

Decision Register

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|---|---|----------|---------------|---------------|
| 15/00382/FULL | Land at NGR 299384 112863 Red Linhay Crown Hill Halberton Devon | Erection of an agricultural livestock building (889 sq.m) | PERMIT | COMM | 20/08/2015 |

Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been submitted to, and be approved in writing by, the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 All planting comprised in the approved details of landscaping as shown on drawing: P495/03 Rev A, shall be carried out within 9 months of the substantial completion of the development and be so retained. Any trees or plants which within a period of five years from the implementation of the scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site lies in an area of archaeological potential with the Historic Environment Record showing the presence of prehistoric activity across the wider landscape. As such a pre-commencement condition is justified to ensure that an appropriate record is made of archaeological evidence that may be affected or lost once the development commences in accordance with Policy DM27 of Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework (NPPF).
- 4 To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

The proposed agricultural building is considered to be reasonably necessary to be used in connection with the business of rearing and keeping cows at the Red Linhay site, Crown Hill. It is not considered the application will have an unacceptable adverse impact on the neighbours, the character of the area including the Grand Western Canal and associated Conservation Area, the environment, or the local road network. Consequently this application is deemed to comply with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8 and DM22 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included the following In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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| 15/00747/LBC | Pyne Farm Black Dog Crediton Devon EX17 4QR | Listed Building Consent to re- thatch roof with water reed | PERMIT | DEL | 19/08/2015 |

Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works are considered to be less than substantially harmful to the listed building, however in this particular circumstance only, that harm is outweighed by other contributory factors, such as the water reed thatch to the front elevation already being in situ and the written evidence submitted by the thatcher regarding longevity of wheat reed on the rear elevation, and is considered acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework.

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|---------------|--|-----------------------------------|--------|-----|------------|
| 15/00910/FULL | 33 Siddalls Gardens Tiverton Devon EX16 6DG | Erection of first floor extension | PERMIT | DEL | 17/08/2015 |
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Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 Prior to the development hereby permitted becoming occupied, the proposed first floor windows on the Eastern elevation shall be provided in accordance with the following and shall be permanently retained: a) All windows shall be obscure glazed. b) All windows shall be non-opening, unless parts of the window which can be opened are 1.7 metres above the floor of the room in which the window is installed.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the privacy and amenity of the neighbouring dwellings (No. 32 and 31), in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

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Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------|---|---|--------|-----|------------|
| 15/00965/FULL | Homedale Cheriton Bishop Exeter Devon EX6 6JD | Erection of a workshop for producing high pressure oil hoses and repairing hydraulic rams | PERMIT | DEL | 18/08/2015 |
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Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 The building to be erected shall be used for B1 (office/light industrial uses) only as defined in the Schedule of the Town and Country Planning (Use Classes) Order 1987 , the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015 and in any statutory instrument revoking and re-enacting that Order.
- 4 On the completion and occupation of the new workshop building hereby approved, the existing workshop building shall be vacated and no longer used for B1/light engineering workshop uses but shall only be used for general storage purposes incidental to the domestic use of the property known as 'Homedale' ,and for no other purpose, and shall thereafter be so retained.
- 5 The external surfaces of the development hereby permitted shall be of external materials and colours as shown on the plans hereby approved, and no other materials shall be used, unless agreed otherwise in writing by the Local Planning Authority.
- 6 No part of the development shall be brought into its intended use until improved access and visibility splays, have been provided in accordance with those plan details as set out in Drawing No.2015.018.02, Rev 0 , and received on 3 August 2015 and hereby approved ,and which shall be so retained and maintained for that purpose at all times.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and to accord with the nature of the application and to ensure that the development does not prejudice the amenities of the locality or highway safety and having regard to the requirements of Policies COR9 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and DM20 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework

