

# Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00452/FULL	Byes Farm Hemyock Cullompton Devon EX15 3TA	Demolition of farmhouse and erection of replacement dwelling to incorporate existing stone farmhouse	REFUSE	DEL	15/07/2016

## 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.

## Reasons

- 1 The site is located in the countryside, outside adopted settlement limits, and the principle of development is established by the presence of the existing dwelling. Policy DM12 of the Local Plan 3 (Development Management Policies) seeks to restrict the size of replacement dwellings to that of the floorspace of the dwelling to be replaced, with flexibility to utilise unspent permitted development rights. This policy requirement is to ensure the character and amenity of the rural area is not harmed and that the rural dwelling stock remains affordable for local residents. The proposed floorspace of the replacement dwelling at Byes Farm exceeds the floorspace of the existing dwelling and its unspent permitted development rights by in excess of 50 square metres. In the opinion of the Local Planning Authority, the proposed replacement dwelling is contrary to policy DM12 of the Local Plan Part 3 (Development Management Policies), as the proposed floorspace far exceeds that of the dwelling to be replaced.
- 2 In the opinion of the Local Planning Authority, the scale, massing and roof height of the proposed replacement dwelling results in dominant impact on the original farmhouse that is recognised as a local heritage asset. These elements are considered to result in poor quality design that causes unjustified harm to the heritage asset, contrary to policies DM2, DM12, DM27 and DM29 of the Local Plan Part 3 (Development Management Policies).

16/00588/HOUSE	22 Turnpike Sampford Peverell Tiverton Devon EX16 7BN	Erection of first floor extension with juliet balcony, detached garage and formation of new access to replace existing	PERMIT	COMM	18/07/2016
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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.
- 3 The external finishes of the development hereby permitted shall match that of the existing building and be so retained.
- 4 The access shown on drawing 01371/11 Rev 5 shall not be brought into use until: a)A visibility splay measuring 2.4m back along the centre line of the new access and extending parallel over the entire frontage with no obstruction greater than 1.0m above the road surface has been provided; b)The access has been surfaced in a bound material (tarmac, concrete, block etc) no loose stones or chipping for the first 6.00m; and c)Provision for surface water disposal has been made within the site.
- 5 Once the new access has been brought into use, the old access shall be closed off within 6 months of the new access first being used as shown on drawing 01371/11 Rev 5.

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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 ensure the use of material finishes appropriate to the development in order to safeguard the character and appearance of the area in accordance with DM2 of the Local Plan part 3 (Development Management Policies).
- 4 To ensure that the provision of an adequate visibility from and of emerging vehicles and to allow for future improvement of the road due to the existing below standard of visibilities from the site; to prevent debris being carried onto the public highway; in accordance with details approved by the Local Planning Authority for the disposal of surface water within the site so that none drains on to any County Highway in the interests of public safety and to prevent damage to the highway.
- 5 To ensure that the new access is the sole access to the site.

**Reasons**

The application scheme for the erection of first floor extension with Juliet balcony, detached garage and formation of new access to replace the existing access at 22 Turnpike, Sampford Peverell is considered to be supportable on balance. The proposal would not result in the overdevelopment of the dwelling curtilage given the reasonable size curtilage that the property enjoys. The proposed extension would result in some overlooking of the neighbouring property, however on balance this impact is considered to be supportable under policies DM2 and DM13 of the Mid Devon Local Plan part 3 (Development Management Policies). The location and scale of the proposed first floor extension to the rear of the property is considered to be supportable under policies DM2 and DM13 of the Local Plan part 3. The proposed new access has been revised to allow the formation of an adequate visibility splay to allow access to and from the site. The proposed detached garage is not considered to detract from the character and appearance of the existing dwelling or its setting. The proposal is therefore considered to comply with the following policies; COR2 and COR18 of the Local Plan Core Strategy, DM1, DM2 and DM13 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework, and therefore conditional approval is recommended.

**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 manner, discussions and negotiations with the applicant/agent verbally and via email, extension of time to allow for planning committee determination. 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.

16/00632/FULL	Land and Buildings at NGR 290774 104184 (Elm Tree Cottage) Cadbury Devon	Enlargement and reinstatement of existing manege	PERMIT	DEL	15/07/2016
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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.

