

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 October 2019

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

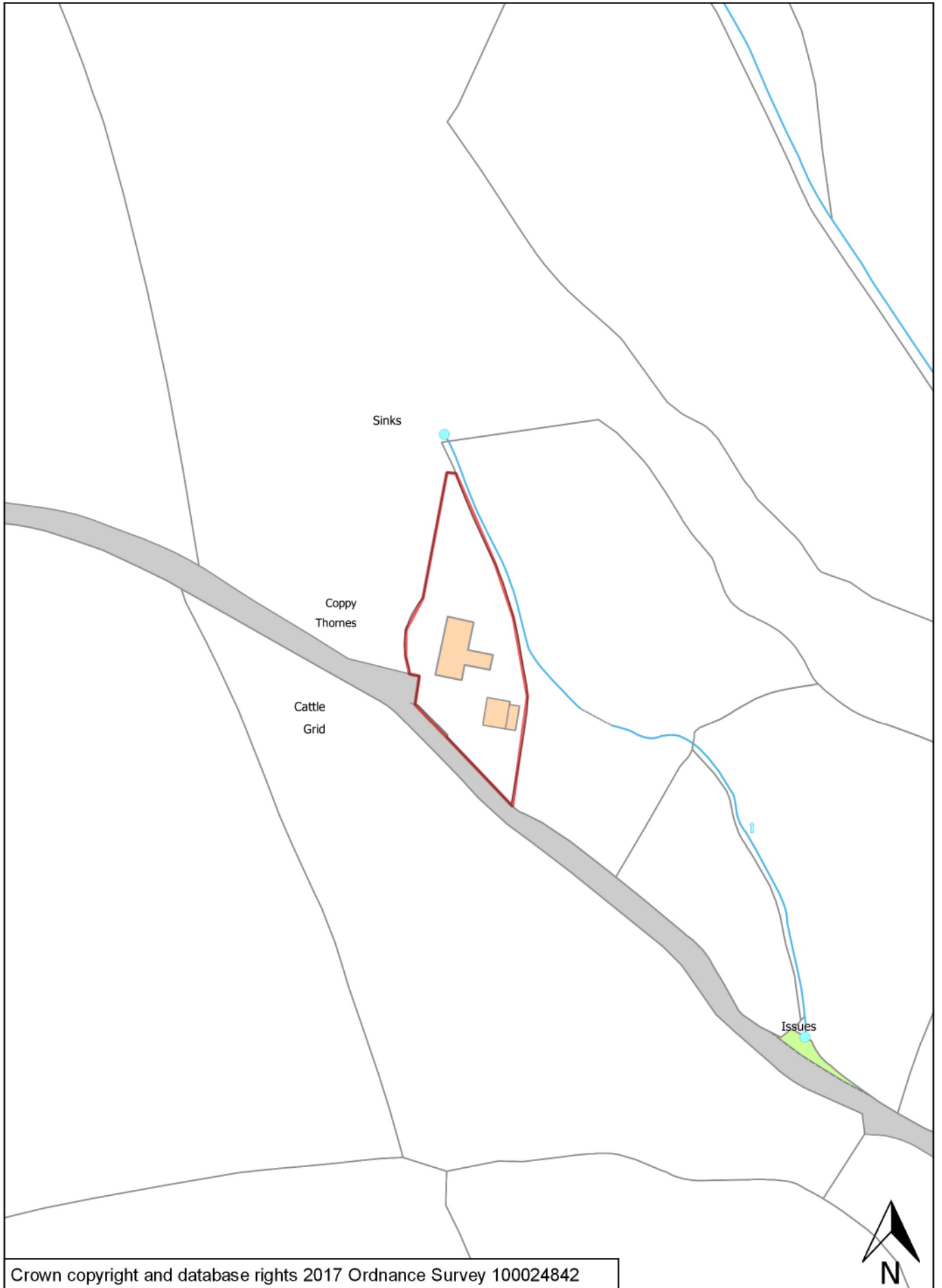
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0326/19 - Copsy Thornes, Peter Tavy



Scale 1:1,250



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1. Application No: **0326/19** District/Borough: **West Devon Borough**
Application Type: **Full Planning Permission -** Parish: **Peter Tavy**
Householder
Grid Ref: **SX512765** Officer: **Ben Gilpin**

Proposal: **Construction of entrance porch, conservatory and new roof with dormers**

Location: **Coppy Thornes, Peter Tavy**

Applicant: **Mr K Jenkins**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by reason of the percentage increase in habitable floor space, the associated increase in the scale and massing of the dwelling and the design proposed, would have an unacceptable impact on the character and appearance of the existing building and this part of Dartmoor National Park. This would be contrary to policies COR1, COR3, COR4, DMD1a, DMD1b, DMD5, DMD7 and DMD24 the Dartmoor National Park 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 2019.

Introduction

The site is in open countryside, approx 1km south of the centre of Peter Tavy (the nearest settlement). The site is immediately adjacent, and visible from, the public highway (to the south of the site).

The building is a single storey, extended bungalow.

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

Consultations

Environment Agency: Zone 1 : standing advice applies

West Devon Borough Council: No objection

County EEC Directorate: No objection

DNP - Ecology & Wildlife Conservation: An ecological impact assessment bat report (Colmer Ecology, July 2019) has been submitted.

The survey methods, presentation of results and recommendations are satisfactory.

This should be a condition of any planning consent.

Parish/Town Council Comments

Peter Tavy PC: Support

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

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

DMD24 - Extensions and alterations to dwellings

DMD5 - National Park Landscape

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

The application proposes the construction of an entrance porch, conservatory and new roof with dormers.

The building would form an 'L' shape and would be part open sided/part enclosed. The building would be finished with Yorkshire Boarding for the walls and profile sheeting for the roof.

The new roof would be raised 1.9m higher than the existing roof, and would provide additional accommodation on the first floor. The conservatory would be forward of the principal elevation at ground floor level. The porch would be to the rear of the building, again at ground floor level.

The new roof would have three gable-ended dormer windows and two 'Velux' style windows on the western roof plane and six 'Velux' style windows on the eastern roof plane. The development would see a reduction in 'Velux' style windows on the southern roof plane from three to one.

The development would be finished in render to match the existing walls, have uPVC windows and doors, uPVC 'Velux' style windows, concrete tiles (as existing) and the enlarged gable ends finished with fibre cement weatherboard (at first floor level).

PRE-APPLICATION ADVICE

No pre-application advice was sought in relation to this proposal prior to receipt of the planning application.

In this instance the key considerations are whether the proposal accords with Policies in the Development Plan – principally Policies DMD5, DMD7 and DMD24.

Policy DMD5 reads:

Development proposals should conserve and/or enhance the character and special qualities of the Dartmoor landscape by:

- respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment;
- ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character;
- retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features;
- avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution; respecting the tranquillity and sense of remoteness of Dartmoor.'

Policy DMD24 reads:

Extensions and alterations to dwellings will be permitted, provided that both individually and cumulatively with any previous enlargements of the dwelling, they:

- (i) represent a design approach that reflects the principles of the guidance on extensions and alterations to dwellings set out in the Dartmoor Design Guide supplementary planning document; and
- (ii) are compliant with policy DMD5; and
- (iii) will not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints.