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| 4 | | For the avoidance of doubt and to accord with the nature of the application and to ensure that the development does not prejudice the amenities of the locality or highway safety and having regard to the requirements of Policies COR9 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), Policies DM2 and DM20 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework | | | |
| 5 | | For the avoidance of doubt and to ensure that the proposed development is carried out as approved and having regard to the requirements of Mid Devon Core Strategy (Local Plan Part 1) policy COR2 and Local Plan Part 3 (Development Management Policies) Policies DM2 and DM20 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework | | | |
| 6 | | To ensure that the development does not prejudice the amenities of the locality or highway safety and having regard to the requirements of Policies COR9 and COR17 of the Mid Devon Core Strategy (Local Plan part 1), Policies DM2 and DM20 of the Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework | | | |

Reasons

The proposed new workshop building, and its associated access improvements, will not lead to an unacceptable impact on the local road network and by virtue of its scale, massing, design and location the development is not considered to be incompatible with surrounding land uses, nor is it thought to harm the privacy or amenity of others, or its surroundings. The development is deemed to be reasonably necessary and is an appropriate form of B1 Use Class development for its siting and will contribute towards a prosperous rural economy. As such the proposal is considered to comply with COR2, COR4, COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2, DM3, DM8 and DM17 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and a site visit. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|--------------|---|---|--------|-----|------------|
| 15/00984/TPO | 3 Cottey Brook Tiverton Devon EX16 5BR | Application to carry out works to 1 Cedar tree protected by Tree Preservation Order 03/00007/TPO | PERMIT | DEL | 14/08/2015 |
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Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA Guidance Note. 5) by an appropriate experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) Reduction of lowest two (2) branches on the west side of the tree by up to 1 metre where they are beginning to encroach onto the highway.

Reasons

- 1 To ensure the works carried out remain appropriate to the conditions of the tree and in the interests of visual amenity.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

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3 To preserve the continued contribution of the tree to the local character and amenity whilst enabling such works as are required to manage the tree in accordance with best Arboricultural practice.

Reasons

The amended proposal is acceptable in that the revised specification of works is not considered to affect the health of the tree or its amenity value.

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|---------------|--|---|--------|-----|------------|
| 15/00991/FULL | Bow Aquatic & Garden Centre Bow Crediton Devon EX17 6LA | Erection of cafe/restaurant (Revised scheme) | PERMIT | DEL | 18/08/2015 |
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Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 The building hereby approved shall be used for cafe / restaurant purposes only and for no other purpose (including any purpose in Class A3 of the Schedule to the Town and Country Planning (use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 4 The development hereby approved shall not be sold, let or disposed of separately from the remainder of the business known as Bow Aquatic and Garden Centre.
- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.
- 6 There shall be no external floodlighting provided unless an application in that regard is first submitted to and approved in writing by the Local Planning Authority .

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 For the avoidance of doubt and to accord with the submitted details and to ensure an acceptable use compatible with its countryside location, and to ensure that it continues to provide positive economic and social benefits to the wider rural area having regard to policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.
- 4 To prevent an inappropriate intensification of use of the site having regard to the submitted details and existing car parking provision and in order to restrict traffic generation from the approved use to that which is acceptable to the local highways network, in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM8, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework
- 5 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development having regard to policy DM27 of Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.
- 6 In the interests of protecting amenity, having regard to its countryside location, historic setting and policies COR 18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM20, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework.

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Reasons

This is a revised scheme application for the construction of a new café/restaurant building, set within the existing curtilage of a commercial garden/aquatic centre business and which has previously been approved under 14/01606/FULL. This new application now includes for a small bin store to the rear and other minor amendments; it also proposes a slightly changed location within the site. The principle of this development has already been accepted by the Local Planning Authority under the terms of the extant 14/01606/FULL. Development Plan policies remain supportive towards new rural employment development opportunities in countryside locations, where compatible with other necessary sustainable planning requirements. The proposed new café/restaurant building remains of an appropriate single-storey contemporary design and scale and such that there will be no harm caused to the privacy and amenity of any other nearby dwellings or properties or to the wider landscape setting. There will also be no harm caused to the setting of any historic assets, and no adverse impacts in in terms of highways safety/access. Conditions as previously attached to 14/01606/FULL are restated, including ensuring no on-going light pollution from the business, and also to control the use of the site to its intended uses. The scheme remains in accordance with Development Plan policies COR1, COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2, DM8, DM20, DM24 and DM27 of Local Plan Part 3 (Development Management Policies) and Government policies as set out in National Planning Policy Framework .

