

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

2 November 2018

SITE INSPECTIONS

Report of the Head of Development Management

INDEX

Item No. **Description**

- | | |
|----|--|
| 1. | 0371/18 – Erection of two-storey side extension – 3 New London, Princetown |
|----|--|

Pg 16

3 New London, Princetown - 0371/18



Scale 1:2,500



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DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 November 2018

SITE INSPECTIONS

Report of the Head of Development Management

1	Application No:	0371/18	District/Borough:	West Devon Borough
	Application Type:	Full Planning Permission - Householder	Parish:	Dartmoor Forest
	Grid Ref:	SX593737	Officer:	Jo Burgess
	Proposal:	Erection of two-storey side extension		
	Location:	3 New London, Princetown		
	Applicant:	Mr & Mrs Harries		

Recommendation: **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by virtue of its inappropriate scale, massing and design would fail to conserve or enhance, and would be detrimental to, the character and appearance of the cottage (a non-designated local heritage asset) contrary to policies COR1, COR3, COR4, COR5, DMD1a, DMD1b, DMD3, DMD7, DMD8 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 Circular 2010 and the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Members of the panel convened in the garden of 3 New London. Having examined the plans and clarified the size of the extension, Members viewed the property from the front, the side, the rear and internally and looked at the extensions to all the other properties in the group.

The Parish Council representative re-iterated that they supported the application, making reference to the extensions to the surrounding properties and the lack of visibility from the road, together with the unsuitable internal arrangements. It was requested that discretion should be exercised in this case in respect of the policy constraints.

Members noted that the property is well screened but also noted that from the road and landscape to the north and east, the rear of the properties are visible from a distance. They are a distinctive group.

The majority of the panel considered that in this case, the proposal could be supported but

others were very strongly of the view that the design of the extension would distort the proportions of the existing pair and that the massing was too great; agreeing with the officer recommendation.

10. Application No: **0371/18** District/Borough: **West Devon Borough**
 Application Type: **Full Planning Permission - Householder** Parish: **Dartmoor Forest**
 Grid Ref: **SX593737** Officer: **Jo Burgess**
 Proposal: **Erection of two-storey side extension**
 Location: **3 New London, Princetown**
 Applicant: **Mr & Mrs Harries**

Recommendation **That permission be REFUSED**

Reason(s) for Refusal

1. The proposed extension by virtue of its inappropriate scale, massing and design would fail to conserve or enhance, and would be detrimental to, the character and appearance of the cottage (a non-designated local heritage asset) contrary to policies COR1, COR3, COR4, COR5, DMD1a, DMD1b, DMD3, DMD7, DMD8 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 Circular 2010 and the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.

Introduction

3 New London is a modest semi-detached property. It is set back from a private road, which is accessed from the B3212, in open countryside on the outskirts of Princetown.

It is proposed to erect a two-storey extension at the side of the property which amounts to a 77% habitable floor area.

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

Planning History

0198/14	Single storey side/rear extension to dwelling	
	Full Planning Permission - Householder	Grant Conditionally 02 June 2014
3/55/033/93/03	Demolition of extension and construction of new single storey extension	
	Full Planning Permission	Grant Unconditionally 02 April 1993
03/40/1827/80	Internal alterations including forming bathroom and rebuilding conservatory and the addition of a porch	
	Full Planning Permission	Grant Unconditionally 12 January 1981

Consultations

Environment Agency:	Flood Risk Zone 1 - standing advice applies
West Devon Borough Council:	Does not wish to comment
County EEC Directorate:	No highway implications
DNP - Ecology & Wildlife Conservation:	Works to proceed in strict accordance with the recommendations on page 3 of inspection and emergence survey report (Paul R Gregory, July 2018).

Parish/Town Council Comments

Dartmoor Forest PC: Support - acknowledge that the increase is more than 30% and will considerably alter the frontage but the property is not visible and it is not usable without the alterations

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

DMD7 - Dartmoor's built environment

DMD8 - Changes to Historic Buildings

Representations

37 letters of support

More than half of the letters of support have come from individuals living outside the area. The application is supported on grounds that the applicants are a young family trying to stay in the village. It's very difficult for families to stay in the village and be able to afford a house that is immediately big enough. The only answer seems to be to buy a house they can afford and hope to make it big enough. The position and size of the extension is supported on these grounds and in light of other extensions to nearby cottages.

Observations

INTRODUCTION

New London is a group of eight cottages which is a fine example, very rare on Dartmoor, of industrial housing specifically built for tin miners. Built between 1872-3, they were originally inhabited by workers employed at Whiteworks Mine and for this reason the group appears on the Historic Environment Record. They were built as pairs of semi detached cottages with a single storey lean-to and access from the side.