Extensions will not be permitted where:

- (c) for dwellings other than those specified in (a) (b) and (d), their total habitable floorspace, unless clear design considerations indicate otherwise, will be increased by more than 30% (and for the purposes of this policy, 'total habitable floorspace' shall include conservatories, mezzanine floors, loft and attic conversions and garage conversions, but exclude unconverted garages, cellars and roof voids, and outbuildings)'

The total habitable floorspace of the original pre-2007 bungalow was 117sqm. Post 2007 the habitable floorspace increased to 159sqm (the extension added 42sqm).

The proposed development would further increase the habitable floorspace by an additional 97sqm.

In total, the overall habitable floorspace with the extension would be approximately 256sqm.

The proposed development, were it to be approved, would result in an increase in the habitable floorspace of 118% from the pre-2007 level.

From the post 2007 position (this being 159sqm), the proposed development, would result in an increase in the habitable floorspace of 61% - the relevant calculation for the consideration of this proposal.

As a consequence the development proposed would not accord with the requirements of Policy DMD24, unless the design clearly outweighed this aspect.

DESIGN

The design of the development would follow the lines of the existing building, and would be finished to a matching render, concrete tiles, uPVC windows and doors and fibre cement weatherboard.

In addition, the ridge height of the development would increase by 1.9m. Such an extension

would by default be dominant in scale and not subservient. In essence the extension would visually and literally overwhelm the original building. This would be contrary to the DNP Design Guide, and again by default, Policy DMD24.

Furthermore, the introduction of first floor windows in this open countryside location, particularly where they face west would introduce new light sources where there are currently none, to the detriment of light levels (evening and / or night-time light spill / pollution), contrary to Policy DMD5.

Another key policy test is that new building should lead to an enhancement of the local environment and any structure should be on a scale that is sympathetic to its location. This is to ensure better quality environments can be provided without detrimental changes to the character of the area.

In relation to Policy DMD7, it states that:

'Within the built environment of Dartmoor National Park, high standards of design and construction will be promoted to conserve or enhance urban settings, settlement layouts and distinctive historic, cultural and architectural features.

Development proposals should:

- (i) conserve and enhance the character of the local built environment including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;
- (ii) reinforce the distinctive qualities of places through the consideration of uses, scale, height, solid form, alignment, design detailing, materials and finishes;
- (vi) reflect the principles set out in the Dartmoor National Park Design Guide supplementary planning document.'

The Design Guidance for domestic extensions, outbuildings and conservatories states that:

'-Scale is the major issue with all extensions to existing properties – new extensions should not overwhelm the original building - a small original building has less opportunity for extending.'

The scale and mass of the development would be greater than the original property. In addition the building would not be of a finish that would be sympathetic with the surrounding character, nor would it use materials of local provenance or vernacular, and would appear as an incongruous addition in the wider, predominantly agricultural context.

Whilst such a design may be fairly typical in a suburban residential setting, in the context of the special qualities of the wider landscape surrounding the site (and that the property is physically isolated from other residential houses, and is not associated with any established agricultural unit), and with the property's evident visibility from the adjacent highway, it would be noticeably bulky and lacking in locally distinctive form, design features and materials.

It is considered the scheme would not accord with the percentage requirements that would ordinarily be supported by adopted policy, and the design and scale are such that they would not outweigh the conflict with policy of the Development Plan. As such it is considered the development would not accord with the principles or criteria of Policies DMD5, DMD7 or DMD24 of the Development Plan.

CONCLUSION

The principle of the development is not considered acceptable in this instance due to the increase in the habitable floorspace considerably exceeding that defined as acceptable in adopted policy, and that the design and scale is such that it is not in itself, sufficient to override this policy objection.

0251/19 - Land at Dolbeare Business Park, Ashburton



Scale 1:1,250



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2. Application No: **0251/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission** Parish: **Ashburton**
Grid Ref: **SX763704** Officer: **Nicola Turner**

Proposal: **Erection of part two and part three storey eighty bedroom hotel with associated car parking, cycle parking, landscaping and access**

Location: **Land at Dolbeare Business Park, Eastern Road, Ashburton**

Applicant: **Premier Inn Hotels Ltd**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed hotel, and associated works are not small scale tourism development and therefore considered to be contrary to policies COR1, COR2, COR4, COR8, COR12, COR18, DMD1a, DMD7, and DMD44 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, and the National Planning Policy Framework 2019.
2. Insufficient information has been submitted to assess the likely impact from the proposed development on bats and likely significant effect on the South Hams Special Area of Conservation (SAC). The proposed development is therefore contrary to policies COR7 and DMD14 of the Dartmoor National Park Development Plan and the Conservation of Habitats and Species Regulations 2017 and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2019.
3. The proposed hotel, by reason of its bulk, scale and poor design is considered contrary to policy COR1, COR2, COR4, COR8, DMD1a, DMD7, and DMD44 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2019 and the Dartmoor National Park Design Guide.

Introduction

The site is sandwiched between the A38, linking the M5 with Cornwall and the South West including Plymouth, and the main access road, Eastern Road, into Ashburton from the north.

The proposal is for the construction of an 80 bed hotel set in the existing undeveloped site adjacent to the Police building, together with associated parking for 66 cars, 4 disability spaces and 10 cycle spaces. The site is set below the level of the local roads serving the site, and screened from the A38 by mature trees along the roadside. The site slopes from the north to the east and currently has a temporarily approved access serving the existing unit on the site.

Ashburton is a characterful and vibrant town with a strong emphasis on independent stores and speciality food and drink trade. Visually, the buildings in the town vary from stone, to render and slate hung, mostly small scale buildings. It is a gateway town from which to explore the moor.

Planning History

0506/18	Erection of eight B1 or B8 units and one B1, B8 or D1 (vet) unit, vehicle access and new junction works, landscaping and infrastructure Full Planning Permission	Grant Conditionally	23 November 2018
0450/15	Temporary approval for retention of access road with limited improvements to access road and boundary fencing/landscaping Full Planning Permission	Grant Conditionally	15 October 2015
0312/14	Continued use of temporary access road for a period of three years Full Planning Permission	Grant Conditionally	06 August 2014
0523/11	Temporary access road for a period of three years (retrospective application) Full Planning Permission	Grant Conditionally	09 January 2012
0906/07	Erection of seven business units with associated access road, car parking and landscaping Approval of Details	Approve Conditionally	14 April 2009
0286/06	Variation of Condition 1 of outline permission ref 0043/02 to allow period for submission of reserved matters to be extended from three years to five Full Planning Permission	Grant Unconditionally	16 June 2006
0043/02	Employment use, Class B1 only Outline Planning Permission	Grant Outline Conditionally	07 July 2003
5/31/028/95/03	Renewal of permission ref 88/0388/31/3D for the construction of an office building with associated car parking and access works Full Planning Permission	Grant Conditionally	11 April 1995
05/31/0388/88	Headquarters for Greymatter Ltd: Business use classes B1, B2 and B8 Approval of Details	Approve Conditionally	07 March 1990

Consultations

Teignbridge District Council: No objection

County EEC Directorate: No objections subject to:
 1. No part of the development hereby approved shall be commenced until the access approved by planning permission 0506/18 has been provided and completed to the satisfaction of the planning authority after consultation with the highway authority.
 2. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, commercial vehicle loading/unloading area and turning area have been provided and maintained in accordance with the application drawings and retained for that purpose at all times

Environment Agency: Flood Zone 1 - Standing Advice

Devon and Cornwall Police: Devon and Cornwall police has concerns about the location of the building. It has been positioned adjacent to their building and may result in overlooking. This has been mitigated through only a small number of windows being

located on the side elevation and these appear to be stairway windows. They respectfully request that these are frosted to reduce the likelihood of a security breach.

