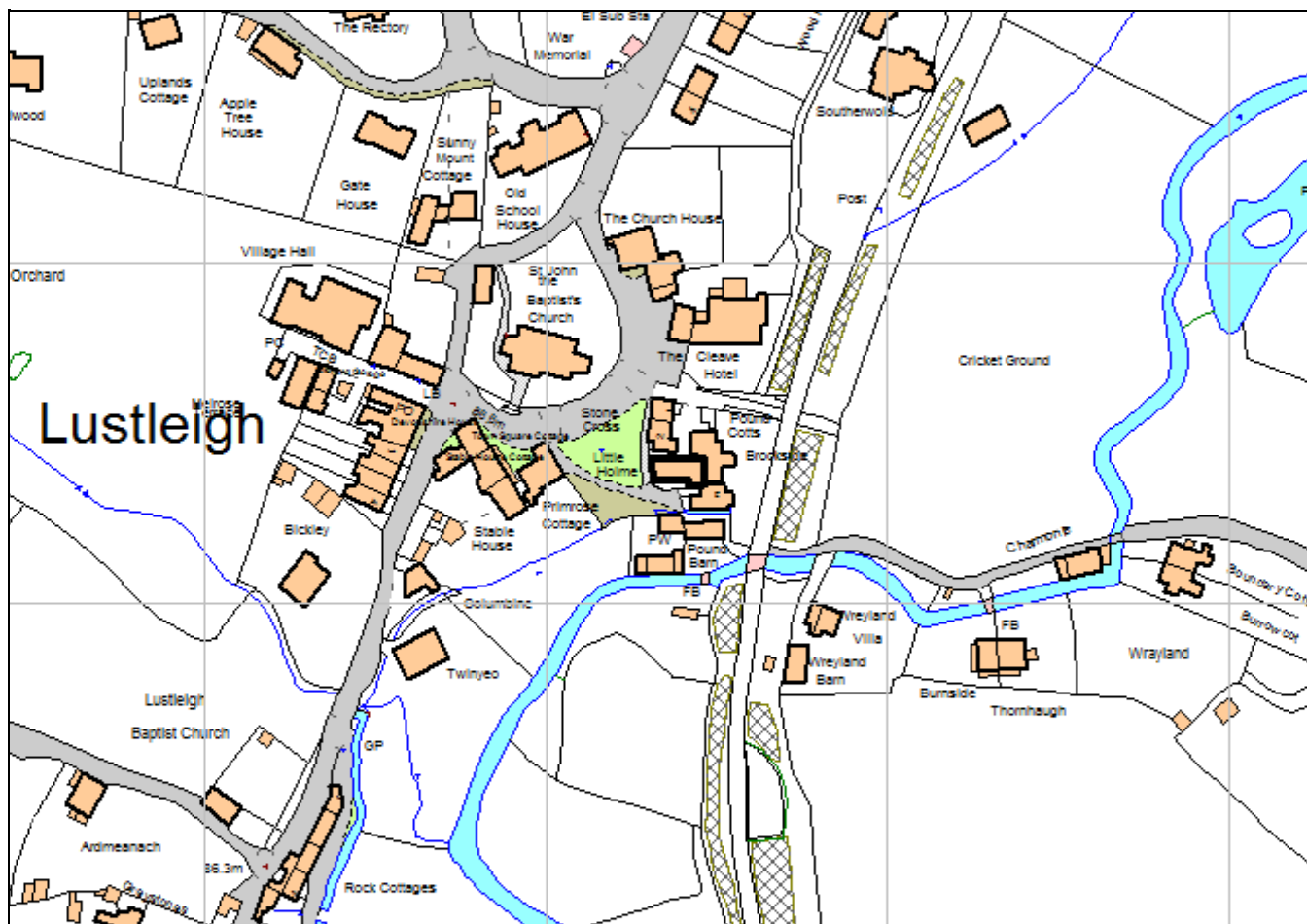
Importantly however, the Inspectors decision did not preclude the Authority from issuing a further Enforcement Notice in respect of the same breach of planning control at a later date.

It is envisaged that the Authority will move to address this situation in due course.