THE PROPOSAL

It is proposed to erect a substantial two-storey extension to the side of the existing cottage, with two dormers set into the front and rear elevations and a new entrance porch. The extension amounts to a 77% increase in floor area.

PLANNING POLICIES

Policy DMD7 requires that, development should conserve and enhance the local built environment and reinforce the distinctive qualities of places. The Design Guide states that scale is the major issue with all extensions to existing properties. Extensions should not overwhelm the original building - a small original building has less opportunity for extending.

Side extensions should not have a width greater than half the width of the front of the original house.

Policy DMD24 requires that extensions represent a design approach that reflects the principles of the guidance on extensions and alterations to dwellings set out in the Dartmoor Design Guide, will not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints and the total habitable floorspace, unless design considerations indicate otherwise, will be increased by more than 30%.

LAYOUT

The property has two bedrooms and it is proposed to add one bedroom at first floor level. The rooms at first floor level have limited head height in part due to the inclusion of dormer windows. There is no first floor bathroom so an en-suite is included. It is argued that the existing stairs are dangerous so a new set meeting current building regulations is proposed in the extension with the existing stairs being removed.

The position of the extension is limited by the need to retain the only ground floor window to the existing lounge. The ground floor will contain a day room and ground floor WC.

DESIGN AND MASSING

The advice in the adopted design guide is very clear and is especially relevant given that these unique cottages were designed as symmetrical pairs of cottages. Rather than the extension projecting less than half the width of the existing cottage, the proposed extension projects over one and a half times the width and although the line of the main extension is set back 300mm, the ground floor porch extends 800mm beyond it.

The extension will clearly overwhelm this modest cottage and in the context of the design guide and policies DMD7 and DMD24 in particular is considered to be unacceptable.

It is acknowledged that both 5 and 6 New London have been extended. Number 5 was extended first in 1988 before the current policies and design guide were in place. The extension given permission in 2014 constituted a ground floor single storey extension set towards the rear of the property and it was concluded that the proposed extension, because it was set back from the front of the house, was sympathetic to the scale and proportions of the main building. Number 6 was extended in 1993 prior to the existing policy regime.

HERITAGE ISSUES

The cottages appear on the Historic Environment Record and as such should be considered as a non-designated heritage asset. Policy DMD8 requires that the Authority comes to a balanced judgement where applications affect non-designated assets, having regard to the scale of any harm and the significance of the asset.

REPRESENTATIONS

A large number of letters of support have been received, many from outside the National Park. All refer to the small size of the property, the unsatisfactory layout, the fact that the applicants operate a business in the village and wish to stay with their young family.

The Parish Council has supported the application acknowledging the 30% rule and impact on the frontage and referring to the size and layout issues, but also to the fact that the property is not visible from the road or adjoining properties due to the high natural fences provided by surrounding trees.

CONCLUSION

It is acknowledged that the property is small and that the applicants make a contribution to the local community; however this is not a material planning consideration when considering an application to extend a modest dwelling of historic interest.

Although the property is enclosed at the front and side by a hedgebank and substantial trees on the boundary with number 2 and has a wide garden to the side; it is considered that the design, size and massing of the proposed extension would overwhelm this modest property as well as compromising the symmetry of the pair, to the detriment of the original historic and distinctive character of the property itself and the group as a whole.

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 November 2018

APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Report of the Head of Development Management

INDEX

Item No. **Description**

- | | | |
|----|--|-------|
| 1. | 0487/18 - Erection of general purpose agricultural building (Full Planning Permission), Field at Manley Mead, Bridford | Pg 24 |
|----|--|-------|

0487/18 - Field at Manley Mead, Bridford



Scale 1:4,000



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1. Application No: **0487/18** District/Borough: **Teignbridge District**
 Application Type: **Full Planning Permission** Parish: **Bridford**
 Grid Ref: **SX812864** Officer: **Helen Maynard**

Proposal: **Erection of general purpose agricultural building**

Location: **Field at Manley Mead, Bridford**

Applicant: **Mr K Bridgeman**

Recommendation **That subject to the consideration of any comments from the Agricultural Consultant permission be REFUSED**

Reason(s) for Refusal

1. The proposed building and associated track fail to relate well to other building groups. The building does not demonstrate a scale or form well related to its function and, by reason of its scale, design and siting, would have a harmful impact on the character and visual appearance of this part of the National Park contrary to policies COR1, COR3, COR4, DMD1b, DMD5 and DMD34 of the Dartmoor National Park Development Plan, to the advice contained in the English National Parks and the Broads UK Government Vision 2010, the National Planning Policy Framework 2018 and the Dartmoor National Park Design Guide.
2. With no demonstrable agricultural need for the proposed development, the proposed building is considered to be contrary to policies COR2, COR3, DMD1b, DMD5 and DMD34 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 to the National Planning Policy Framework 2018.