From a construction point of view, it would appear that the site will utilise a separate roadway into the new building and we would want assurance that we are given 24/7 uninhibited access.

DNP - Trees & Landscape:

The development will have minimal impact on the trees surrounding the site.

DNP - Ecology & Wildlife Conservation:

Object to the proposed development as submitted due to the potential impact of the proposed development on bats and potential for likely significant effect on the South Hams Special Area of Conservation (SAC). It is therefore recommended that planning permission be refused on this basis. The applicant will need to supply information to demonstrate that the risks posed by the development can be satisfactorily addressed.

Based on the information provided, these proposals do not meet the requirements of Policy DMD14 and could be in breach of Conservation of Habitats and Species Regulations 2017.

It may be possible to overcome this objection if the following are provided:

- Bat activity survey and interpretation in line with BCT 2016 guidance to justify the currently proposed mitigation

Or

- Updated lighting plans and assessment which take into consideration both internal and external lighting and results in a design which will prevent light spill onto the eastern and south-eastern boundaries and maintains these at an agreed light level.

Teignbridge District Council (EHO):

Noise arising from the use of any mechanical or electrical plant used in conjunction with this application should not exceed the back ground noise levels prevailing at the time at any noise sensitive receptors. Additionally in accordance with BS7445 Description and measurement of Environmental noise, there should not be any fugitive tonal components detectable at any of the nearby noise sensitive receptors through either airbourne or transmitted sound. The applicant should seek and obtain the services of a professional sound consultant to compile a scheme of works which will enable compliance with the above conditions attached to this consent, and should be submitted for the planning authorities consideration before the commencement of any works.

Highways England:

Highways England has no objection in principle to the proposed development subject to planning conditions being attached to any consent the planning authority is minded to grant to the effect that:

- i) Prior to the commencement of the development hereby permitted, a detailed drainage strategy including detailed drainage design plans shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Highways England).
- ii) Prior to the commencement of the development hereby permitted, a planting schedule detailing the species to be planted adjacent to the A38 boundary shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Highways England). A boundary visual screening mitigation strategy shall also be submitted to and agreed in writing by the Local Planning Authority (in consultation with Highways England) prior to commencement.
- iii) Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Highways England).

Parish/Town Council Comments

Ashburton TC: Objections - Trees, Ecology, Lighting, Design, adequacy of parking, and sustainability.

Relevant Development Plan Policies

- COR1 - Sustainable Development Principles
- COR10 - Providing for renewable energy
- COR11 - Retaining tranquillity
- COR12 - Meeting the need for local infrastructure, community facilities and public services
- COR13 - Providing for high standards of accessibility and design
- COR14 - Meeting the infrastructure requirements of new development
- COR18 - Providing for sustainable economic growth
- COR19 - Dealing with proposals for tourism development
- COR2 - Settlement Strategies
- COR21 - Dealing with development and transport issues in a sustainable way
- COR3 - Protection of Dartmoor's special environmental qualities
- COR4 - Design and sustainable development principles
- COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
- COR8 - Meeting the challenge of climate change
- COR9 - Protection from and prevention of flooding
- DMD14 - Biodiversity and geological conservation
- DMD19 - Sustainable Communities
- DMD1a - Presumption in favour of sustainable development
- DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
- DMD2 - Major Development
- DMD3 - Sustaining the quality of places in Dartmoor National Park

DMD38 - Access onto the highway
DMD39 - Provision of car parks
DMD4 - Protecting local amenity
DMD41 - Parking provision - Non Residential
DMD44 - Tourist accommodation
DMD5 - National Park Landscape
DMD7 - Dartmoor's built environment

Representations

98 letters of objection 44 letters of support 8 other letters

Objections -

- Negative effect on current accommodation business locally
- Eyesore on quaint Dartmoor town
- Should be used for local housing
- Detriment to Dartmoor Lodge
- Road junction already a site for near misses
- Contrary to the town ethos of small local traders
- Detriment to local traffic flow
- Poor design
- Too large
- Lack of public engagement prior to application submission
- Lack of consideration of local materials and the environmental cost of the building and carbon footprint
- Lack of consideration for the environment.
- Dartmoor is a place for wildlife and natural beauty, not more tourists
- Precedent for further eyesore development
- Jobs leakage to recruitment outside the area
- Loss of business for accommodation providers as well as food outlets
- Inappropriately sized
- Not the Devon vernacular which people come to see
- Current accommodation providers are rarely full in high season so this will impact upon that further.
- There is a Premier Inn 7 minutes drive away in Newton Abbot
- Inappropriate materials
- Access should be via the previously approved roundabout
- Low occupancy rates at existing hotels therefore no demand for bed spaces
- Undercutting existing providers
- Taking supply and sourcing of food etc outside the locality
- Is there adequate capacity in the sewage treatment works for the additional load shared with Buckfastleigh?
- All the money will benefit the shareholders and not Ashburton

Support -

- Well established and well known brand will attract more people to visit
- Creation of jobs and increase trade in stores
- Beside A38 so unlikely to have a major impact on locals
- Asset to the town
- Affordable accommodation
- Improve the current site state
- Character of the town unaffected
- Provision of cycle parking in the rooms

- Provision of accommodation to support businesses such as Ashburton Cookery school and Grey matter.
- Healthy competition
- Variety of choice for locals

Observations -

- Has it been considered to extend the 88, 672 and X38 buses in terms of hours and distance?

Comment -

- Easy access to town so does not need restaurant and bar
- Design should be better thought through to be vernacular
- Good transport links so biomass should be used
- Electrical charging points should be introduced as standard as well as PV etc
- Recommend a shuttle bus to take visitors to the town centre.

Observations

PLANNING HISTORY

The site has been the subject of a number of planning applications. Application 0906/07 for the erection of seven business units, associated access, car parking and landscaping has been partly implemented and is therefore extant.

Application 0405/15 sought temporary permission, retrospectively, for approval of an access. This permission expired on 1 October 2018 and requires the temporary access to be removed and land restored to its previous condition. This access remains in use and is the main access to the Devon and Cornwall Police building.

Application 0506/18 proposed 9 commercial units and 41 car parking spaces. The access for this hotel is proposed in the same location as the access approved with the 2018 application.

MAJOR DEVELOPMENT TEST

Paragraph 172 of the NPPF states that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. This is reiterated in policy DMD2 of the Local Plan.

The determination of whether a proposal amounts to 'major development' is a matter of planning judgement to be decided by the decision maker. It is not synonymous with the definition of a 'major planning application', but rather whether the development could be construed as major development in the ordinary meaning of the word having regard to the character of the development in its local context. Recent headline applications for major developments in England's National Parks include fracking, power line infrastructure, quarrying etc.

Having regard to the character, nature and scale of the proposed development for hotel accommodation, café and restaurant adjacent to the A380, and taking the local circumstances and context into account, it is not considered to be a 'major development' under paragraph 172 of the NPPF.