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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 menage is supported in policy terms. It is well intergrated with its surroundings, being of an appropriate location, scale, design and materials so as not to harm the character and landscape of the rural area, amenity of nearby residents and will not result in an unacceptable increase on the local highway network. It will not create a flood risk. Overall the proposed development is considered to be in accordance with the following Policies: COR11 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM23 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.

<b>16/00682/FULL</b>	Land and Buildings at NGR 288485 115831 (Middle North Coombe) Templeton Devon	Variation of conditions (2) (6) and (10) of planning permission 14/00800/FULL to allow the substitution of amended plans and reduce the number of dwellings from 3 to 2	PERCON	DEL	19/07/2016
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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.
- 3 The development shall be carried out only in accordance with the report on the proposal to ensure the continued stability of the proposed barn conversion by Tim Burgin dated October 2009 submitted as part of this application and previously approved under planning permission reference 05/01290/FULL.
- 4 The development shall be carried out only in accordance with the method statement for an archaeological working brief by John Valentin dated October 2009 approved under planning permission reference 05/01290/FULL.
- 5 The materials and finished to be used on the external elevations of the dwellings hereby permitted shall be those approved under planning permission 05/01290/FULL namely; a.Stonework as sample panel as provided 12 November 2009 b.Brazilian natural slate as sample provided on 27 November 2009.
- 6 The windows, venting and pipework shall be installed and retained as such in accordance with the details approved as part of this application.
- 7 The roof lights indicated on the approved plans shall be of conservation design only and flush fitting to the line of the roof and shall be so retained.
- 8 All rainwater goods to be installed on the dwellings hereby permitted shall be cast iron or other metal, the finish to be agreed in writing by the Local Planning Authority before their installation. Once agreed, such rainwater goods shall be so retained.

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9		All flues to be installed on the dwellings hereby permitted shall be provided with a matt black finish, and retained as such, unless otherwise agreed in writing by the Local Planning Authority.			
10		Before the development hereby permitted is first brought into its approved use, the car parking area indicated on the plans hereby approved shall be provided, surfaced, drained and permanently so retained.			
11		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, no development of the types referred to in Class A of Part 2 relating to the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure with 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 the safety and stability of the building during conversion to comply with Policy DM11 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the development will not have a detrimental effect on any features of archaeological interest in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 8 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 9 To safeguard the character and appearance of the Listed Building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 10 To ensure adequate facilities are provided on site for the parking of cars in accordance with Policy DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 11 To safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies).

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**Reasons**

The principle of residential development been established on this site. For commercial reasons the applicant believes that two larger properties are more marketable than 3 smaller ones. While the loss of a dwelling at a time of housing demand is lamentable, it is not a reason to refuse the application as, in some regards, it has an even less impact on the listed buildings. The National Planning Policy Framework indicates at paragraph 19 that "Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant (our emphasis) weight should be placed on the need to support economic growth through the planning system." National and local policy supports the conversion of barns to dwellings. No changes are proposed to the footprint or the external appearances of the buildings and therefore the development retains the quality of the originally approved design and does not harm the character and appearance and setting of the listed barns. The applicant has already made a financial contribution towards the provision of public open space and play areas in the area and the development will attract the New Home Bonus. In these circumstances, the proposed decrease the number of dwellings from 3 to 2 would not result in any adverse impact on the local highway network, the fabric or setting of the listed buildings or the living conditions of nearby residential properties or future residents. Therefore the proposed development complies with Policies COR1, COR2, COR3, COR8, COR9, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM3, DM8, DM11, DM14, DM15 and DM27 of the Local Plan Part 3 (Development Management Policies), Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) 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. 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.

16/00704/HOUSE	5 Butterleigh Drive Tiverton Devon EX16 4PN	Erection of an extension to incorporate outbuilding and installation of dormer window to roof	PERMIT	DEL	20/07/2016
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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 a dormer extension to be set within the pitch of the roof on the front elevation, and single storey extensions at ground floor level are considered to be supportable in policy terms. The overall scale and design of the application scheme is considered to be acceptable taking into account the character, scale, setting and design of the existing house. Furthermore it is not considered that the application scheme would result in any material adverse impacts to the living conditions of occupants of neighbouring properties. On this basis the proposals are considered to sufficiently comply with the following policies; Local Plan part 3 (Development Management Policies) DM1, DM2 and DM13 and the National Planning Policy Framework.

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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.

