

## OFFICER'S REPORT

<b>Case Officer:</b>	Elliott James		
<b>Parish:</b>	Salcombe	<b>Ward:</b>	Salcombe & Thurlestone
<b>Application No:</b>	0006/24/HHO		
<b>Applicant:</b>	CBS Design and Construction Limited Ropewalk House 3 The Walk Spratton Northampton NN6 8HU	<b>Agent:</b>	Patrick Dooley 2 Stanton Avenue Spinney Hill Northampton NN3 6BZ
<b>Site Address:</b>	Bar Lodge Sharpitor Salcombe TQ8 8LW		
<b>Development:</b>	Householder application for proposed two storey extension & new "gablet" to front		

### Recommendation: Conditional Approval

#### Conditions

- **Standard Time Limit**
- **Accord with Plans**
- **Adherence to Ecology**

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#### Consultations:

- Town Council: 'No Comment'

#### Representations:

One letter of objection has been received from the South Hams Society detailing the following points:

- The existing storage of bins down the lane by the National Trust owned land are a visual eyesore and potential health hazard/risk
- The extension will come too close to the oil tank which is a safety hazard and does not meet minimum requirements.
- The extension would result in overdevelopment of the site.
- An extension to the front elevation will have a negative visual impact on the coast path and street scene.

<b>Design</b>	<b>YES OR NO</b>
Would the proposal maintain the character and qualities of the area in which it is proposed?	Yes
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	Yes
Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?	Yes
Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site?	Yes
Is the parking and turning provision on site acceptable?	Yes
Would the proposal generally appear to be secondary or subservient to the main building?	Yes

<b>Amenity</b>	<b>YES OR NO</b>
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	Yes
Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?	Yes
Is the proposal acceptable with regard to any significant change or intensification of use?	Yes

<b>Heritage</b>	<b>YES OR NO</b>
If sited within a Conservation Area, would the proposal preserve or enhance the character and appearance of the Conservation Area?	N/A
If within the setting of, or a listed building, a) Will the development preserve the character and special architectural or historic interest of the building? b) Will the development preserve the setting of the building? Grade I II II*	Grade I II II* N/A
(WD only) If sited within the World Heritage Site will the development affect the outstanding universal value of the designated area?	N/A
Other Impacts	
Does the proposal comply with DCC Highways standing advice such that it does not adversely affect highway safety?	N/A
Is the relationship with the PRow acceptable?	Yes
Impact on protected trees a) Will this be acceptable b) Can impact be properly mitigated?	Yes

Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?	Yes
If the proposal within the National Landscape, is the impact acceptable upon the special qualities of the National Landscape?	Yes
Are the drainage details acceptable?	Yes
If sited within a Flood Zone 2 or 3 or Critical Drainage Area is the application accompanied by an acceptable Flood Risk Assessment?	N/A

## ANALYSIS

The following **analysis** is given where the answer to any of the preceding questions is **no** or there are comments from any party or consultee.

### Design

Policy DEV20 requires development to meet good standards of design and contribute positively to both townscape and landscape. Proposals must have proper regard to the pattern of local development and wider surroundings in terms of (amongst other things), style, local distinctiveness, visual impact, scale, materials, historic value, and character.

The proposal seeks to erect a two storey extension to what is the front elevation as well as a small 'gablet' extension incorporate an additional window on the same elevation. This will allow for an internal rearrangement to create three en suite bedrooms on the first floor and a new boot room, shower room and entrance hall area on the ground floor. Officers note a letter of objection has been received which states that it considers the proposal as overdevelopment of the site which would have a negative visual impact on the street scene and coast path. Officers acknowledge the concerns but consider the proposed extensions to be of an appropriate scale which clearly read as a subservient and complimentary addition to the host dwelling. The proposals are of a traditional style which respects the existing appearance of the dwelling and are complimentary in terms of material finish. The roof line of the proposed extension is lower than that of the host dwelling affording a clear degree of subservience and proportionality. Ample outdoor space is retained and afforded to the dwelling and the scale is appropriate, so Officers do not consider the proposals as constituting 'overdevelopment' of the site or has having any negative impact on the adjacent coast path. The proposals are considered to accord with DEV20 of the JLP and Neighbourhood Plan Policy SALC B1.