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7 Application No: F/13/2203663 District/Borough: Teignbridge District  
Appeal Type: Breach of Condition Parish: Lustleigh  
Proposal: Unauthorised satellite dish  
Location: **Little Holme & 5 Pound Cottages, Lustleigh**  
Appellant: **Mrs Z Bowman, Mr & Mrs Parkes, Ms C Parkes Ms E Parkes**  
Decision: **ALLOWED AND NOTICE QUASHED**



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100m  
Scale 1:2500 @ A4

Pound Cottage, Lustleigh is a grade II listed building in the Lustleigh Conservation area.

The appeal was made in respect of the works for the alteration of a building, namely the installation and fixing of a satellite dish to the chimney stack of the building.

The listed building enforcement notice required that (a) the satellite dish be removed from the building, including all materials and equipment comprised in its fixing and installation, and (b) return the building to its former condition before the works were carried out.

While the inspector agreed with the Authority that the installation of the satellite dish clearly affected the building in a manner that would adversely affect its character as a building of special architectural and historic interest, he balanced this with the fact that if the enforcement notice was upheld the requirement was to return the building to its former condition before the works were carried out and this would include the re-instatement of a 13 meter high aerial that

was previously attached to the property.

He concluded that when considered in the context of the overall works undertaken, particularly the removal of a very substantial and unsightly aerial arrangement the works have not only preserved the architectural and historic interest of the listed building, but have enhanced it.

The appeal therefore succeeded on ground (e) that listed building consent should be granted and the listed building enforcement notice is quashed.

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The following appeal(s) have been lodged with the Secretary of State since the last meeting.

1 Application No: D/14/2222942 District/Borough: Teignbridge District  
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Ilsington  
Proposal: Alterations to roof and fenestration of garage outbuilding  
Location: **Barnlee Lodge, Ilsington**  
Appellant: **Mr & Mrs A & F Mullen**

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2 Application No: D/14/2223637 District/Borough: West Devon Borough  
Appeal Type: Refusal of Full Planning Permission - Householder Parish: Chagford  
Proposal: Two storey extension as an amendment to an extant approved extension  
Location: **7 Rivervale Close, Chagford**  
Appellant: **Mr & Mrs R Mackridge**

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3 Application No: A/14/2219071 District/Borough: Teignbridge District  
Appeal Type: Refusal of Full Planning Permission Parish: Ilsington  
Proposal: Variation of condition (c) attached to 9/2760/09/2D (remove existing dwelling) to allow building to be used as ancillary accommodation  
Location: **Violet House, Haytor**  
Appellant: **Mr M Clark**

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

05 September 2014

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS  
AND APPLICATIONS WITHDRAWN**

Report of the Director of Planning

**Members are requested to contact the Office before 5pm on Thursday if they wish to raise questions concerning any of the above.**

**(For further information please contact Stephen Belli)**

Recommendation: **That the following decisions be noted.**

1	<b>Application No:</b> 0339/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Lustleigh
	<b>Proposal:</b> Replacement double garage	
	<b>Location:</b> Covering End, Lower Knowle Road, Lustleigh	
	<b>Decision:</b> Grant Conditionally	
2	<b>Application No:</b> 0299/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Ashburton
	<b>Proposal:</b> Construction of single storey two-bedroom dwelling, including repair work to existing stone wall boundaries, landscaping/planting and altered site entrance	
	<b>Location:</b> vacant site off Love Lane, Ashburton	
	<b>Decision:</b> Refused	
3	<b>Application No:</b> 0305/14	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Ugborough
	<b>Proposal:</b> Construction of side return extension; minor extension to front aspect of house and alterations	
	<b>Location:</b> Edge Hill, Bittaford, Ivybridge	
	<b>Decision:</b> Grant Unconditionally	

4 **Application No:** 0280/14 **District/Borough:** West Devon Borough  
**Application Type:** Certificate of Lawfulness **Parish:** Horrabridge  
for a proposed  
development  
**Proposal:** Erection of solar panel array on roof of dwellinghouse  
**Location:** 19 Youldon Way, Horrabridge  
**Decision:** Certificate issued

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5 **Application No:** 0311/14 **District/Borough:** West Devon Borough  
**Application Type:** Listed Building Consent **Parish:** Chagford  
**Proposal:** Repairs to stone walls and re-roofing of traditional farm buildings  
**Location:** Yardworthy Farm, Chagford  
**Decision:** Grant Conditionally

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6 **Application No:** 0279/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning **Parish:** Lydford  
Permission - Householder  
**Proposal:** Creation of new roof over existing garage to provide storage and suitable  
structure for solar pv panels; construction storage shed and re-roofing of  
existing outbuilding  
**Location:** 3 Rose Cottages, Lydford  
**Decision:** Refused