The proposal was screened under the Environmental Impact Assessment (EIA) Regulations and determined not to have a significant environmental impact requiring the submission of an Environmental Impact Assessment. Making this judgement under the EIA Regulations however does not mean in general that a proposed development is considered suitable in broader environmental and policy terms.

PRINCIPLE OF USE

Local Plan policy COR18 provides support for small scale business opportunities that are compatible with National Park purposes. Within designated settlements policy recognises the opportunity to develop and expand existing businesses and offers support for creative small scale development aimed at light industrial/office based uses. The object of this policy is to direct employment opportunities to sustainable locations within or near to existing settlements.

The site is located within the Local Centre of Ashburton, and it is within the settlement boundary, where one could expect to see new business premises located.

The succession of previous applications for employment use on this land has also established B1, B8 and D1 uses as appropriate in this location.

There is no objection to the principle of the construction of buildings on this site as there is the extant consent. This application presents a proposal that should be assessed under policies referring to hotel provision, namely DMD44.

POLICY

The site has extant (part implemented) permission for employment uses. Core Strategy Policy COR18 states:

“The presumption will be that existing employment sites and premises will be retained for economic uses and proposals for the redevelopment of existing employment sites and premises for non-employment uses will be carefully assessed to ensure that the needs of business and industry in the National Park would not be harmed by such change of use.

A C1 use in the location should therefore in the first instance, demonstrate clear justification that it will provide a level of employment, direct and/or indirect, commensurate with an employment site. The direct employment from this proposal is relatively low for a site/floorspace of this scale. In respect of wider economic benefits, the level of evidence supporting the assertions around secondary spend in particular, appears thin.

The planning statement shows that 60% of the company's occupancy is business travellers, but that a 'higher proportion' of leisure traveller 'would be expected'. It is unclear how much higher, why or how this is facilitated. For example, what, other than the location in a National Park, differs about this proposal, its layout, offer, marketing, etc which would mean it would be expected to attract a different clientele from the company's usual profile.

The National Planning Policy Framework sets out that there should be a presumption in favour of development and that positive planning solutions should be found to ensure economic development is brought forward. With regard to National Parks, paragraph 172 reads as follows:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest

status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'

The applicant appears to consider that the proposal is Major Development in respect of para 172. It should be assessed as to whether this does constitute major development. The NPPF (para 172 footnote 55) notes it is for the decision maker to judge whether a proposal is Major Development. Irrespective of this, the NPPF paragraph notes that the scale and extent of development within [National Parks] should be limited. This is consistent with Policy DMD44, considered below. Given this, the assessment of options or alternatives is critical, in ensuring that opportunities for the development to take place elsewhere have been genuinely considered. The consideration of alternative sites outside the National Park, or the alternatives which have been deemed unsuitable have not been detailed, or justification as to why a site in the National Park should be acceptable.

There is reference to alternatives in respect of the town centre sequential test, which appears to have considered other locations within Ashburton, and one other site elsewhere.

It is considered that in the context of the National Park, read together with this paragraph of the NPPF, the Development Plan Policy DMD44 leads towards small scale accommodation being acceptable in the National Park.

This proposal is not small scale, in terms of either the number of rooms provided together with the restaurant and bar facility, or the bulk and size of the building itself.

Policy DMD44 allows for 'small scale' hotels within Local Centres. 'Small scale' is a term which must be treated relatively, in this context, and is not defined in the Local Plan. From the evidence DNPA holds in relation to the STEAM tourism modelling, this hotel would, if permitted, be the largest hotel in the National Park. On this basis it would be clear that the proposal could not reasonably be considered small scale in the context of the Dartmoor Development Plan, and the grant of permission would therefore not align with this policy.

There may be opportunities for new hotel and guest houses in Local Centres where they would not detract from the distinctive character of the settlement. They should also help the local economy. It is considered that the proposal would not significantly feedback into the local economy with centrally acquired staff and food suppliers, with no information to refute this.

Core Strategy Policy COR19 states:

"Proposals for tourism development should be based on and respect the special qualities of the National Park - its distinctive landscape and natural beauty, its cultural heritage and history, its biodiversity – making use of the opportunities that the National Park offers for quiet,

informal, open air recreation.”

It is unclear from the planning statement how it meets this policy. Indeed with reference to the planning statement, it is important to ensure that in principle there is no perceived acceptance of development which could be of harm to the National Park simply because it is close to its boundary. All proposals should be considered on their merits, and taking into account the special qualities of that part of the National Park and the opportunities for conservation and enhancement.

ECOLOGY

There is an objection to the proposed development as submitted due to the likely impact of the proposed development on bats and likely significant effect on the South Hams Special Area of Conservation (SAC) therefore planning permission should be refused on this basis. The objection will be upheld until the applicant has supplied information to demonstrate that the risks posed by the development can be satisfactorily addressed.

Based on the information provided, this proposal does not comply with DMD14 and would be in breach of Conservation of Habitats and Species Regulations 2017.

DESIGN

The Government attaches great importance to the design of the built environment within the National Planning Policy Framework, establishing good design as a key aspect of sustainable development. 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 and the way it functions.

Policies COR1, COR3, COR4, DMD1b, DMD3 and DMD7 require new development to provide high quality, locally distinctive design that conserves and enhances the character and appearance of the built environment of the Dartmoor National Park. Specifically, policy DMD7 requires new development to reinforce locally distinctive qualities of place through consideration of open spaces, uses, scale, height, alignment and design. This is reiterated in the Design Guide.

The building is designed with its rear elevation facing the A38, with a main elevation and carpark on the town/entrance side of the building. The general appearance of the building is a three storey, 72m long building which is somewhat sprawling in its design.

The proposed building is designed in an unsympathetic style which does not fit comfortably in this location. It uses neither local stone, or sympathetic window design, the mass of the building has been slightly broken up by the recessed timber elements of random colour, however with the rendered sections standing proud, it gives them an even more prominent appearance. The horizontal emphasis has been added to the linear nature of the building with few changes in ridge levels, steel features running the length of the building, square windows and no differentiation in the parts of the building other than the imposing entrance gable.

The Agent was advised to address either a more vernacular style, or in this gateway position, a landmark contemporary scheme, neither of which have been achieved with this design. There has been correspondence to discuss a way forward with design, however it is considered that due to the fundamental policy objections to this application this would require a new application. Any new application would need to be reduced substantially in scale, bulk and

massing, to overcome the reasons for refusal of this application.

It is acknowledged that there are business units around the site which are remarkably simple in their appearance, however the overall bulk of them does not amount to that of this building, therefore a simple design has been acceptable for the business buildings on the site.

The floor area of the proposed building is 2,882sqm and the approved building is 2,652sqm, therefore the proposed hotel would have a larger footprint, resulting from the requirement for an 80 bedroom unit. The size of the provision of rooms, results in the scale being excessive for this site within the National Park, and the design, following from the internal requirement, is bulky, overbearing and a poor reflection of the location and local vernacular.

HIGHWAYS

No objection has been received from Highways England or the Highways Authority.

Some suggestions have been made regarding the specifics of the parking layout, but no fundamental objections. There is a proposed condition recommended to ensure the access and junction layout is the same as approved in the application reference 0506/18.