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre application discission, discussions and a site visit. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------|--|--|--------|-----|------------|
| 15/00996/FULL | Land at NGR 296100 114106 Hayne Court Tiverton Devon | Erection of 4 dwellings with new vehicular and pedestrian access and infrastructure works (Revised scheme) | PERMIT | DEL | 14/08/2015 |
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Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 4 No development shall take place until protective fence has been erected to prevent debris/pollution entering into the Town Leat in accordance with details of the height, type and location of the fence which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 5 No development shall take place until full details of the sustainable urban drainage system to be provided on site, including its long term maintenance and management, shall have been submitted to and approved in writing by the Local Planning Authority. The approved sustainable urban drainage system shall be fully operations before any of the dwellings hereby permitted are first occupied and shall be so retained and maintained thereafter.
- 6 The proposed estate road, verges, junctions, sewers, drains, surface water outfall, visibility splays, accesses, car parking shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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| 7 | | No dwelling hereby permitted shall be first occupied until the following works have been carried out to the written satisfaction of the Local Planning Authority: A) The access including the vehicle turning head shall have been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level and the sewers, manholes and service crossings completed; B) Visibility splays have been laid out to their final level; C) The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed; D) The verge and service margin and vehicle crossing on the road frontage of the dwellings have been completed with the highway boundary properly defined. | | | |
| 8 | | The development hereby permitted shall be carried out strictly in accordance with the submitted Construction Management Plan revised 4th June 2015. | | | |
| 9 | | Before their use on the development hereby permitted, details/samples of the materials to be used on the external surfaces of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. | | | |
| 10 | | No dwelling shall be occupied until boundary treatments have been erected in accordance with the approved details (drawing reference Moorhayes/landscaping B received 3 August 2015 and drawing reference Moorhayes/fencing received 22 June 2015). Such boundary treatments shall include a 1.8 metre high chain link fence to protect the Town Leat from access from the development. Such approved boundary treatments shall be so retained and maintained. | | | |
| 11 | | Within 9 months of substantial completion of the development (or phase thereof) all landscaping comprised in the approved details (Moorhayes Triangle, Tiverton Wildflower/Grassland Areas received 22 June 2015 and drawing reference Moorhayes/landscaping B received 3 August 2015) shall be carried out within 9 months of the substantial completion of the development (or phase thereof), and any trees or plants which, within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. | | | |
| 12 | | Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no window or other opening shall be installed in the southern side elevation of the dwelling to be erected on Plot 4 without the Local Planning Authority first granting planning permission. | | | |

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that an appropriate record is made before construction work begins of archaeological evidence that may be affected by the development in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 To protect the Town Leat from pollution during the construction period in accordance with Policy DM7 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure that appropriate surface water drainage details are approved prior to the development commencing and to ensure appropriate measures are in place to deal with surface water drainage from the site, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To ensure that adequate information is available for the proper consideration of the detailed proposals to ensure that the development accords with Policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies).
- 7 To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Policies DM2 and DM8 of the Local Plan Part 3 (Development Management Policies).
- 8 In the interests of highway safety and to protect the amenities of neighbouring residents in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 9 To ensure materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

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| 10 | | In the interest of the visual amenities of the area, to protect the Town Leat and in the interests of health and safety in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies). | | | |
| 11 | | To ensure the development makes a positive contribution to the visual amenities of the area and to provide additional wildlife habitats in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies). | | | |
| 12 | | To ensure the size of the replacement dwelling reflects the requirements of policy DM12 of the LP3 DMP and to ensure the development makes a positive contribution to the visual amenities of the area in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies). | | | |

Reasons

The current proposal is acceptable in that the principle of the provision of 4 dwellings on the site meets local and national planning policy. The design of the proposed dwellings is considered to be typical of the area and to be in keeping with surrounding development. Adequate levels of parking, amenity space and bin storage provision are to be provided. In addition, subject to conditions, the development is not considered to have an unacceptable impact on highway safety, the environment, neighbouring residents or heritage assets. The development will generate payment of a New Homes Bonus. The proposal is considered to comply with the requirements of relevant Policies: COR1, COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM1, DM2, DM7, DM8, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included negotiation and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|----------------------|--|--|--------|-----|------------|
| 15/00997/FULL | Middle Reeve Wembworthy Chulmleigh Devon EX18 7SJ | Change of use of disused milking parlour and cow shed to joinery workshops | PERMIT | DEL | 20/08/2015 |
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Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 The two buildings as set out in this application shall be used for light industrial purposes only as defined by Class B1.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of highway safety, to restrict traffic generation to that which is acceptable on the local highway network.