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7 **Application No:** 0255/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Widecombe-in-the-Moor  
**Proposal:** Erection of timber framed agricultural livestock building  
**Location:** land adjacent to Bonehill, Widecombe-in-the-Moor  
**Decision:** Withdrawn

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8 **Application No:** 0319/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Dartmoor Forest  
**Proposal:** Retrospective erection of field shelter (4m x 3m)  
**Location:** land adjacent to Oakery Bridge, Princetown  
**Decision:** Grant Conditionally

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9 **Application No:** 0181/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ilsington  
**Proposal:** Demolish existing building and replace with new livestock building (32m x  
13.5m)  
**Location:** Little Sigford Farm, Sigford  
**Decision:** Refused

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10	<b>Application No:</b> 0286/14	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Prior Approval (Class J)	<b>Parish:</b> Whitchurch
	<b>Proposal:</b> Prior Approval for change of use from B1a offices to two dwellings (Class J)	
	<b>Location:</b> Magpie Mill, Bedford Bridge, Horrabridge	
	<b>Decision:</b> Prior Approval Refused	
<hr/>		
11	<b>Application No:</b> 0297/14	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Prior Approval	<b>Parish:</b> Gidleigh
	<b>Proposal:</b> Erection of commercial polytunnel	
	<b>Location:</b> Gidleigh Wood, Berrydown Road, Gidleigh	
	<b>Decision:</b> Withdrawn	
<hr/>		
12	<b>Application No:</b> 0327/14	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Mary Tavy
	<b>Proposal:</b> Extension to first and second floors in new roof to provide owner's accommodation	
	<b>Location:</b> Moorland Hall, Brentor Road, Mary Tavy	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
13	<b>Application No:</b> 0373/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Bridford
	<b>Proposal:</b> Extension to existing agricultural building	
	<b>Location:</b> Venn Bridge Farm, Bridford	
	<b>Decision:</b> Withdrawn	
<hr/>		
14	<b>Application No:</b> 0097/14	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Whitchurch
	<b>Proposal:</b> Alterations to ancillary accommodation including replacement roof and conversion of adjoining barn; replacement garage, new stone boundary wall and slate hanging to house	
	<b>Location:</b> Old Venn Farm, Caseytown, Whitchurch	
	<b>Decision:</b> Grant Conditionally. That, subject to the necessary Section 106 agreement, planning permission be granted	
<hr/>		
15	<b>Application No:</b> 0144/14	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Mary Tavy
	<b>Proposal:</b> Alterations to existing agricultural barns to form two holiday cottages and one staff accommodation unit including a new access drive and parking	
	<b>Location:</b> Wringworthy Farm, Mary Tavy	
	<b>Decision:</b> Grant Conditionally. That, subject to a Section 106 agreement in respect of the staff accommodation, planning permission is GRANTED	

16 **Application No:** 0308/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Horrabridge  
**Proposal:** Removal of single storey lean-to and erection of two-storey extension with single storey lean-to  
**Location:** Hillman Cottage, Horrabridge  
**Decision:** Grant Conditionally

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17 **Application No:** 0300/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ashburton  
**Proposal:** Two-storey extension  
**Location:** 51 Westabrook, Ashburton  
**Decision:** Grant Conditionally

---

18 **Application No:** 0278/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ashburton  
**Proposal:** Single storey ground floor extension, new roof lights in existing roof and minor external alterations  
**Location:** 3a Stapledon Lane, Ashburton  
**Decision:** Grant Conditionally

---

19 **Application No:** 0283/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Lustleigh  
**Proposal:** Provision of pedestrian/cycle/equestrian route as part of Wray Valley Trail community path  
**Location:** route of disused Moretonhampstead branchline north of Wilford Bridge, Lustleigh  
**Decision:** Grant Conditionally

---

20 **Application No:** 0282/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Moretonhampstead  
**Proposal:** Provision of pedestrian/equestrian/cycle route as part of the Wray Valley Trail community path  
**Location:** fields to west of A382 between Steward Wood and Wray Barton, Moretonhampstead  
**Decision:** Grant Conditionally

---

21 **Application No:** 0281/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ilsington  
**Proposal:** Erection of porch  
**Location:** Highgrove, Smokey Lane, Ilsington  
**Decision:** Grant Unconditionally