LANDSCAPING

The Trees and Landscape Officer has advised that a mature sycamore tree is growing at the current site entrance. An application for a new access road has already been determined by the Authority. The sycamore is shown for retention, but the road is so close to the tree that it is unlikely to survive in the long term. The Design Guide states that materials for boundary and landscaping should be of high quality and in sympathy with the character of the area.

POLICE

There are concerns about the location of the building, due to its proximity to the Police building, and it has been requested that the windows on the side elevation overlooking the police building are frosted to reduce security breach. Suggestions have also been put forward to ensure luminaire lights are used to ensure security around the building, while additional height limits on planting have also been suggested, to allow unhindered surveillance.

ECONOMIC IMPACT

The proposed hotel would support approximately 50 full time equivalent jobs over the build period. It is projected that there would be a 50% leakage of jobs to outside the Dartmoor and Teignbridge area.

Once operational it is stated in the supporting documents that the management roles are recruited internally for 80% of the positions, however that 50% of new jobs created in the establishment would be filled by those not in employment or education or training. Total additional jobs, within TDC and DNP would be 23, and within the South West, 34.

It is considered that there is no reference to the number of the local jobs which would be recruiting people currently working in the hospitality industry. There is also no reference to the potential number of jobs which would be created by an employment use on the site, and this in relation to those to be created by this proposal.

SURFACE WATER DRAINAGE

A large proportion of the car parking area is to be surfaced in permeable surfacing. The proposal is not considered to have any adverse effects on drainage patterns or flood risk in accordance with COR8 and DMD3 of the Development Plan

CONCLUSION

It is considered, that in principle, the proposal is contrary to Policy DMD44 as it is not for a small scale hotel, in the context of the National Park. There is insufficient detail to demonstrate that there would be financial and economic benefit to the locality, which would not otherwise be gained by an employment use on this site.

The design is not considered to be locally distinctive to reflect the character of the host settlement. It would have a detrimental impact upon the gateway into Ashburton, and the National Park.

There is insufficient evidence submitted to enable an Habitat Regulations Assessment to be carried out, ensuring there is no harm to protected species.

It is recommended that this proposal be refused as set out.

0299/19 - Wisteria Cottage, Lustleigh



Scale 1:1,250



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3. Application No: **0299/19** District/Borough: **Teignbridge District**
Application Type: **Full Planning Permission -** Parish: **Lustleigh**
Householder
Grid Ref: **SX783810** Officer: **Helen Maynard**

Proposal: **Replacement two-storey extension**

Location: **Wisteria Cottage, Lustleigh**

Applicant: **Mr & Mrs R Plant**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall, in all respects, accord strictly with drawings: WC 11E and WC 12 D received 19 August 2019 and Site Location Plan valid 2 July 2019.
3. Works to proceed in strict accordance with the approved drawings and recommendations (section 6 and drawing on page 13) in the preliminary ecological appraisal (George Bemment Associates, May 2019).
4. The rooflights on the development hereby approved shall, unless otherwise agreed by the Local Planning Authority in writing, be of the "conservation type" with a frame flush with the outer face of the roof slope.
5. Prior to installation, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority in writing, only approved surfacing, external facing and roofing materials shall be used in the development.
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. The roof of the extension hereby approved shall be covered in slate which shall be fixed by nailing only, unless otherwise previously agreed by the Local Planning Authority in writing.

Introduction

Wisteria Cottage is a semi-detached property within the Lustleigh Conservation Area.

This application proposes a part two-storey, part single storey extension to the rear elevation of Wisteria Cottage.

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

Consultations

Environment Agency:	Flood zone 1. Standing advice applies.
Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Ecology & Wildlife	Works to proceed in strict accordance with the approved

Conservation: drawings and recommendations (section 6 and drawing on page 13) in the preliminary ecological appraisal (George Bemment Associates, May 2019).

This should be a condition of any planning consent. The planning condition shall be discharged when the consultant ecologist confirms in writing to the Authority that the recommendations have been implemented

Parish/Town Council Comments

Lustleigh PC: Objection - It does not meet the intent of the DNP Design Guide and DMD24 which relate to scale and proximity of the building which compromises the immediate neighbours.

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

DMD12 - Conservation Areas

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

7 letters of objection 1 letter of support

Objection

- Too large an extension for the cottage
- Loss of modest size home
- Detrimental impact on Conservation Area
- Light spill from large windows into neighbourig properties.
- Impact on bats and nesting birds.
- Loss of parking area, new parking very close to Easton Cottage
- Loss of light into Easton Cottage
- Not clear how extension can be built whilst maintaining access to Easton Cottage
- Concerns regarding construction traffic
- Overbearing for Grove Cottage and overlooking the garden
- Effect of proposal on trees at Grove Cottage and Greystones
- Inappropriate materials for the Lustleigh Conservation Area
- Concerns regarding the stream between Wisteria Cottage and Greystones and flood risk.
- Amended plans do not allay the above concerns

Support

- Improvement to the unsightly rear of the cottage

Observations

PROPOSAL

This application proposes the replacement of the two-storey, flat roof rear extension and existing single storey porch (to the side of the property) with a part two-storey and part single storey extension. The proposed increase in floor space is 26%. The two-storey element replaces an existing flat roof extension and the single storey element projects into the garden from this to provide additional living accommodation.

The proposed materials for the extension are painted render and timber boarding walls, natural slate roof with flush fitted roof lights and painted timber windows and doors.

AMENDED PLANS

Through discussions with Officers the applicant has reduced the size and bulk of the proposed extension to ensure that it complies with the floor space requirements of DMD24 and remains subservient to the existing dwelling. The initial proposal was for a full two-storey extension creating a 47% floor space increase. Additionally the windows on the side (north east) elevation have been removed to minimise overlooking into Easton Cottage.

HOUSEHOLDER EXTENSION AND DESIGN CONSIDERATIONS

The property has been previously extended and this proposal improves the quality and coherence of the rear extensions and creates a more useable space for the occupants.

The proposed extension has been designed to be sympathetic in scale, proportions, form, detailing and materials to the existing dwelling (and the semi-detached pair) and will appear as a subservient addition to the rear of the dwelling, away from the front elevation with a lower ridge height than the existing dwelling.

There will be no material harm to the character and appearance of this part of the Dartmoor National Park. The amended proposal is considered to comply with the policy requirements of DMD24 and the Design Guide.

CONSERVATION AREA

The proposed development is considered to be an enhancement to the existing rear elevation of the property which comprises a number of unsympathetic additions.

The proposed development will conserve and enhance the character and appearance of the Conservation Area in accordance with DMD12.

PARISH AND NEIGHBOUR COMMENTS

The Parish have objected to the application due to the scale of the proposal and the impact on the neighbours. The amendments undertaken by the applicant reduce part of the two-storey extension to single storey only and remove a number of windows on the side elevation to minimise any overlooking. Officers consider that these revised plans address the comments raised by both the Parish Council and the neighbours. The two-storey element of the proposal replaces the existing two-storey flat roof extension (with a marginal increase in footprint).

Officers have visited the neighbouring properties of Grove Cottage and Easton Cottage to

assess issues of privacy and overlooking due to the location and angles of the windows. The Officer also assessed the loss of light and potential overbearing elements of the proposal. It is considered that, as the existing two-storey element is effectively being replaced with a two-storey extension, (with a more sympathetic, pitched roof) this would have a similar effect to the existing situation. The single storey part of the proposal is unlikely to affect any neighbours.