16/00713/HOUSE	Cleve Cottage Craddock Cullompton Devon EX15 3LL	Erection of front porch	PERMIT	DEL	18/07/2016
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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 front porch at Cleve Cottage, Craddock 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: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) DM2, DM13 and DM27 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 with the applicant and determining the application in a timely fashion following a mutually agreed extension of time. 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.

16/00732/FULL	54 Bampton Street Tiverton Devon EX16 6AH	Change of use of redundant office space to 3 flats	PERCON	DEL	21/07/2016
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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.

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3 The proposed flats shall not be occupied or the use commenced until a refuse store, and area/facilities allocated for storing of recyclable materials and cycle storage have been provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter, all refuse, recyclable materials and cycles associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

**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 safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement and to ensure that there are adequate facilities for storage and recycling.

**Reasons**

The site is within the settlement limits of Tiverton. National planning policy and local plan policies encourage the provision of residential accommodation within the town centre as a means of sustaining and enhancing the existing centre and adding to its vitality. It is necessary however, to ensure that the amenity and privacy of the neighbouring dwellings are important considerations. The proposed flats by virtue of their form and design are considered to be an appropriate form of development in the town centre that would not be out of context with the established pattern of the area, and would not create a significant loss of privacy to the detriment of the living conditions of the occupants of neighbouring properties. The proposed development will not harm the character and appearance of the building or the overall street scene in this Conservation Area or the historic fabric or setting of the adjacent Listed Building. A contribution has been provided to deliver off site open space in the locality. On this basis it is considered that the proposal meets the requirements of Mid Devon Core Strategy (Local Plan Part 1) Policies COR1, COR2, COR3, COR6, COR8, COR9 and COR13; Allocations and Infrastructure Development Plan Document (Local Plan Part 2) Policy AL/IN/3, and Local Plan Part 3 (Development Management Policies) DM2, DM8, DM14, DM16 and DM27.

**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. 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.

16/00756/FULL	Old Bartows Causeway Tiverton Devon EX16 6RH	Erection of gates across existing drive entrance	PERMIT	COMM	15/07/2016
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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.

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2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposed development is considered to be acceptable and will not negatively impact on neighbours, character or amenity, visual quality or the setting of the listed building. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM5 and 27 and the National Planning Policy Framework and should be granted consent.

**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 talks were held with the applicant and agent and further discussions were held during the period of consideration. These related to the listed status of the building, the internal re-organisation and the design of the proposed entrance gates. 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.

<b>16/00757/LBC</b>	Old Bartows Causeway Tiverton Devon EX16 6RH	Listed Building Consent for erection of gates across existing drive entrance, installation of ground floor window, and other internal alterations	PERMIT	COMM	15/07/2016
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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.

**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 cause no additional harm to the listed building which has been extensively altered in the past. The remaining character and appearance is preserved and enhanced and therefore the alterations are acceptable. The proposal is therefore in accordance with the Mid Devon Local Plan (Part 3) policy DM27 and the National Planning Policy Framework and should be granted consent.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00775/FULL	Townville Templeton Tiverton Devon EX16 8BL	Creation of new vehicular access and improvements to existing agricultural field entrance to form entrance drive and associated parking within domestic curtilage	PERCON	DEL	18/07/2016

#### 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 No hardsurfacing in the area shown on the approved plan(s) shall begin until details of the surfacing materials and the drainage of the drive have been submitted to, and approved in writing by, the Local Planning Authority and shall be so retained.
- 4 Details of boundary treatments including walls and fences, their location and materials shall be submitted to and approved in writing by the Local Planning Authority. Installation shall be in accordance with the approved details and shall be so retained.

#### 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 the appropriate use of materials and drainage.
- 4 To safeguard the character and amenities of the area.

#### Reasons

The application for a new access and formation of visibility splay at Townville, Templeton is considered to be acceptable. The scope of the proposal includes removal of approximately 12 metres of hedgerow. The Highway Authority is satisfied with the proposal. While the proposal will inevitably have an impact on the character and appearance of the immediate area, overall the proposal is considered to be acceptable. The proposal is supported in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2 and DM8 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
16/00792/HOUSE	1 Burrington Drive Shobrooke Crediton Devon EX17 1AU	Erection of a first floor extension and garage	PERMIT	DEL	18/07/2016

#### 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

#### 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 the use of materials and detailing appropriate to the character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2 and Local Plan Part 3 (Development Management Policies) DM2 and DM13.