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22	<b>Application No:</b> 0324/14	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Advertisement Consent	<b>Parish:</b> Horrabridge
	<b>Proposal:</b> Display of additional advertising board on existing hoarding/advertising frame	
	<b>Location:</b> land south of 1 The Old Station, Horrabridge	
	<b>Decision:</b> Refused	
<hr/>		
23	<b>Application No:</b> 0343/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Moretonhampstead
	<b>Proposal:</b> Extension to bulk storage barn; extension to sales building to form a café and formation of cycle track link to Wray Valley trail	
	<b>Location:</b> Animal Crackers, Kings Bridge Yard, Station Road, Moretonhampstead	
	<b>Decision:</b> Withdrawn	
<hr/>		
24	<b>Application No:</b> 0314/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission	<b>Parish:</b> Moretonhampstead
	<b>Proposal:</b> Reinstatement of existing field access from A382, installation of temporary bridge and provision of temporary access track in preparation from construction of Wray Valley Trail	
	<b>Location:</b> existing field access from A382 adjacent to Wray Bridge, Moretonhampstead	
	<b>Decision:</b> Grant Conditionally	
<hr/>		
25	<b>Application No:</b> 0285/14	<b>District/Borough:</b> West Devon Borough
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Mary Tavy
	<b>Proposal:</b> Erection of wooden pitched roof summerhouse	
	<b>Location:</b> Bryn Tavy, Brentor Road, Mary Tavy	
	<b>Decision:</b> Grant Unconditionally	
<hr/>		
26	<b>Application No:</b> 0292/14	<b>District/Borough:</b> Teignbridge District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Bovey Tracey
	<b>Proposal:</b> Single storey extension incorporating garden room, glazed lantern and porch	
	<b>Location:</b> Colehayes Bungalow, Colehayes, Bovey Tracey	
	<b>Decision:</b> Withdrawn	
<hr/>		
27	<b>Application No:</b> 0330/14	<b>District/Borough:</b> South Hams District
	<b>Application Type:</b> Full Planning Permission - Householder	<b>Parish:</b> Ugborough
	<b>Proposal:</b> Loft conversion with new flue and modifications to two existing openings	
	<b>Location:</b> 1 Tower Lane, Moorhaven, Ivybridge	
	<b>Decision:</b> Grant Conditionally	
<hr/>		



28 **Application No:** 0303/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Buckfastleigh  
**Proposal:** Construction of a manege (40m x 25m) and agricultural barn (14m x 9m)  
**Location:** field to south east of Pearroc Vean, Grange Road, Buckfastleigh  
**Decision:** Grant Conditionally

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29 **Application No:** 0316/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Whitchurch  
**Proposal:** Single storey detached garage  
**Location:** 5 Grenofen Close, Grenofen  
**Decision:** Grant Conditionally

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30 **Application No:** 0323/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Chagford  
**Proposal:** West side of existing garage to be extended 1m to the west  
**Location:** Stoneridge, Chagford  
**Decision:** Grant Conditionally

---

31 **Application No:** 0318/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Bovey Tracey  
**Proposal:** Demolish existing rear extension; construction of new extension and retention of decking  
**Location:** 7 Hawkmoor Cottages, Bovey Tracey  
**Decision:** Grant Conditionally

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32 **Application No:** 0325/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Chagford  
**Proposal:** Erection of a conservatory extension  
**Location:** Higher Justments, Chagford  
**Decision:** Grant Unconditionally

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33 **Application No:** 0321/14 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Moretonhampstead  
**Proposal:** Reconstruction of lost shippon walls to form enclosed courtyard (amendment to previously approved scheme ref. 0485/13)  
**Location:** Coombe Court, Moretonhampstead  
**Decision:** Grant Conditionally

