

About you

- First name: Christine
- Surname: Chapman (and David Spratt)
- Address: [REDACTED]
- I am completing this form as: A resident
- If other, please specify: •
- Job title: •
- Organisation: •
- On behalf of: •
- Email address: [REDACTED]
- Did you submit comments on the Regulation 18 (First Draft) Local Plan?: Yes
- Local Plan Consultee List: I would like to be added to the Local Plan consultee list

Share your comments

- Does your comment relate to a paragraph, policy or policies map?: Paragraph
- Please tell us which paragraph/policy your comment relates to: 3.8.9
- Do you consider the Local Plan to be legally compliant?: Yes
- Do you consider the Local Plan to be sound?: No
- Do you consider the Local Plan to be Yes

compliant with the duty
to co-operate?:

- Please tell us why you have answered yes and/or no to the questions above:

We consider the plan unsound in respect of 3.8.9 bullet point 3 for the following reasons. These comments are the views of 2 people - Christine Chapman and David Spratt. Paragraph 3.8.9 bullet point 3 (“they should be on the side or rear of the property, not on the front”) is eminently sensible in an urban environment or in those rural locations where a row or traditional street of houses with easily defined front of houses are facing the highway. However it is inappropriate and may therefore not be sound if applied to homes in those locations within the Dartmoor National Park where a typical street structure does not exist. What is a suitable policy for typical street layouts in the urban environment may be counterproductive for several reasons if applied to the highly variable positioning of homes in the rural environment across Dartmoor. Many Dartmoor homes especially those in villages or edges of towns/villages have been built at various angles to the nearest highway for a number of reasons. The location of the front door of a Dartmoor home and thus the front aspect of homes across Dartmoor can be highly variable and may not have the easily recognised urban front, rear and side aspects. The positioning of a Dartmoor home relative to the nearest highway may have been for the property to be south facing to capture the warmth of the sun – thus helping the energy efficiency of the property. This links with paragraph 3.8.11 in respect of energy efficiency. Another reason for the facing of a Dartmoor home relative to the highway may be to ensure that the property and access to it avoided especially wet or steep areas of land or various other reasons that may dictate where best to situate and face a property within its landscape and relative to the nearest highway. Where homes on Dartmoor are for example situated sideways onto the nearest highway rather than facing the highway and/or where a property is a distance from the highway and for all intents and purposes out of sight there appears to be no sound reason to prohibit extensions on the front of the property especially when that would be the most suitable location for an extension in respect of energy efficiency (e.g. south facing solar gain) and/or to sit best in its environment and surrounding landscape and/or if by locating an extension on the front of the property in such locations it better avoids boggy ground or steep inclines etc and/or to avoid visual intrusion re neighbouring properties and highway. Furthermore in rural locations an extension on the front aspect of a home depending on the situation of a rural property relative to the highway, to any neighbouring properties and how it sits

within its environment – may in fact make development on the front aspect of a location the much preferred option – i.e. with least impact on neighbouring properties, highway or surrounding landscape as well as for energy efficiency. The requirement within the draft Local Plan that residential extensions within the Dartmoor National Park “they should be on the side or rear of the property, not on the front” is therefore possibly unsound as it fails to take into consideration the true nature of rural homes across Dartmoor especially in villages where the front of the property:- * may not be the aspect of the property facing the highway * may not be the aspect of the property seen by neighbours and visitors * may not be the most visible aspect of the property within the local environment and landscape. This appears to be an urban planning policy that is inappropriate for many rural properties on Dartmoor. Some degree of flexibility therefore needs to be drafted into the final version of the Local Plan to take into consideration the variable nature of rural properties on Dartmoor - with a willingness to permit (in some cases encourage as the preferred option) developments on the front of rural homes where in certain situations that would in fact be the better option for a particular property in a particular location. It can make no sense to insist that an extension will only be granted planning permission if it is built on a cold north or east facing aspect of a Dartmoor property, or a west facing aspect adjacent the highway when it could instead if this rule was relaxed be built on the front of selected rural properties – perhaps south facing thus being more energy efficient re solar gain and/or causing least visual intrusion to neighbours, highway and local environment depending on individual locations.

- What modifications do you consider necessary to make the Local Plan legally compliant and/or sound?:

If you could possibly add some further text to 3.8.9 to better recognise the highly variable nature of the location and positioning of rural homes across Dartmoor and why in some instances developments such as extensions would in fact be better built on the front of some homes rather than on the rear or on the side as stated within the draft Local Plan. Some flexibility needs to be incorporated into the Local Plan that better reflects the actual positioning and location of many Dartmoor homes. Something as simple as stating that where the front of a home is not the aspect of the property that faces the highway (e.g. for those homes where it is instead the side gable wall that faces the highway) that this policy may be relaxed especially where for other material reasons the front of the property would actually be the better aspect for an extension. A small change to the text of the local plan in respect of 3.8.9 Bullet Point 3 would ensure that the Local Plan better reflected the diverse positioning of Dartmoor Homes within the rural

landscape and would thus ensure the soundness of the new Local Plan in this regard.

- Do you wish to participate in hearing session(s)?:

No, I do not wish to participate in hearing session(s)

- If you answered yes to the hearing session(s), please tell us why you consider this to be necessary:

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