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Reasons

The application scheme for the conversion of disused milking parlour and cow shed to joinery workshops is considered to be acceptable. The design of the building will not be altered from its original character, or surroundings through the proposed change of use. There is an existing access to the buildings in place. The road network in the area is small but it is considered that it would be able to support the proposed change of use with the joinery use attracting one delivery load per week which is not considered to affect the road network negatively. Overall the application scheme is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR4 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM4, DM11 and DM20 and Government advice in the National Planning Policy Framework. This proposal supports rural diversification and is supported by National Planning Policy which supports the re-use of rural buildings.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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| 15/01005/FULL | Perry Farm Thorverton Exeter Devon EX5 5LN | Conversion of existing attached barn to ancillary accommodation | PERMIT | DEL | 18/08/2015 |
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Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 No development shall begin until a detailed and full schedule of works for the conversion of the building, to include detailed proposals for the repair and support, or if justified replacement of the roof, has been submitted to and approved in writing by the Local Planning Authority. The schedule of works should also include (a) details of any demolition or removal of any building fabric and any rebuilding or repairing works; (b) details of all measures required to support any wall, floor, roof or other vertical or horizontal surface; (c) details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to.
- 4 No development shall begin until the implementation of a programme of archaeological recording work has been secured in accordance with a written scheme of investigation which has been previously submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
- 5 Before their use, samples/details of the materials to be used for all external surfaces of the building (including roofing slate, rainwater goods and lime plaster mix) shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained.
- 6 Before their installation, working details of the new external doors and windows (including those in the glazed link) shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and be so retained.
- 7 The development shall be carried out strictly in accordance with the recommendations in Ecology Survey and Assessment Report by Kestrel Wildlife Consultants Ltd dated 10 June 2015.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

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| 3 | | To ensure the works are appropriate to the character of the Grade II listed building and to ensure that character is retained during and after the conversion works and to ensure that adequate arrangements are in place to protect the building during conversion works in accordance with policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1 and DM2, DM11, DM13 and DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies). | | | |
| 4 | | To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 of the Local Plan 3 Development Management Policies. | | | |
| 5 | | To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11, DM27 | | | |
| 6 | | To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the listed building in accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11, DM27 | | | |
| 7 | | To safeguard protected species on the site and to enhance the site for biodiversity in accordance with policies DM2 and DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies). | | | |

Reasons

The current proposal is acceptable in that proposal is considered to make good use of the barn to provide additional accommodation for the main dwelling. The glazed link and covered area to the rear are small and considered to be in keeping with the barn itself. Subject to conditions, the proposal is not considered to have an unacceptable impact on the character and appearance of the Grade II listed building or on protected species. The proposal is not considered to impact on any neighbouring occupants. The proposal is considered to comply with the requirements of relevant policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM11, DM13 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included pre application discussion and discussions. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------------|---|---|--------|-----|------------|
| 15/01006/LBC | Perry Farm Thorverton Exeter Devon EX5 5LN | Listed Building Consent for the conversion and repair of existing attached barn to ancillary accommodation and internal alterations | PERMIT | DEL | 18/08/2015 |
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Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No works shall begin until a detailed and full schedule of works for the conversion of the building, to include detailed proposals for the repair and support, or if justified replacement of the roof, has been submitted to and approved in writing by the Local Planning Authority. The schedule of works should also include (a) details of any demolition or removal of any building fabric and any rebuilding or repairing works; (b) details of all measures required to support any wall, floor, roof or other vertical or horizontal surface; (c) details of measures required to provide protection for the building against the weather during the conversion works. The agreed schedule shall be strictly adhered to.