#### Reasons

The proposed extension and garage building by virtue of their overall 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 COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2, DM13 of the Mid Devon Local Plan (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 determining the application in a timely manner. 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.

16/00798/FULL	Hazel Croft Whitnage Tiverton Devon EX16 7DU	Erection of replacement dwelling	PERCON	DEL	15/07/2016
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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.
- 3 No hard landscaping works associated with the parking area and patio shall begin until details of the surfacing materials to be used in those areas have been submitted to, and approved in writing by, the Local Planning Authority. Such approved works shall then be carried out before the development hereby permitted is first brought into its permitted use, and shall be so retained.

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- 4 Prior to the use of any above ground materials first being used on the building/dwelling details or samples of these materials (including colour of render, brick, stone, mortar, roof covering, gutters, downpipes, external doors/door frames/windows paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details or samples and be so retained.
- 5 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 development of the types referred to in Classes A, B and D of Part 1 of Schedule 2, relating to the erection of extensions, the insertion of additional windows or doors, or the insertion of dormers 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 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2 and DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).
- 5 Unspent Permitted development rights have already been included and to ensure the dwelling remains of an acceptable size within the open countryside and to not harm the character of the area and impinge on the amenity of the neighbouring property in accordance with Policy DM12 of the Mid Devon Local Plan Part 3 (Development Management Policies).

### Reasons

The application scheme comprises a replacement dwelling in the open countryside, following demolition of the existing dwelling. The proposed dwelling, although significantly larger than the existing house falls within the allowance established by policy, and on balance its design, will sit appropriately within the site and the landscape of the surrounding area. The new house will not have a detrimental impact on the living conditions or adversely impact on the amenities of neighbouring properties with no overlooking issues, overshadowing and or overbearing concerns. The existing drive will provide a suitable access to the proposed dwelling. As such the proposal is considered to comply with Policies COR1, COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8, DM12, and DM15 of the Mid Devon Local Plan Part 3 (Development Management Policies) and 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 discussions and negotiations. 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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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00799/HOUSE	5 Rackenford Road Tiverton Devon EX16 5AG	Erection of single storey extension and re-positioning of main entrance door to North elevation	PERMIT	DEL	22/07/2016

#### 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 application scheme for a single storey extension, including the provision of a new access door and the blocking up of the existing main entrance on the west elevation with replacement windows is considered to be supportable in policy terms. The proposed extension, new entrance and windows respect the character, scale, setting and design of the existing dwelling, and do not result in over development or any adverse impacts on neighbouring properties. The proposed works are not considered to detract from the character, appearance or historic interest of the Listed Building. Therefore the proposal complies with Policies COR2 and COR18 of Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM13, and DM27 of Local Plan Part 3 (Development Management Policies) and Part 12 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.

16/00800/HOUSE	48 Brook Street Bampton Tiverton Devon EX16 9LY	Erection of a conservatory following demolition of existing (Revised Scheme)	PERCON	DEL	15/07/2016
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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.
- 3 No development shall begin until samples of the proposed rainwater goods, slates and stonework have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.

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 ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the listed building in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application scheme for the demolition and erection of a lean-to extension is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling and given its scale is not considered that it would result in overdevelopment of the dwelling curtilage. Given the scale of the porch and the nature of the proposal, it is not considered that it would result in a significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following Policies: COR2 and COR16 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 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.

<b>16/00802/LBC</b>	5 Rackenford Road Tiverton Devon EX16 5AG	Listed Building Consent for erection of single storey extension, re-positioning of main entrance door to North elevation, and internal alterations	PERCON	DEL	22/07/2016
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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 The external surfaces of the extension(s) hereby approved shall be of materials to match in all respects, including colour and texture, those of the existing building unless agreed otherwise in writing by the Local Planning Authority.
- 4 The roof covering of the works hereby permitted shall be of natural slate, a sample of which shall be submitted to, and be approved in writing by the Local Planning Authority prior to its use on the building(s). Such approved slate shall be so used and retained.
- 5 Prior to their installation, details of the new external doors, door frames, windows and rooflights, including sections, mouldings and profiles, finishes and glazing have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the external doors, door frames, windows and rooflights shall be in accordance with these approved details, and be so retained.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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**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 external finishes are appropriate and respect the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 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 Policy DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials and detailing appropriate to the development/works in order to safeguard the character and appearance of the listed building in accordance with Policy DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application scheme for a single storey extension, including the provision of a new access door and the blocking up of the existing main entrance on the west elevation with replacement windows is considered to be supportable in policy terms. The Local Planning Authority is satisfied that the proposed works 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 Policy DM27 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

