

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01830/FULL	Cleave Farm Lapford Crediton Devon EX17 6NA	Erection of conservatory following demolition of existing conservatory, demolition of sheds and re-building and repairs to agricultural buildings	PERMIT	DEL	12/02/2016

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 barns the subject of the proposals for renovation works hereby approved shall be used for storage uses ancillary to the existing dwelling on the site (Cleave farmhouse), and no part of them shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In the interests of the conservation of the appearance of the listed building and its setting.
- 3 In relation to the proposals relating to the two barns the application has been submitted and determined on the basis of ancillary use for storage and not as residential accommodation and in accordance with Policy COR18.

Reasons

The application scheme for the renovation/repairs to the barns and the conservatory extension are considered to be supportable in policy terms. The proposed alterations to the appearance of the buildings are considered to respect the character and setting of the existing dwelling and the barns. It is not considered that the proposal would have a significant adverse impact on the setting of the listed farmhouse. Overall subject to restricting the use of the barns to ancillary storage use the proposal is considered to be in accordance with the following policies: Mid Devon Core Strategy COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2 DM8, 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 completing the process in order to achieve a positive outcome. 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
15/01831/LBC	Cleave Farm Lapford Crediton Devon EX17 6NA	Listed Building Consent for erection of conservatory following demolition of existing conservatory, demolition of sheds and re-building and repairs to agricultural buildings	PERMIT	DEL	12/02/2016

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 The proposed glazing for the proposed conservatory shall be set flush with the plane of the roof.

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 In the interests of the conservation of the appearance of the listed building in accordance with Policy DM27.
- 3 In the interests of the conservation of the appearance of the listed building in accordance with Policy DM27.

Reasons

The works in each case can be defined as being of less than substantial harm. The extent of harm is counterbalanced by the enhancement to the setting of the farmhouse. The choice of materials is compatible with the farmhouse. The public benefits associated with the proposal relate to the improvements to the setting of the farmhouse and its surrounds that has been much neglected over many years. These benefits are sufficient to outweigh the small element of harm. On this basis the proposal is considered to be acceptable in accordance with Local Plan Part 1 (Mid Devon Core Strategies) COR2 and COR17, Local Plan Part 3 (Development Management Policies) DM1, DM2 and DM27.

15/01916/CLU	Racier Down St Mary Crediton Devon EX17 6EH	Certificate of lawfulness for the existing occupation of a dwelling in non compliance with agricultural occupancy condition (f) of Planning Permission 4/23/79/1789 in excess of 10 years	PERMIT	DEL	12/02/2016
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Conditions

- 1 On the balance of probability the Bungalow at Racier, Down St Mary, has been occupied in breach of condition F pursuant to Planning permission reference: 79/01789/OUT for a period in excess of 10 years.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/01990/FULL	12 Church Street Tiverton Devon EX16 5HX	Retention of change of use of shop (Class A1) to residential (Class C3)	PERMIT	DEL	17/02/2016

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

This application seeks the retention of change of use of shop (Class A1) to residential (Class C3). The property is a grade II listed building in the Tiverton Conservation. No physical works are proposed which would affect the setting or character of the listed building or the conservation area. The site does not lie within the Tiverton primary shopping area and so the change of use is considered to be acceptable as a matter of principle. The proposed change of use is therefore in accordance with policies COR2 and COR13 of the Local Plan part 1 (Core Strategy), DM1 and DM2 of the Local Plan part 3 (Development Management Policies) and government guidance 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.