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- 
- 34 **Application No:** 0333/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Buckfastleigh  
**Proposal:** Conversion of barn to 2-bed holiday let  
**Location:** The Barn, Round Cross, Buckfast  
**Decision:** Grant Conditionally
- 
- 35 **Application No:** 0301/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Buckland Monachorum  
**Proposal:** Formation of dormer windows (revision to permission ref 0265/13)  
**Location:** 6 Willowby Park, Yelverton  
**Decision:** Grant Conditionally
- 
- 36 **Application No:** 0302/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Bridford  
**Proposal:** Extensions to an existing dwelling following the removal of existing poorly built extensions  
**Location:** Many Waters, Bridford  
**Decision:** Refused
- 
- 37 **Application No:** 0329/14 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** South Brent  
**Proposal:** Erection of garage and construction of new vehicle access from road  
**Location:** 28 Higher Green, South Brent  
**Decision:** Withdrawn
- 
- 38 **Application No:** 0294/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Widecombe-in-the-Moor  
**Proposal:** Cover for dung store  
**Location:** Great Cator Farm, Widecombe-in-the-Moor  
**Decision:** Grant Conditionally
- 
- 39 **Application No:** 0298/14 **District/Borough:** West Devon Borough  
**Application Type:** Certificate of Lawfulness for a proposed development **Parish:** Mary Tavy  
**Proposal:** Certificate of Lawfulness for the proposed general refurbishment of property including installation of additional windows and construction of conservatory to rear  
**Location:** Higher Creason Farm, Horndon, Mary Tavy  
**Decision:** Withdrawn
-

40 **Application No:** 0320/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Dartmoor Forest  
**Proposal:** Installation of two transmission dishes on existing mast together with associated works  
**Location:** Arqiva Transmission Station, North Hessary Tor, Princetown  
**Decision:** Grant Conditionally

---

41 **Application No:** 0284/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Throwleigh  
**Proposal:** Erection of agricultural livestock building (18m x 9m)  
**Location:** North Wonson Farm, Throwleigh  
**Decision:** Grant Conditionally

---

42 **Application No:** 0275/14 **District/Borough:** West Devon Borough  
**Application Type:** Listed Building Consent **Parish:** Drewsteignton  
**Proposal:** Amendments to previously approved scheme ref. 0624/11  
**Location:** Castle Drogo, Drewsteignton  
**Decision:** Grant Unconditionally

---

43 **Application No:** 0295/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ashburton  
**Proposal:** Change of use from vacant office to holiday let  
**Location:** The Old Mill, Halshanger Farm, Ashburton  
**Decision:** Withdrawn

---

44 **Application No:** 0296/14 **District/Borough:** Teignbridge District  
**Application Type:** Listed Building Consent **Parish:** Ashburton  
**Proposal:** Change of use from vacant office to holiday let  
**Location:** The Old Mill, Halshanger Farm, Ashburton  
**Decision:** Withdrawn

---

45 **Application No:** 0304/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Okehampton Hamlets  
**Proposal:** Change of use of buildings within Meldon quarry to training centre  
**Location:** Meldon Quarry, Meldon, Okehampton  
**Decision:** Grant Conditionally

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46 **Application No:** 0288/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** Chagford  
**Proposal:** Two storey extension as an amendment to an extant approved extension  
**Location:** 7 Rivervale Close, Chagford  
**Decision:** Refused

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47 **Application No:** 0290/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** North Bovey  
**Proposal:** Change of use from holiday let to staff accommodation (Courtyard Cottage)  
**Location:** Greenawell Farm, Moretonhampstead  
**Decision:** Grant Conditionally

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48 **Application No:** 0332/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Drewsteignton  
**Proposal:** Change of use of land from agricultural to garden  
**Location:** Middle Venton Farm, Drewsteignton  
**Decision:** Refused

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49 **Application No:** 0274/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Mary Tavy  
**Proposal:** Change of use of barn into holiday unit  
**Location:** Furzemans Farm, Horndon, Mary Tavy  
**Decision:** Grant Conditionally

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50 **Application No:** 0315/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ilsington  
**Proposal:** Construction of pitched roof, alterations to front entrance porch to form bay window and side door canopy  
**Location:** Sungleam, Haytor  
**Decision:** Grant Conditionally

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51 **Application No:** 0307/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission - Householder **Parish:** South Tawton  
**Proposal:** Alterations to existing dwelling including side and rear extensions  
**Location:** Harlyn, South Tawton  
**Decision:** Grant Conditionally

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52 **Application No:** 0326/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Lustleigh  
**Proposal:** Provision of pedestrian/equestrian/cycle route as part of Wray Valley Trail Community path  
**Location:** land at Sanduck Woods west of A382  
**Decision:** Grant Conditionally

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53 **Application No:** 0306/14 **District/Borough:** West Devon Borough  
**Application Type:** Prior Approval (Class J) **Parish:** Buckland Monachorum  
**Proposal:** Change of use of office B1(a) to dwelling (C3)  
**Location:** Ground Floor, 1 Dousland Road, Yelverton  
**Decision:** Prior Approval not required