Introduction

Manley Mead is a parcel of land located to the south of Seven Acre Farm near Bridford.

This application proposes the erection of a general purpose agricultural building (10.5m x 9.3m).

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

Planning History

0055/18	Erection of general purpose secure agricultural building		
	Full Planning Permission	Refused	29 June 2018
0185/17	Agricultural store for machinery, equipment and feed		
	Prior Notification	Planning Permission Required	12 April 2017
0642/16	Erection of agricultural building (18.3m x 13.75m)		
	Prior Notification	Planning Permission Required	16 December 2016

Consultations

Environment Agency: Flood zone 1. Standing advice applies.

Teignbridge District Council:	Does not wish to comment.
County EEC Directorate:	No highway implications.
DNP - Trees & Landscape:	The application should be refused as the proposed development will be visually intrusive and a detrimental impact on the character of this historic landscape. It will harm the character and special qualities of Dartmoor's landscape character.
Agricultural Consultant:	Awaiting comments.

Parish/Town Council Comments

Bridford PC:	The Parish Council fully supports this application subject to planned cut and fill of the site to reduce visual impact and suitable tree planting/landscaping taking place.
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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
 COR6 - Protecting Dartmoor's Archaeology
 COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology
 DMD1a - Presumption in favour of sustainable development
 DMD3 - Sustaining the quality of places in Dartmoor National Park
 DMD34 - Agricultural and forestry
 DMD38 - Access onto the highway
 DMD4 - Protecting local amenity
 DMD5 - National Park Landscape

Representations

None to date.

Observations

PROPOSAL

This application proposes a 98sqm steel portal framed agricultural building with a grey fibre cement roof, concrete block walls with grey profile steel sheets above. A door is proposed on the south east elevation with a profile steel sheeted gate. The building itself is proposed for animal feed, machinery storage, sheep handling/lambing and bale storage.

The design incorporates a concrete internal floor, blockwork to a height of 2m, one large metal door; no natural light or ventilation appears to have been designed into the building. The building is substantial in size, measuring 4m to the eaves and 5.5m to the ridge with a floor space of approximately 98sqm. The ground is to be levelled to accommodate the proposed building. It is designed with a 'driveway' to the front and no farm yard area. No landscaping has been proposed.

There are currently no permanent agricultural buildings on the land, however a 30ft x 8ft container, 20ft container, small wooden garden shed various tractors, trailers and other equipment have been placed on the land without the benefit of planning consent.

PLANNING HISTORY

A previous application for a larger building (250sqm) on the same site (ref: 0055/18) was refused due to the lack of justification, design and the landscape impact of the proposal.

HOLDING

The application subject of this report states that the applicant runs a small flock of Suffolk sheep of 10 ewes, 1 ram and 15 lambs and makes small baled hay for the sheep and for sale locally. The applicant has expressed an intention to increase the stock levels in the future.

The applicant owns 0.8ha and Manley Mead and rents 6ha elsewhere. There is no security of tenure on the rented land; these are rented on informal agreements between the applicant and the landowners.

The applicant's small holding at Manley Mead only commenced upon the purchase of the land two years ago, none of the rented land has been continuously occupied for more than two years.

On 17 September 2018, there was no evidence of any livestock or agricultural activity, including making hay, on the land; however a pond had been engineered within the centre of the field without the benefit of planning permission.

LANDSCAPE IMPACT

Policies COR1, COR3, COR4, DMD1b and DMD5 require new development to demonstrate the conservation and/or enhancement of the character and special qualities of the Dartmoor National Park landscape, having regard to scale, layout and design, materials. Policy DMD34 provides a list of explicit criteria that new agricultural development needs to satisfy.

The Dartmoor National Park Design Guide specifies that new agricultural buildings should be well designed, of good quality and functional and thoughtfully sited in the landscape.

There are concerns regarding the proposed use of the building and whether the scale and form is well related to its function and there is a demonstrable need that is proportionate to the use of the land in line with policy DMD34 (i) & (iv).

The landscape character type for this location is 1J Farmed and Forest Plateau.