15/01995/LBC	Land and Buildings at NGR 273110 97299 (Easterbrook) Hittisleigh Devon	Listed Building Consent for conversion of barn to dwelling (Revised Scheme)	PERCON	DEL	18/02/2016
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Conditions

- 1 The date of commencement of this development shall be taken as the 27th September 2015 when the application was registered by the Local Planning Authority.
- 2 Before the installation of any new joinery working details (to scale 1:10) of the new external doors/door frames/windows/rooflights; including sections, mouldings and profiles, finishes and glazing shall be submitted to, and be approved in writing by, the Local Planning Authority. Installation of the doors/door frames/windows shall be in accordance with these approved details, and be so retained.
- 3 The new windows shall be fitted with slim glass double glazing. Unless otherwise agreed in writing with the Local Planning Authority the frames shall be set back at least 200mm from the external face of the building.
- 4 Unless otherwise agreed in writing with the Local Planning Authority the work shall be carried out fully in accordance with the approved plans and any other details approved by condition.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 To ensure the use of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the listed building. Adopted Mid Devon Local Plan (LDF) policy ENV8, and paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM28 Development affecting Heritage Assets.
- 3 To ensure the use and design of materials appropriate to the works hereby approved in order to safeguard the character and appearance of the listed building. Adopted Mid Devon Local Plan (LDF) policy ENV8, and paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM28 Development affecting Heritage Assets.
- 4 In order to safeguard the character and appearance of the listed building. Adopted Mid Devon Local Plan (LDF) policy ENV8, and paragraphs 128, 129 and 132 of the National Planning Policy Framework), Mid Devon Core Strategy (Local Plan Part 1) COR2, and Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM28 Development affecting Heritage Assets.

Reasons

The works in each case can be defined as being of less than substantial harm. The extent of harm is counterbalanced by improvement to the living arrangement in the building. The choice of materials is compatible with the barn. The public benefits associated with the proposal relate to the improvements to the living conditions in the barn that will mean that there will be less justification for future alterations. These benefits are sufficient to outweigh the small element of harm. On this basis the proposal is considered to be acceptable in accordance with Mid Devon Local Plan Part 1 (Local Plan part 1) COR2 and COR17, Mid Devon Local Plan Part 3 (Development Management Policies) DM1, DM27 and National Planning Policy Framework para 134.

15/02006/PNCOU	Land and Buildings at NGR 290426 114135 (Adjacent To Uptop) Templeton Devon	Prior notification for the change of use of an agricultural building to a dwelling under Class Q	APA	DEL	17/02/2016
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Reasons

- 1 The agricultural buildings to the east of the application building shall not be used for the houseing/shelter or any animals in order to protect the amenities of the occupiers of the new dwelling.

15/02007/PNCOU	Land and Buildings at NGR 303733 105268 Chaldon Lane Mutterton Devon	Prior notification for the change of use of agricultural buildings to 1 dwelling under Class Q	PDA	DEL	18/02/2016
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Reasons

- 1 The proposed change of use of the building into dwelling/s as shown on the approved plans accords with the requirements of Class Q (a) and Q (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior approval is not required.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
15/02009/FULL	Craddock Cleve Craddock Cullompton Devon EX15 3LW	Conversion of garage and erection of an extension to form granny annexe, erection of single storey extension and erection of a garage	PERMIT	DEL	12/02/2016

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 single storey extension and double garage/carport 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. 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 Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 and Government guidance within 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.

16/00011/HOUSE	Moorhayes Farm Uffculme Cullompton Devon EX15 3EX	Erection of replacement extension	PERMIT	DEL	17/02/2016
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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.

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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Reasons

The proposed alterations in terms of the scale, design and position at the rear of the property is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The new build elements are considered to respect the character, scale, setting and design of the existing dwelling. The proposals would not result in over development of the curtilage and it is not considered that there would be any significant adverse impacts on the living conditions of occupants of the neighbouring property. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18. Mid Devon Local Plan part 3 (Development Management Policies) DM2 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 negotiation, discussions and 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.

16/00016/FULL	Post Office 7 Market Street Crediton Devon EX17 2EE	Installation of ATM	PERMIT	DEL	18/02/2016
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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.