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54 **Application No:** 0338/14 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission **Parish:** South Brent  
**Proposal:** Replacement of existing refrigeration plant and AC condenser units  
**Location:** Co-operative Retail Services Ltd, Church Street, South Brent  
**Decision:** Grant Conditionally

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55 **Application No:** 0309/14 **District/Borough:** South Hams District  
**Application Type:** Full Planning Permission - Householder **Parish:** South Brent  
**Proposal:** Construction of conservatory to front of house  
**Location:** 14 Corn Park, South Brent  
**Decision:** Refused

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56 **Application No:** 0322/14 **District/Borough:** South Hams District  
**Application Type:** Prior Approval (Class J) **Parish:** South Brent  
**Proposal:** Change of use of first floor from office (B1a) to residential (C3)  
**Location:** 15 Station Road, South Brent  
**Decision:** Prior Approval Refused

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57 **Application No:** 0335/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission - Householder **Parish:** Ashburton  
**Proposal:** Replacement of existing single storey side extension with new pitched roof extension  
**Location:** 2 Rock Park, Ashburton  
**Decision:** Grant Conditionally

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58 **Application No:** 0334/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Widecombe-in-the-Moor  
**Proposal:** Construction of a new stock managers dwellinghouse  
**Location:** Blackdown Piper Farm, Widecombe-in-the- Moor  
**Decision:** Refused

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59 **Application No:** 0357/14 **District/Borough:** West Devon Borough  
**Application Type:** Full Planning Permission **Parish:** Chagford  
**Proposal:** Erection of goat shelter, hay and equipment store (10.2m x 3.6m) with stone access track  
**Location:** Higher Stiniel, Chagford  
**Decision:** Withdrawn

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60 **Application No:** 0359/14 **District/Borough:** South Hams District  
**Application Type:** Prior Notification **Parish:** Holne  
**Proposal:** Construction of forestry road  
**Location:** Holne Park Farm, Ashburton  
**Decision:** Prior Approval not required

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61 **Application No:** 0345/14 **District/Borough:** South Hams District  
**Application Type:** Prior Notification **Parish:** Cornwood  
**Proposal:** Erection of polytunnel (23.6m x 9m)  
**Location:** Uppaton Farm, Cornwood, Ivybridge  
**Decision:** Withdrawn

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62 **Application No:** 0379/14 **District/Borough:** Teignbridge District  
**Application Type:** Prior Notification **Parish:** Christow  
**Proposal:** Creation of hard-standing area for timber operations  
**Location:** Tottiford Forest, Nr Bovey Tracey  
**Decision:** Withdrawn

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63 **Application No:** 0310/14 **District/Borough:** Teignbridge District  
**Application Type:** Full Planning Permission **Parish:** Ilsington  
**Proposal:** Replacement dwelling, including integral parking and biomass store  
**Location:** Kiln Cottage, Haytor Vale  
**Decision:** Grant Conditionally

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64 **Application No:** 0313/14 **District/Borough:** South Hams District  
**Application Type:** Full Planning **Parish:** South Brent  
Permission - Householder  
**Proposal:** Single storey side extension  
**Location:** 18 Higher Green, South Brent  
**Decision:** Grant Conditionally

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65 **Application No:** 0386/14 **District/Borough:** West Devon Borough  
**Application Type:** Listed Building Consent **Parish:** Sticklepath  
**Proposal:** Demolition of existing garage and two sheds to construct timber-framed  
garage  
**Location:** Silverlake, Sticklepath  
**Decision:** Withdrawn

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**STEPHEN BELLI**

DARTMOOR NATIONAL PARK AUTHORITY  
DEVELOPMENT MANAGEMENT COMMITTEE

05 September 2014

**ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS**

Report of the Director of Planning

**Members are requested to contact the Office before 5pm on Thursday if they wish to raise questions concerning any of the above.**

**(For further information please contact James Aven)**

Recommendation: **That the following decisions be noted.**

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1 Enforcement Code: <b>ENF/0042/13</b>	District/Borough: <b>West Devon Borough</b>
Grid Ref : <b>SX694919</b>	Parish : <b>Drewsteignton</b>
Breach : <b>Unauthorised building</b>	
Location : <b>Dunns Dairy, Long Lane, Whiddon Down, Drewsteignton</b>	
Action taken / Notice served	<b>No further action taken</b>

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**STEPHEN BELLI**