The proposed development is located in enclosed farm land and will have an impact on the local landscape character particularly the rolling pastoral farmland. Whilst the integrity of some of the valued attributes have been lost in the immediate area the proposed development and unauthorised storage of agricultural equipment on the land are impacting on the character of the local landscape and some of the valued attributes.

DESIGN AND FUNCTION OF THE BUILDING

The main issue is whether the proposed building is of a scale and form is well related to its

function and whether there is a demonstrable need that is proportionate to the use of the land in line with policy DMD34 (i) & (iv).

All development in the National Park has potential to have an impact on landscape character and appearance hence the requirement to demonstrate a need for new agricultural buildings.

The applicant is understood to be a retired builder who has a keen interest in restoring vintage tractors. This was stated in the previous planning application. There was no livestock on the land at the time of the Officer's visit; there was some builders equipment in the field.

The building itself is described as being for lambing and storage.

The design of the building does not reflect the traditional, or typical form of agricultural buildings found on Dartmoor. The building has the appearance of a general storage/industrial building rather than a farm building.

Having regard to the matters above the proposal is not considered to comply with policy DMD34 in that the form of the proposed building is not well related to its function.

Although the building has been reduced in size since the previous planning application, it is still considered to be oversized for the requirements of the holding and is not designed for the intended use e.g. storage and lambing. The building is still 18sqm larger than the maximum limit suggested previously by the Agricultural Consultant and no justification has been submitted to suggest why a larger building is required.

Having regard to the matters above the proposal is not considered to comply with policy DMD34 in that the form of the proposed building is not well related to its function and the building is not considered to be proportional to the use or size of the land and it is poorly related to landscape features and other buildings.

CONCLUSION

Applications for new isolated agricultural buildings on small land acreages present difficulties in respect of Dartmoor National Park's agricultural and landscape policies.

Although this scheme has been reduced in size, it does not respond to the Agricultural Consultant's previous comments and does not address the design and landscape impact concerns raised by Officers in the previous application.

The proposed agricultural building fails to relate well to other building groups or demonstrate a form well related to its function and, by reason of its scale, design and siting would have a harmful impact on the character and visual appearance of this part of the National Park contrary to policy.

The proposed development will be visually intrusive and a detrimental impact on the character of this historic landscape, which is contrary to policy COR1 and COR3. This unsympathetic development will harm the character of the local landscape and the valued attributes of this landscape character type, specifically the rolling pastoral farmland and strong regular field pattern.

The application is recommended for refusal on the same grounds as the previous application

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 November 2018

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:	W/18/3200390	District/Borough:	South Hams District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Ugborough
Proposal:	Rural workers live/work unit		
Location:	Mammoth Trees, South Brent		
Appellant:	Mr G Nicholson		
Decision:	DISMISSED		

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

1 Application No:	C/18/3203720	District/Borough:	West Devon Borough
Appeal Type:	Enforcement Notice	Parish:	Sampford Spiney
Proposal:	Unauthorised residential use of mobile home/caravan in a barn		
Location:	The Kennels, Sampford Spiney, Yelverton, PL20 6LH		
Appellant:	Spooners & West Dartmoor Hunt		

2 Application No:	F/18/3201031	District/Borough:	Teignbridge District
Appeal Type:	Enforcement Notice	Parish:	Ashburton
Proposal:	Building not in accordance with approved plans		
Location:	Red Lion, 56 East Street, Ashburton		
Appellant:	Heavitree Brewery plc		

3 Application No:	W/18/3208625	District/Borough:	South Hams District
Appeal Type:	Refusal of Full Planning Permission	Parish:	Ugborough
Proposal:	Change of use and works to upper mezzanine floor in agricultural barn to security and manager's residential accommodation		
Location:	Wrangaton Golf Course, Torrs Barn, Leigh Lane, Bittaford		
Appellant:	Mr D Barter		

DARTMOOR NATIONAL PARK AUTHORITY
DEVELOPMENT MANAGEMENT COMMITTEE

02 November 2018

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/0156/18	District/Borough:	West Devon Borough
Grid Ref :	SX648937	Parish :	South Tawton
Breach :	Unauthorised access		
Location :	1 Cross Park, South Zeal		
Action taken / Notice served	No further action taken		

2 Enforcement Code:	ENF/0168/18	District/Borough:	West Devon Borough
Grid Ref :	SX644939	Parish :	Sticklepath
Breach :	Wall being built without permission in cotswold stone not granite		
Location :	Hopedean, Sticklepath		
Action taken / Notice served	No further action taken		

CHRISTOPHER HART

enfdelcommrpt