It is the Officer's view that the extension will not lead to any new or more intensive overlooking opportunities than occur currently and the extension will have no material impact on privacy or loss of light. Therefore it is not considered that the proposed development would have a harmful impact on the residential amenities of neighbouring occupiers.

CONCLUSION

The proposal is therefore considered to comply with policy objectives COR1, COR2, COR4, COR5, DMD1, DMD4, DMD7 and DMD24. It is recommended that planning permission be granted, subject to appropriate conditions.

0352/19 - 11 Moorfields, Moorhaven Village



Scale 1:2,500



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4. Application No: **0352/19** District/Borough: **South Hams District**
Application Type: **Full Planning Permission -** Parish: **Ugborough**
Householder
Grid Ref: **SX670574** Officer: **Helen Maynard**

Proposal: **Erection of single storey rear extension**

Location: **11 Moorfields, Moorhaven**

Applicant: **Miss S Joselyn**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed rear extension by virtue of its inappropriate size, scale, massing and design would fail to conserve or enhance and would be detrimental to, the character and appearance of the dwelling contrary to policies COR1, COR4, DMD1a, DMD1b, DMD3, DMD7 and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2019 and the Dartmoor National Park Design Guide 2011.
2. In the absence of any overriding need or clear design considerations, the proposed extension, by reason of its size and percentage increase in total habitable floorspace of 60%, would be contrary to policies COR1, DMD1b and DMD24 of the Dartmoor National Park Development Plan and to the advice contained in the English National Parks and the Broads UK Government Vision and Circular 2010, the National Planning Policy Framework 2019 and the Dartmoor National Park Design Guide 2011.

Introduction

11 Moorfields is a single storey, mid terraced property, within the Moorhaven development. The property has a long rear garden, part of which slopes steeply to the south.

This application proposes a single storey rear extension.

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

Planning History

0341/19	Erection of single Storey outbuilding to rear garden		
	Full Planning Permission -	Grant Conditionally	04 September 2019
	Householder		

Consultations

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

Parish/Town Council Comments

Ugborough 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

DMD7 - Dartmoor's built environment

Representations

None to date.

Observations

PROPOSAL

This application proposes a 4.2m x 10.4m rear extension across the full width of 11 Moorfields with a monopitch roof.

The proposed materials are to match the existing dwelling. A slate roof and red brick walls, The rear single glazed sash windows are to be replaced with uPVC casement windows and doors in "Chartwell green".

POLICY

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

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

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

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

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

FLOORSPACE INCREASE

The proposed extension would present an approximate 60% increase in floor space. There are no special circumstances that would outweigh against this clear policy position and allow for the design approach sought. There could be other ways of designing an extension to increase the habitable floorspace which would be beneficial to the occupiers.

DESIGN

The proposed shallow sloping roof has an awkward junction with the existing eaves of the dwelling and the extension across the full width of the property dominates this rear elevation. The extension cannot be considered to be subservient to the main dwelling by virtue of its size.

The removal of timber sash windows and replacement with uPVC casement windows does not follow advice set out in the DNPA Design Guide and does not reflect the traditional window feature seen throughout the terrace and fenestration seen throughout the Moorhaven Estate.

The proportions and character of this original modest one bedroom dwelling will be undermined and the proposal cannot be argued to be of high quality or locally distinctive.

The proposed extension overwhelms this modest dwelling and in the context of the Design Guide, DMD7 and DM24 it is considered to be unacceptable.

The Applicant and Agent were advised of the concerns and asked to consider withdrawing the extension to explore a modified smaller extension. The applicants have, however, respectfully requested that the application be determined as it stands.

IMPACT ON NEIGHBOUR AMENITY

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

IMPACT ON HIGHWAY SAFETY

The proposal represents no issues in respect of highway safety.

IMPACT ON PROTECTED WILDLIFE SPECIES

The wildlife survey makes recommendations for mitigation to avoid adverse impact on protected species.

CONCLUSION

On the basis of the above assessment, the proposal is a poorly considered scheme in relation to the simple cottage and is therefore contrary to the provisions of policy DMD7 and DMD24.

The application is therefore recommended for refusal.

0311/19 - Old Didworthy Farm, Didworthy



Scale 1:1,250



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5. Application No: **0311/19** District/Borough: **South Hams District**
Application Type: **Full Planning Permission -** Parish: **South Brent**
Householder
Grid Ref: **SX684622** Officer: **Nicola Turner**

Proposal: **Erection of single storey rear extension for dependent relative accommodation**

Location: **Old Didworthy Farm, Didworthy**

Applicant: **Mrs J Nichols**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The planning permission hereby given shall be carried out strictly in accordance with the application dated 3 July 2019 together with supporting documents: Site Location Plan, Block Plan and drawings numbered 2.01 ODF 19, 2.02 ODF 19, 2.10 ODF 19, 2.11 ODF 19, 2.12 ODF 19 and 2.13 ODF 19, valid 9 July 2019.
3. Prior to the commencement of work above the damp proof membrane, samples of all proposed surfacing, external facing and roofing materials shall be submitted to the Local Planning Authority for approval; thereafter unless otherwise agreed by the Local Planning Authority.
4. The development hereby permitted shall not be used or occupied other than for purposes ancillary and subservient to the residential use of the existing dwelling and shall not at any time be used, let, sold or otherwise occupied as a separate unit of accommodation.

Introduction

Old Didworthy Farm lies 3 km to the north of South Brent. The site is at the end of a very narrow, typical Dartmoor lane. There is a turning area at the access to the property, which serves a number of other houses. It is not in a Conservation Area.

The property is a detached, un-listed two-storey building which has been extended in the past, pre the current Development Plan. It is a white rendered property with a slate roof, set in a large garden. The main frontage of the building faces due south. Works have commenced on the ground works for the approved single storey rear extension reference 0385/18.

To access the property, there is a driveway which leads to the north of some outhouses which were once used as kennels, and a granite set of steps leads north to the front of the dwelling. There is also an access to the rear of the property, from a little further north of the building on the road frontage.

The proposal is for an extension to the rear of the property to create a bedroom, living area and ensuite.

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

Planning History

0075/19	Conversion and alteration of an ancillary curtilage outbuilding to create ancillary residential accommodation	Full Planning Permission	Withdrawn	20 March 2019
0385/18	Rear extension	Full Planning Permission - Householder	Grant Conditionally	08 October 2018
0506/17	Conversion of existing Linhay to provide accommodation for a dependant relative, conservatory to front elevation and rear extension	Full Planning Permission	Withdrawn	15 November 2017
0119/01	Extension and refurbishment	Full Planning Permission	Grant Conditionally	24 April 2001

Consultations

Environment Agency:	Flood Zone 1 - Standing Advice applies
South Hams District Council:	No objection
County EEC Directorate:	No highway implications
DNP - Building Conservation Officer:	No objection

Parish/Town Council Comments

South Brent PC:	The Parish Council objects on the following grounds: the extension is considered oversized in relation to the current building, the large amount of glazing on the east elevation and roof lights could cause light pollution. If the Authority is minded to grant the application it is suggested that a condition be attached so that the extension remains attached to the residential use of the main building.
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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
DMD7 - Dartmoor's built environment

Representations

5 letters of objection 3 letters of support

Objection -

- Light pollution from extent of glazing.
- Creeping development to the adjoining buildings.
- Some design alterations should be considered.
- Purpose of the extension in the distant future for accommodation/separate accommodation

- Impact on biodiversity

Support -

- Designed to be more in keeping with the property than previous scheme but allow more natural light in.
- Windows are facing the farmhouse in the majority.