<b>16/00803/LBC</b>	48 Brook Street Bampton Tiverton Devon EX16 9LY	Listed Building Consent for the erection of a conservatory following demolition of existing (Revised Scheme)	PERMIT	DEL	15/07/2016
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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 proposed works are considered to be justified, acceptable and in keeping with the special interest of the building. The works will not cause harm to the listed building or its setting. The proposal is therefore in accordance with the Mid Devon Local Plan Part 3 (Development Management Policies) Policy DM27 and Part 12 of the National Planning Policy Framework and should be granted consent.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00804/HOUSE	The Old School West Town Road Newton St Cyres Exeter Devon EX5 5BR	Conversion of outbuilding to gym, utility and shower room, erection of extension to form entrance lobby to link conversion to main house and demolition of existing lean-to shed/utility	PERMIT	DEL	21/07/2016

#### 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 additional accommodation hereby approved shall be used ancillary to the existing dwelling on the site (currently known as The Old School House) and no part shall not be let, used or otherwise disposed of as a separate unit of accommodation.

#### 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 application has been submitted and determined on the basis of accommodation ancillary to the existing dwelling and not as a separate unit of accommodation.

#### Reasons

The application for the conversion of outbuilding to gym, utility and shower room, erection of extension to form entrance lobby to link conversion to main house and demolition of existing lean-to shed/utility is considered to be supportable in policy terms. The scale and overall design of the extension and alterations is considered to respect the character, scale, setting and design of the existing dwelling. There are no concerns with regard to over development of the dwelling curtilage or impact on neighbouring properties. Overall the proposed development is considered to be in accordance with the following Policies: COR2 and COR17 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 discussions with the agent. 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.

16/00805/FULL	Windwhistle Copse (Lower Burrow Coombe) Stockleigh Pomeroy Devon	Widening of existing access and formation of visibility splay	PERCON	DEL	22/07/2016
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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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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- 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 there has been submitted to, and been approved in writing by the Local Planning Authority a plan for visibility splays including a schedule of alterations to the boundary hedge which will need to be maintained and set back in part from its current alignment. The visibility splays should be measured from a point 2.4 metres back from the edge of the adjoining highway along the centre line of the new access, provided over a height of 600mm above adjoining road level. The approved scheme shall be completed in accordance with the approved details and shall be so retained at all times.
- 4 The surface water drainage of the site shall be designed to prevent the discharge of surface water onto any highway.

#### 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 retaining the character and appearance of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 In the interest of highway safety.

#### Reasons

The application for the widening of existing access and formation of visibility splay at Windwhistle Copse, Lower Burrow Coombe, Stockleigh Pomeroy is considered to be acceptable. The scope of the proposal includes removal of 12 trees and the relocation of the existing hedgerow which will have an impact on the character and appearance of the immediate area. However the highway safety benefits arising from the scheme as a result of the improved visibility outweigh the limited harm arising from the relocation of the hedgerow and overall the proposal is considered to be acceptable. Overall the proposal is considered to be supportable in accordance with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies 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.

<b>16/00806/HOUSE</b>	8 John Street Tiverton Devon EX16 5JP	Erection of single storey rear extension to replace existing	PERMIT	DEL	15/07/2016
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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.



Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposed single storey replacement rear extension in terms of its scale, design and position is not considered to dominate the host dwelling and is considered to be supportable in policy terms. The extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal 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. The site is located in Flood Zone 2, the Local Planning Authority are satisfied that the proposal will not result in any increased flood risk, and is suitable development in this location that will be safe for its users. In addition, the proposed extension is considered to respect the character, setting, significance and local distinctiveness of the conservation area within which the property is located. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2, COR11 and COR13, 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.

<b>16/00812/HOUSE</b>	7 Hillcrest Tiverton Devon EX16 6AT	Erection of a two-storey extension	PERMIT	DEL	15/07/2016
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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.
- 3 The proposed parking bay shall be designed and surfaced so as to prevent the discharge of surface water onto any highway.