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 installation of an ATM at the Post Office, 7 Market Street, Crediton is considered supportable in policy terms. The proposed ATM will replace the existing post box situated on the front elevation of the building. The loss of the existing post box is not considered unacceptable due to the close proximity of other nearby post box facilities. The design of the proposed ATM is considered to be appropriate for the location and is not considered would harm the character or appearance of the Conservation Area. The proposed ATM is not considered to cause any significant issues in terms of highway safety. Given this assessment the application is considered to comply with the following policies: COR1, COR6 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM16, DM18 and DM27 of the Local Plan Part 3 (Development Management Policies) 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
16/00017/ADVERT	Post Office 7 Market Street Crediton Devon EX17 2EE	Advertisement consent for the installation of ATM fascia with internally illuminated lettering	PERMIT	DEL	18/02/2016

Conditions

- 1 i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. ii) No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle. iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site. iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

Reasons

Subject to the imposed conditions, the proposed fascia with internally illuminated lettering will not harm public safety and will not be of detriment to the amenity of the locality or the conservation area within which the site lies. The proposed is in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), and the National Planning Policy Framework (paragraph 67 in particular).

16/00021/FULL	Land at NGR 317906 109716(Smeatharpe) Clayhidon Devon	Erection of cabinet to house observation borehole measuring groundwater levels, and surrounding fence	PERMIT	DEL	18/02/2016
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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.

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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Reasons

The scope of the development proposed, a ground cabinet and associated infrastructure, could be supportable by policy. In terms of assessing the physical impacts of the development, overall, the Authority considers that any landscape and visual impacts arising from the proposed works are significantly outweighed by the support for monitoring ground water and the public benefit which will arise from that provision. Therefore the proposed works by virtue of their scale, massing, design and location are not considered to harm the amenity of the surrounding protected landscape to a degree so as to merit refusal of the application. As such the proposal is considered to comply with COR2, COR18 of the Mid Devon Core Strategy (Local Plan Part 1), and DM1, DM2, DM29 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 pre application discussion, negotiation and 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.

16/00044/HOUSE	Leigh Cottage Kennerleigh Crediton Devon EX17 4RS	Erection of single storey extension following demolition of existing extension	PERMIT	DEL	16/02/2016
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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.

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 a new extension (following the part demolition) is considered to be supportable in policy terms. Overall the design of the proposed extension, despite being rather elongated, is considered to respect the character, scale, setting and design of the existing dwelling. The Local Planning Authority is satisfied that the proposal would not harm the appearance of the listed building or the setting of the Kennerleigh Conservation Area. There are no concerns with regard to over development of the dwelling curtilage or the impact on the amenity of neighbouring properties. The proposal is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM13 and DM27 of the Local Plan Part 3 (Development Management Policies) 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 issuing the decision 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
16/00045/LBC	Leigh Cottage Kennerleigh Crediton Devon EX17 4RS	Listed Building Consent for erection of single story extension following demolition of existing extension	PERMIT	DEL	16/02/2016

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 application scheme for a new extension (following the part demolition) is considered to be supportable in policy terms as the works are considered as causing less than substantial harm to the listed building. The Local Planning Authority is satisfied that the proposed extension would not harm the character, appearance or setting of the listed building, and that the proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be in accordance with the following policies: DM27 of Local Plan Part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

16/00064/HOUSE	Westlake Bungalow Stockleigh Pomeroy Crediton Devon EX17 4AU	Erection of extension	PERMIT	DEL	16/02/2016
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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.

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 an extension at Westlake Bungalow, Stockleigh Pomeroy is considered to be supportable in policy terms. The overall scale and design of the scheme is considered to respect the character 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. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR18, Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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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.

16/00066/HOUSE	9 Jubilee Road Bradninch Exeter Devon EX5 4PF	Erection of a conservatory	PERMIT	DEL	17/02/2016
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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.

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 conservatory at 9 Jubilee Road, Bradninch is considered to be acceptable. 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. 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 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.

16/00081/HOUSE	122 The Walronds Tiverton Devon EX16 5EH	Erection of two-storey rear extension following removal of conservatory	PERMIT	DEL	17/02/2016
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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.

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.

Reasons

The application for the erection of a 2 storey rear extension following the removal of existing conservatory at 122 The Walronds, Tiverton 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. On this basis the proposals are considered to sufficiently comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2 and COR13, Local Plan part 3 (Development Management Policies) DM1, DM2 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.