Observations

PROPOSAL

This application proposes a single storey extension to the rear of the existing property. The materials of the rear extension are proposed to be rendered walls and natural slate roof. The doors would be timber, finished to match the existing dwelling.

The pitch of the roof would be running in line with the grassed bank behind, tucked mostly into the retaining bank which is already behind the dwelling. It would have a pitched roof rather than a mono-pitched roof as previously approved. At a height of 3.7m, the ridge is subservient to the main house. There is a link with external doors between the main dwelling and the extension, to visually separate it from the host dwelling and provide a back door boot room area.

PLANNING POLICIES

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

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

Policy DMD24 requires extensions to be consistent with advice contained in the Dartmoor Design Guide and not to adversely affect the appearance of the dwelling and its surroundings and not increase the habitable floor space of the existing dwelling by more than 30% unless clear design considerations indicate otherwise.

The Dartmoor Design Guide requires high quality locally distinctive design and advises that new extensions should not overwhelm the existing property.

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

ASSESSMENT OF FLOOR SPACE INCREASE AND DESIGN

The proposed extension will deliver 42sqm of habitable floor space and provide one additional bedroom. This presents a 30% increase in habitable floor space. This does not exceed the threshold set out in policy DMD24.

The proposed extension has been designed to be sympathetic in scale, proportions, form, detailing and materials to the existing dwelling and will appear as a subservient addition to the rear of the dwelling, separated from the host dwelling by the entrance link. The character of the extension is differentiated from that of the house, and would not be readily visible from the

public realm. This is all much the same as the approved scheme, in principle.

The Design Guide acknowledges the importance of scale as a major consideration for householder extensions, the emphasis being on extensions not "overwhelming" the existing property. The proposed extension is appropriately design and scaled; it could not be said to overwhelm the existing property.

There will be no material harm to the character and appearance of this part of the Dartmoor National Park as the proposal is not visible from outside the site, to an extent that would cause harm.

PARKING

There would be no parking issues arising from this development as there is adequate on site parking and this is ancillary accommodation.

AMENITY

The proposed extension has been designed with consideration for neighbouring properties. From a distance the proposal would be visible in part, the east elevation of the access link, and part of the wall. This would blend in with the backdrop of the garden and would not have any impact upon the residential amenities of the neighbouring properties. Several of the neighbouring properties have extensions with large areas of glazing. The proposal will therefore not be in conflict with the objectives of policy DMD4.

REPRESENTATIONS

South Brent Parish Council have objected to the size of the proposed extension.

There have been objections on grounds of light pollution from the glazing in the east elevation, development creeping into the hamlet, and the future use of the extension.

There have also been letters of support for a better living environment allowing more light in, a better design and that the majority of windows are facing the farmhouse.

The Building Conservation Officer has no objections to the plans.

CONCLUSION

The proposed extension seeks to add a modest amount of additional accommodation to the dwelling, in a different form to that previously approved. It is acknowledged that the design is contemporary in some parts, particularly the glazing and this element of planning is subjective, however it fits comfortably with the style of the property, the slope of the ground, and the garden in general within the wider landscape and the extent to which is screened in the wider context.

Having regard to the above factors, it is recommended that planning permission be granted, subject to appropriate conditions.

0349/19 - Arundel, Harrowbeer Lane, Yelverton



Scale 1:1,250



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6. Application No: **0349/19** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission - Householder** Parish: **Buckland Monachorum**
 Grid Ref: **SX515686** Officer: **Louise Barattini**

Proposal: **Removal of extension and timber deck and replacement with single storey extensions to East, West and North of house**

Location: **Arundel, Harrowbeer Lane, Yelverton**

Applicant: **Mr & Mrs B Bennett**

Recommendation **That permission be GRANTED**

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings: P.01, P.10 and P.11 received on the 18 July 2019 and P.07, P.08 and P.09 received on the 2 September 2019.

Introduction

Arundel is a 1960's detached property located at the northern end of Harrowbeer Lane within the settlement boundary of Yelverton. Harrowbeer Lane comprises a mix of detached housing types, predominantly mid to late 20th Century at it's northern end.

The application proposes the removal of existing timber decking at the rear of the property and the erection of single storey extensions at the rear and sides of the dwelling.

The application is before Members due to the comments received from the Parish Council.

Planning History

0467/18	Erection of extensions and alterations to existing dwelling Full Planning Permission - Householder	Refused	22 October 2018
		Result: Dismissed	
0221/00	Extensions to form porch, extension to side of dwelling to form garage and play loft over, conversion of existing garage into family room Full Planning Permission	Grant Conditionally	05 July 2000
03/32/0147/86	First floor extension over garage to provide a bedroom and shower room, also a single storey extension to lounge on rear elevation Full Planning Permission	Grant Unconditionally	06 March 1986
03/32/0815/85	Two storey extension at rear to enlarge existing lounge and bedrooms Full Planning Permission	Grant Unconditionally	22 July 1985

Consultations

Environment Agency: No objection - Flood zone 1 standing advice only
 West Devon Borough Council: Does not wish to comment

County EEC Directorate: No highway implications
DNP - Ecology & Wildlife Conservation: No objection

Parish/Town Council Comments

Buckland Monachorum PC: The Parish Council object to the development on scale, layout and density grounds, due to the sheer size and bulk of the proposal.

Although it is just within the 30% increase, permissible by DNPA, it is considered that the proposal extended an already large house and made it even bigger, causing the site to be overdeveloped.

It is noted that there are already a number of buildings within the curtilage that compound the development.

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
DMD14 - Biodiversity and geological conservation
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD24 - Extensions and alterations to dwellings
DMD3 - Sustaining the quality of places in Dartmoor National Park
DMD45 - Settlement boundaries
DMD7 - Dartmoor's built environment

Representations

1 letter of objection 2 letters of support

The neighbours at Longmore object to this proposal for much the same reasons as the previous application due to reduced privacy in their rear garden. They also state that the rear extension would look unsightly and express concerns about overdevelopment of the rear plot (in combination with outbuildings).

They also point out a boundary line error and that the rear decking was erected without permission.

A letter of support has also been received stating that the proposal will enhance and improve an existing property and provide a much needed therapeutic facility. It also concentrates the changes to the rear of the house, invisible from the road.

Observations

DESIGN & IMPACT ON THE CHARACTER AND APPEARANCE OF THIS PART OF THE NATIONAL PARK

Planning policies COR1, COR4 and DMD7 set out the requirement for new development on Dartmoor to provide high quality design. Policies DMD1b, DMD3 and COR4 are concerned with the conservation and enhancement of the National Park. Policy DMD7 requires new development to reflect the principles set out in the Dartmoor National Park Design Guide.

This application follows planning application 0467/18 which was refused and consequently dismissed at appeal on design and floor space grounds. The appeal proposal was a substantial double storey extension across the rear façade (amounting to a 73% increase in habitable floor space); the Inspector remarked on its overwhelming scale, clumsy and disjointed design, confirming its harm in design terms and conflict with policy DMD24 floor space parameters.