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| 4 | | No works shall begin until a detailed and full schedule of works for the alterations to the main house has been submitted to and approved in writing by the Local Planning Authority. The agreed schedule shall be strictly adhered to. | | | |
| 5 | | No development shall begin until the implementation of a programme of archaeological recording work has been secured in accordance with a written scheme of investigation which has been previously submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority. | | | |
| 6 | | Before their use, samples/details of the materials to be used for all external surfaces of the building (including roofing slate, rainwater goods and lime plaster mix) shall be submitted to and approved in writing by the Local Planning Authority. Only such approved materials shall be used and shall be so retained. | | | |
| 7 | | Before their installation, working details of the new external doors and windows (including those in the glazed link) shall be submitted to and approved in writing by the Local Planning Authority. Installation of the doors and windows shall be in accordance with these approved details and be so retained. | | | |

Reasons

- 1 In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the works are appropriate to the character of the Grade II listed building and to ensure that character is retained during and after the conversion works and to ensure that adequate arrangements are in place to protect the building during conversion works in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the works are appropriate to the character of the Grade II listed building in accordance with policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with policy DM27 of the Local Plan 3 Development Management Policies.
- 6 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM27
- 7 To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the listed building in accordance with: Local Plan Part 3 (Development Management Policies) DM27

Reasons

The current proposal is acceptable in that proposal is considered to make good use of the barn to provide additional accommodation for the main dwelling. The glazed link and covered area to the rear are small and considered to be in keeping with the barn itself. Subject to conditions, the proposal is not considered to have an unacceptable impact on the character and appearance of the Grade II listed building. The proposal is considered to comply with the requirements of relevant policies: DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).

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|----------------------|--|--|--------|-----|------------|
| 15/01007/FULL | Weaver Mill Kentisbeare Cullompton Devon EX15 2DD | Retention of change of use of artists studio to holiday let | PERMIT | DEL | 18/08/2015 |
|----------------------|--|--|--------|-----|------------|

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|------------|---------|----------|----------|---------------|---------------|
|------------|---------|----------|----------|---------------|---------------|

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The building currently known as Weaver Mill, shall be occupied for holiday purposes only, and shall not be occupied as a person's sole or main place of residence. The owners of the site shall maintain an up-to-date register of the names of all of the occupiers, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
- 4 The building known as Weaver Mill, shall not be sold or otherwise disposed of separately from the main dwelling on the site currently known as The Granary, EX15 2DD.
- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F of Schedule 2 Part 1 relating to: the enlargement, improvement or other alteration to a dwellinghouse; additions or alterations to the roof of the dwellinghouse; porches; buildings incidental to the enjoyment of the dwellinghouse; hard surfaces incidental to the enjoyment of the dwellinghouse; chimneys and flues; shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Mid Devon Local Plan Part 3 (Development Management Policies) relation to tourism proposals and farm diversification in the open countryside, and the National Planning Policy Framework.
- 4 The Local Planning Authority do not consider any occupation of the building known as Weaver Mill to be appropriate if it is outside of the control of the neighbouring property currently known as The Granary, EX15 2DD, due to the proximity of the buildings, such separately controlled occupation would have an adverse effect on the privacy and amenity of the existing dwelling, currently known as The Granary, EX15 2DD, as well as the occupants of Weaver Mill, contrary to policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the visual amenities of the area and residential privacy and amenity of neighbouring residents in accordance with the Mid Devon Core Strategy (Local Plan Part 1) COR2 and the adopted Mid Devon Local Plan Part 3 DM2 and DM13.