Officers would also consider the extension appropriate in relation to the relevant paragraphs of the Joint Local Plan Supplementary Planning Document:

**13.36** *Extensions that project forward of the existing house will generally be resisted. Where a street has a clear established building line, the only development that might be acceptable at the front is likely to be a small, sympathetically designed porch. In certain circumstances, an exception may be allowed where there is no obvious building line, where the property is set back from other houses, or where front extensions are a feature of houses in the street or dwellings in more rural locations where there is no 'street scene'.*

Officers consider the proposals as being in accordance with the above guidance. Although the proposal projects forward of the principle elevation, due to its location and the two neighbouring dwellings not being widely visible within the street scene and all properties being individually designed, Bar Lodge does largely appear to stand alone as opposed to being a part of a wider building line. Therefore, there is minimal established building line so extensions to the front are more likely to be considered acceptable. Coupling this with the aforementioned positive design features, scale and how the proposed extension reads as a complimentary and cohesive addition to the dwelling, the proposals are considered as being in accordance with the relevant guidance set out within the Supplementary Planning Document and in turn further accord with DEV20 of the JLP.

### **South Devon National Landscape**

Policy DEV25 requires that proposals “conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes”. The proposal does not have any detrimental or negative impact on the Nationally protected Landscape and even though it doesn't specifically enhance the natural beauty of the protected landscape, it also does not detract from the National Landscape. This is due to the proposal being an appropriate change to a building already set within an area of long standing built environment and townscape, meaning it is considered appropriate to its landscape context. Consequently, Officers view the proposal as being in accordance with DEV25 and Neighbourhood Plan Policy SALC Env1.

### **Other Matters:**

Officers note the concerns raised by the letter of objection regarding the siting of the oil tank and its proximity to the proposed extension and the issues with the location of the bins and their unsightliness within the local area.

Firstly, Officers have undertaken a check of the relevant legislation regarding the siting of oil tanks and note that it would be close to the proposed extension and require consideration by building control. However, mitigation and fire proofing measures can be installed to alleviate and protect the dwelling from these issues. Such matters would be identified at the building control stage and do not constitute planning considerations. Building regulation sign off would be required for any extension and this would address any concerns with the siting of the oil tank and ensure the correct protection measures are implemented.

Secondly, the concerns regarding the refuse storage are also noted. However, the scheme as proposed will not worsen or take away the opportunity for bins to be stored on the site and this is already an existing situation which also involves neighbouring dwellings outside the remit of this application. Consequently, the current issue with bin location does not constitute a material planning consideration within this application. Bins can still be stored on the site and the proposals do not remove an existing bin storage area from the dwelling. This is therefore not considered a valid refusal reason in this instance.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004***

### **Planning Policy**

Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development  
SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
TTV1 Prioritising growth through a hierarchy of sustainable settlements  
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
TTV29 Residential extensions and replacement dwellings in the countryside  
DEV1 Protecting health and amenity  
DEV2 Air, water, soil, noise, land and light  
DEV20 Place shaping and the quality of the built environment  
DEV23 Landscape character  
DEV24 Undeveloped coast and Heritage Coast  
DEV25 Nationally protected landscapes  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV28 Trees, woodlands and hedgerows  
DEV29 Specific provisions relating to transport  
DEV32 Delivering low carbon development  
DEV35 Managing flood risk and Water Quality Impacts  
DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

**Following a successful referendum, the Salcombe Neighbourhood Plan was adopted at Executive Committee on 19 September 2019. It now forms part of the Development Plan for South Hams District and should be used in deciding planning applications within the Salcombe Neighbourhood Area. The relevant policies are set out below:**

- **Policy SALC Env1 Impact on the South Devon Area of Outstanding Natural Beauty (AONB)**
- **Policy SALC B1 Design Quality and safeguarding Heritage Assets**

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

**South Devon Area of Outstanding Natural Beauty Management Plan (2019-2024)**  
**Plymouth and South West Devon Joint Local Plan Supplementary Planning Document (2020)**  
**Plymouth and South West Devon Climate Emergency Planning Statement (2022)**

### Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

**The above report has been checked and the plan numbers are correctly recorded within the computer system. As Determining Officer I hereby clear this report and the decision can now be issued.**

Name and signature: *Elliott James*

Date: 8 November 2024

Ward Member	Cllr Mark Long	Ward Member	Cllr Samantha Dennis
Date cleared	15 <sup>th</sup> November 2024	Date cleared	20 <sup>th</sup> November 2024
Comments made	Dear Elliott, Thank you for your report.  I agree to delegated Conditional Approval of application 0006/24/HHO, concerns raised about the proposals have been addressed in your report.  Kind regards	Comments made	No Comments received