This revised proposal is a substantially scaled down and considered scheme an approximate 30% increase in habitable floor space which is acceptable in policy terms.

The proposed scheme is well considered and the side and rear extensions will appear as sympathetically designed and proportioned additions to this substantial dwelling. The proposed detailing and materials are entirely appropriate to the site and surroundings and the proposal will conserve the character and appearance of this part of the Dartmoor National Park. The re-organisation of the rear extension will also see the removal of existing raised decking which is rather incongruous and thus presents an enhancement opportunity.

The Parish Council objects on the grounds that this is already a substantial house and whilst the proposal is within the 30%, the proposal will make this large house even bigger, causing the site to be overdeveloped. They also make reference to existing outbuildings in the curtilage which they say will compound the impact of the proposed development.

The existing property is large, however, the character of this part of Harrowbeer Lane is one of large detached dwellings with spacious gardens. The proposed extended dwelling will not harm the character of the existing dwelling and it would be difficult to argue any harm to this part of the National Park so as to justify a refusal. Indeed, the Inspector in his recent decision did not preclude the potential of a 30% policy compliant extension to this property or imply that the previous scheme was an overdevelopment of the site as a whole, simply that the extensions were inappropriate in scale and design to the existing dwelling. Policy DMD24 specifically discounts outbuildings in the 30% floor space calculations.

For these reasons it is difficult to support the Parish Council's objections.

IMPACT ON NEIGHBOUR AMENITY

Policy DMD4 deals with residential amenity.

The neighbouring resident at Longmore (to the west of the application site) object to this proposal for much the same reasons as the previous application due to reduced privacy in their rear garden.

The planning inspector deemed that the previous larger submission, incorporating decking and extension at ground and basement level across the width of the existing rear façade of the dwelling, would not adversely impact on the residential amenities of neighbouring occupiers. In particular, he concluded that the degree of overlooking of the neighbouring garden would not be materially different to the current situation. Given the massing of the existing dwelling relative to Longmore, he also found that the projection of the rear extension would not be so

apparent so as to result in any overbearing impacts. Similarly, with regard to the location of the proposed windows, he found that compared with the existing relationship it would not lead to a significant degree of overlooking that could already occur otherwise.

Having regard to the existing relationship between properties, the party boundary treatment and the scale and design of the proposed extensions, it is not considered that the proposed developments would harm the residential amenities of the neighbouring occupiers at Longmore so as to justify a material reason for refusal (overbearing/loss of light/privacy). The proposed single storey side extension would be viewed against the backdrop of the existing dwelling with only high level windows in the roofline. The rear extension would project slightly further than the existing rear extension and includes a narrower window than the current picture window facing this neighbour. With regard to outlook from the extension at the rear, officers concur with the views of the previous inspector that this application would not significantly worsen any existing garden overlooking relationship.

Latchley is the neighbouring dwelling located to the east of the application site. This neighbouring dwelling is staggered beyond the building line of Arundel. Having regard to the relationship presented between these neighbouring parties, the design and scale of the proposed extensions, it is not considered that the proposed development would undermine the living conditions of these neighbouring occupiers.

In considering the application, the planning officer visited both neighbouring sites to assess impact.

IMPACT ON WILDLIFE INTERESTS

The Ecological Report outlines that the proposal will have no adverse impact on protected species and therefore the proposal complies with policies COR7 and DMD14.

OTHER MATTERS

The neighbour raised an issue with the accuracy of the party boundary shown on the plans. This has been discussed with the agent and revised plans submitted showing a minor amendment to the boundary alignment but not impacting on the proposed development.

CONCLUSION

This scheme addresses the reasons for refusal in the recent appeal decision and presents suitably designed, proportioned and detailed extensions that are sympathetic to the existing dwelling and compliant with policy DMD24 floor space requirements and design objectives.

The proposal will conserve the character of this part of the National Park and not adversely affect protected species or the amenities of neighbouring occupiers.

The application complies with policy and is recommended for approval.

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 October 2019

APPEALS

Report of the Head of Development Management

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

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

1 Application No: D/19/3230167 District/Borough: Teignbridge District
 Appeal Type: Refusal of Full Planning Permission - Householder Parish: North Bovey
 Proposal: Erection of conservatory and timber cladding to west elevation
 Location: **Home Park Farm, North Bovey**
 Appellant: **Mr & Mrs J Maule**
 Decision: **DISMISSED**

2 Application No: D/19/3230171 District/Borough: West Devon Borough
 Appeal Type: Refusal of Full Planning Permission - Householder Parish: Dartmoor Forest
 Proposal: Erection of two-storey side extension to dwelling
 Location: **3 New London, Princetown**
 Appellant: **Mr & Mrs Harries**
 Decision: **DISMISSED**

3 Application No: W/19/3227755 District/Borough: Teignbridge District
 Appeal Type: Refusal of Full Planning Permission Parish: Bridford
 Proposal: Change of use of land to site one shepherd hut for holiday let
 Location: **The Hide, Bridford**
 Appellant: **Mr S Hornbuckle & Ms J Buresova**
 Decision: **DISMISSED**

4 Application No: W/19/3228927 District/Borough: West Devon Borough
 Appeal Type: Refusal of Full Planning Permission Parish: Chagford
 Proposal: Erection of office
 Location: **The Old Fire Station, Manor Road, Chagford**

Appellant: **Mr M O'Connor**

Decision: **DISMISSED**

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

1 Application No: C/19/3224891 District/Borough: South Hams District
Appeal Type: Enforcement Notice Parish: Holne
Proposal: Breach of condition for occupation and use, change of use to commercial equestrian facility
Location: **Middle Stoke Farm, Holne**
Appellant: **Mrs P Melville**

2 Application No: W/19/3233279 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Mary Tavy
Proposal: Retrospective change of use of land to site three holiday sheds, one shepherd hut and compost toilet plus associated drainage
Location: **land at South Warne, Mary Tavy**
Appellant: **Ms K Langley**

3 Application No: W/19/3235634 District/Borough: West Devon Borough
Appeal Type: Refusal of Full Planning Permission Parish: Sampford Spiney
Proposal: Erection of barn and hardstanding (retrospective)
Location: **South Downs, Sampford Spiney, Yelverton**
Appellant: **Mrs A Sharp**

4 Application No: X/18/3218382 District/Borough: South Hams District
Appeal Type: Refusal to issue a Certificate of Lawfulness Parish: Holne
Proposal: Residential use of The Old Stables
Location: **Ground floor of building know as The Old Stables, Middle Stoke Farm, Holne**
Appellant: **Mrs P Melville**

CHRISTOPHER HART

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

04 October 2019

ENFORCEMENT ACTION TAKEN UNDER DELEGATED POWERS

Report of the Head of Development Management

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.**

1 Enforcement Code: ENF/0155/18	District/Borough: Teignbridge District
Grid Ref : SX729729	Parish : Buckland-in-the-Moor
Breach : Unauthorised use of outbuildings (separate residential)	
Location : 2 Beacon Cottages, Buckland-in-the-Moor	
Action taken / Notice served	Enforcement Notice

CHRISTOPHER HART

enfdelcommrpt