Reasons

The change of use of the building known as Weaver Mill at The Granary, Kentisbeare, for use as holiday accommodation will utilise an existing building, no external alterations are required to facilitate the change of use, as such, the character and appearance of the area will not be affected by the change. It has been demonstrated that there is a demand for this type of accommodation and that the need is not met by existing provision within nearby settlements due to the success of recent marketing resulting in numerous bookings. The countryside location has also been justified, the change of use of the building to holiday accommodation is a form of diversification to support the farm on which the building is sited; additionally, the site can accommodate those wishing to come on equestrian holidays and bring their own horses, it would not be possible to provide such facilities or offer suitable riding in the surrounding area without the site being in a countryside location. Despite most services and attractions requiring travel by private motor vehicle, due to the small size of the holiday unit the number of cars attracted to the site and their associated movements will be limited, as such the existing access is considered suitable and there will not be an unacceptable traffic impact on the local road network.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and determination of the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|--|--|----------|---------------|---------------|
| 15/01016/FULL | 8 Boobery Sampford Peverell Tiverton EX16 7BS | Erection of first floor extension and alterations to existing ground floor extension | PERMIT | DEL | 18/08/2015 |

Conditions

- 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 approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the erection of a first floor extension and alterations to existing ground floor extension at 8 Boobery, Sampford Peverell is considered to be acceptable as a matter of principal. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. The site is located with a conservation area and the proposal will preserve character and appearance of the area. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM2, DM13 and DM27 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------|--|--|--------|-----|------------|
| 15/01022/FULL | 10 Tamarind Willand Cullompton Devon EX15 2SR | Erection of a single storey extension to side after removal of existing garage, single storey extension to rear in place of existing conservatory and erection of front porch (Revised Scheme) | PERMIT | DEL | 20/08/2015 |
|---------------|--|--|--------|-----|------------|

Conditions

- 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 approved plans listed in the schedule on the decision notice.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
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|------------|---------|----------|----------|---------------|---------------|

3 The proposed new garage shall be used only for the storage of private motor vehicles and shall not be converted or used as a habitable room without the Local Planning Authority first granting planning permission.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to provide adequate parking facilities at the site, in accordance with policies DM8 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies).

Reasons

The proposed alterations by virtue of their scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2, DM8 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------|--|------------------------------------|--------|-----|------------|
| 15/01027/FULL | Rosebank Cottage Collipriest Tiverton Devon EX16 4PT | Erection of a two-storey extension | PERMIT | DEL | 17/08/2015 |
|---------------|--|------------------------------------|--------|-----|------------|

Conditions

- 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 approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|------------|---------|----------|----------|---------------|---------------|
|------------|---------|----------|----------|---------------|---------------|

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

| | | | | | |
|---------------|---|--|--------|-----|------------|
| 15/01038/FULL | Underwood Church Lane Newton St Cyres Exeter Devon EX5 5BN | Erection of a replacement garage, extension and alterations to existing dormer windows | PERMIT | DEL | 18/08/2015 |
|---------------|---|--|--------|-----|------------|

Conditions

- 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 approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application scheme for the erection of a replacement garage, extension and alterations to existing dormer windows is considered to be acceptable in principle. The extension presents as a long addition to the existing property, however the building being single storey presents as subservient to the main dwelling and the use of black painted horizontal boarding will help to break up the long appearance of the elevation. It is not considered that the proposal would result in over development of the curtilage of the dwelling. Given the existing relationship with neighbouring properties and the separation distance it is not considered that the proposal would result in any significant adverse impacts upon the amenity of occupants of neighbouring properties in terms of loss of light, overlooking or loss of privacy. Overall the design of the scheme seeks a modernisation of the site, however the design is considered to respect the character, appearance and design of the existing dwelling and it is not considered that it would harm the character and appearance of the conservation area. On this basis the proposed development is considered to comply with the following policies: Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM13, DM27 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|---|--------------------------------------|----------|---------------|---------------|
| 15/01046/FULL | Bristol House 28 Gold Street Tiverton Devon EX16 6PY | Replacement of 3 first floor windows | PERMIT | DEL | 17/08/2015 |

Conditions

- 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 approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed replacement windows, by virtue of their scale, massing, design and location are not considered to harm the future amenities and services of the property to be altered or its surroundings. As such the proposal is considered to comply with policies COR2, COR6 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM16, DM18 and DM27 of the Local Plan Part 3 (Development Management Policies), and Part 2 and 7 of the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|----------------|---|---|-----|-----|------------|
| 15/01061/PNCOU | Land and Building at NGR 305623 108363 (Goodiford Mill) Kentisbeare Devon | Prior notification for the change of use of an agricultural building to a dwellinghouse under Class Q | RPA | DEL | 19/08/2015 |
|----------------|---|---|-----|-----|------------|