**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 prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application scheme for a proposed two storey extension is considered to be supportable in policy terms. The proposal is considered to respect the character, scale, setting and design of the existing dwelling and given its scale is not considered that it would result in overdevelopment of the dwelling curtilage. It is not considered that the extension would result in any significant adverse amenity impacts on the neighbouring properties. The proposed development is considered to be in accordance with the following Policies: COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) 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.

16/00819/FULL	Land and Buildings at NGR 294500 119610 (Hazels Farm) Stoodleigh Devon	Construction of a manege	PERMIT	DEL	22/07/2016
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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.
- 3 The manege hereby approved shall be used for private domestic use in connection with the property currently known as Hazels Farm, Stoodleigh only, and not for any commercial or business purposes.

**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 restrict the traffic generation caused by this site in the open countryside.

**Reasons**

Subject to the imposed conditions, the proposed manege is considered to be appropriately located and of an appropriate scale, design and materials so as not to harm the character and landscape of the rural area or amenity of nearby residents. In addition it is not considered that the development will result in an unacceptable increase in traffic on the local highway network. As such, the proposed development is considered to be in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2 and DM23 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 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
16/00822/FULL	Land at NGR 284608 99421 (Wellparks) Joseph Locke Way Crediton Devon	Reconfiguration of access and associated works	PERMIT	DEL	21/07/2016

#### 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 application for the reconfiguration of the access arrangements and associated works which, are to be provided as part of the re-development of site confirmed under planning approval ref 14/02044/MFUL, is considered to be supportable in policy terms. It is considered that the reconfiguration of the proposed access and associated works are beneficial in terms of the highway safety and movement considerations and the scope of works are not considered to have a harmful impact on the visual amenity of the area. It has been confirmed that the proposal would not result in an unacceptable degree of flood risk on site or off site. It is considered that the proposal is acceptable in accordance with Policies COR2, COR9, COR11 and COR15 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1 and DM2 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.

16/00831/LBC	The Old Lodge 5A Fore Street Silverton Exeter Devon EX5 4HP	Listed Building Consent for internal alterations, installation of new staircase and installation of replacement rooflights	PERMIT	DEL	22/07/2016
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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.

#### 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.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
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2 For the avoidance of doubt and in the interests of proper planning.

**Reasons**

The proposed works are considered to be acceptable and whilst leading to a degree of less than substantial harm (loss of historic fabric), the significance of the building and its curtilage relationship to the main listed building are taken into account and the harm is considered to be at an acceptable level. The proposal is therefore in accordance with Policy DM27 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework and should be granted consent.

<b>16/00835/HOUSE</b>	37 Withy Close Tiverton Devon EX16 4HZ	Erection of decking to rear	PERMIT	DEL	22/07/2016
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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**

This proposal is considered to be supportable in policy terms. The decking, bay window, and rendering of the principle elevation is considered to respect the character, scale, setting and design of the existing dwelling and is not considered that it would result in overdevelopment of the dwelling curtilage. The proposal is not considered to result in any significantly adverse amenity impacts on the neighbouring properties. The development is considered to be in accordance with the following policies: COR2 and COR13 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 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.

<b>16/00869/FULL</b>	Land at NGR 291799 121761 (Hamslade Farm) Bampton Devon	Retention of storage cabin (Revised scheme)	PERMIT	DEL	21/07/2016
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**Conditions**

- 1 The development hereby permitted is considered to have been lawfully commenced on the date of the planning officer site visit, the 9th June 2016.
- 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
3		The application building shall be used for storage in connection with the applicant's handyman business and for no other purpose. If the use of the building as a storage building permanently ceases, then, unless the Local Planning Authority have granted planning permission for an alternative use, the building must be removed from the land within 12 months of the storage use permanently ceasing and so far as practical, the land returned to its condition before the building was erected.			
4		The building shall not be let, sold or used separately from the applicants existing handyman business and the site granted within lawful development certificate 12/01286/CLU.			

**Reasons**

- 1 To set a legal commencement date for the works.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and appearance of the area and to avoid unacceptable development within the countryside in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).
- 4 To safeguard the character and appearance of the area and to avoid unacceptable development within the countryside in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies) and COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

**Reasons**

This application for the retention of a storage building is considered supportable in planning policy. The building is well related to the applicants existing business, is situated within an existing site with a lawful use for the storage of building materials, does not cause significant harm to the character and appearance of the surrounding area, and is unlikely to result in any significant impacts to the local highways network. The proposal is therefore in accordance with policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM20 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 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.