Reasons

- 1 Condition 4 of planning permission 97/00878/FULL results in the removal of the permitted development rights of this building. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 cannot be utilised in order to convert the building subject to this application to a dwellinghouse.
- 2 On the balance of probability the Local Planning Authority considers that the building was not solely in agricultural use as part of an established agricultural unit for the purposes of a trade or business on the 20th of March 2013. Therefore the permitted development rights set out in Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development Order) 2015 are not applicable to this site. Planning permission is required for the proposed development.
- 3 Insufficient information has been provided to demonstrate that the building operations required to convert the building fall within paragraph (i) and that the existing building can be converted without the addition of new structural elements.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|---------------|---|-----------------------|----------|---------------|---------------|
| 15/01068/FULL | 11 Ellerhayes Hele Exeter Devon EX5 4PU | Erection of extension | PERMIT | DEL | 18/08/2015 |

Conditions

- 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 approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------|--|---|--------|-----|------------|
| 15/01089/FULL | 3 Countess Mead Chettiscombe Tiverton Devon EX16 7PP | Erection of two storey extension to rear and single storey extension to front following demolition of existing porch (Revised scheme) | PERMIT | DEL | 18/08/2015 |
|---------------|--|---|--------|-----|------------|

Conditions

- 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 approved plans listed in the schedule on the decision notice.
- 3 Prior to the development hereby permitted becoming occupied, the proposed first floor windows on the South West elevation shall be provided in accordance with the following and shall be permanently retained: a)all new first floor windows shall be obscure glazed; b)the window serving the toilet shall be non-opening, unless parts of the window which can be opened are 1.7metres above the floor of the room in which the window is installed; and c)the window serving the bedroom shall be hinged on the right of the window, whilst looking towards the window internally within the bedroom.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
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Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the privacy and amenity of the neighbouring dwelling (Number 2), in accordance with policy DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. As such the proposal is considered to comply with policies DM2, DM8 and DM13 of Mid Devon Local Plan part 3 (Development Management Policies) and guidance as in National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

| | | | | | |
|----------------------|--|--|--------|-----|------------|
| 15/01090/FULL | Victoria House Dinneford Street Thorverton Exeter Devon EX5 5NU | Erection of single storey extension | PERMIT | DEL | 17/08/2015 |
|----------------------|--|--|--------|-----|------------|

Conditions

- 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 approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed side extension by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the dwelling to be extended or its surroundings. The site is located within a conservation area. It is not considered that the development detracts from the character or appearance of the Conservation Area. As such the proposal is considered to comply with policies DM2, DM13 and DM27 of Mid Devon Local Plan part 3 (Development Management Policies) and guidance in National Planning Policy Framework.

| Ref Number | Address | Proposal | Decision | Decision Type | Decision Date |
|------------|---------|----------|----------|---------------|---------------|
|------------|---------|----------|----------|---------------|---------------|

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

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|---------------|---|-----------------------|--------|-----|------------|
| 15/01096/FULL | Higher Lease Castle Hill Hemyock Cullompton Devon EX15 3RX | Erection of extension | PERMIT | DEL | 19/08/2015 |
|---------------|---|-----------------------|--------|-----|------------|

Conditions

- 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 approved plans listed in the schedule on the decision notice.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The application for the erection of a first floor extension above the garage at Higher Lease, Castle Hill, Hemyock is considered to be acceptable as a matter of principal and having regard to the agriculturally tied nature of the property. The overall scale and design of the scheme is considered to respect the character, scale, setting and design of the existing house. The proposed development would not result in the over development of the curtilage. Overall, it is not considered that the application scheme would result in any significant adverse impacts to the living conditions of occupants of any neighbouring properties. In accordance with DM29 concerning proposals within the Blackdown Hills AONB, the scheme is not considered to have any significant adverse impacts on the special qualities of the Area of Outstanding Natural Beauty. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR17, Local Plan part 3 (Development Management Policies) DM1, DM2, DM10 and DM13 and Government advice in the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.
