

# Decision Register

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00770/PNCOU	Land and Buildings at NGR 285994 122522 (West Barn, Lower Swineham Farm) Oakford Devon	Prior notification for the change of use of agricultural building to dwelling under Class Q	PDA	DEL	12/08/2016

## Reasons

- 1 The proposed change of use of the building into a dwelling 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.
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16/00875/HOUSE	14 Hardng Crescent Tiverton Devon EX16 6JR	Erection of single storey extension	PERMIT	DEL	18/08/2016
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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 proposed single 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, 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/00881/FULL	Flat 2 16 Park Street Tiverton Devon EX16 6AW	Replacement of 4 timber sash windows with PVCu tilt sash windows	PERMIT	DEL	12/08/2016

#### 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 proposal is deemed to be supportable in policy terms and is considered to respect the character, scale, setting and design of the existing dwelling. It is not considered that the proposal would result in any significantly adverse amenity impacts on the neighbouring properties. The development is considered to be in accordance with the following policies: COR13 of the Mid Devon Core Strategy (Local Plan 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. 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.

16/00966/FULL	Gidley Coach House St John Court High Street Cullompton Devon EX15 1TR	Conversion of former St John's Ambulance Station into artist's studio, workshop, and first floor dwelling, and removal of asbestos lean-to roof	PERCON	DEL	19/08/2016
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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 roof covering of the development hereby permitted shall be of slate. A sample and details of the type of slate shall be submitted to, and approved in writing by, the Local Planning Authority prior to its use on the building. Such approved slate shall be so used and retained.
- 4 Before their installation, working details including sections and finishes of the new windows on the front elevation shall be submitted to and approved in writing by the Local Planning Authority. Installation of the windows shall be in accordance with these approved details and be so retained.

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5 Details of all rainwater goods including the final finish shall be agreed in writing by the Local Planning Authority before installation, 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 In the interests of the conservation of the appearance of the building and its location within the Cullompton Article 4 Direction Area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 4 In the interests of the conservation of the appearance of the building and its location within the Cullompton Article 4 Direction Area in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities and character of the building in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

**Reasons**

The application scheme for the conversion of former St John's Ambulance Station into artist's studio, workshop and first floor dwelling, and removal of asbestos lean-to roof is considered to be supportable in policy terms. The designs of the proposed external changes are considered to be acceptable and will improve the visual aesthetics of the building. The proposed change of use is considered to be acceptable in its town centre location with residential above employment space. On this basis the Local Planning Authority is satisfied that the application scheme complies with Policies DM2, DM8, DM16 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 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>16/00986/HOUSE</b>	Hackland Manor Cullompton Devon EX15 1RA	Erection of single storey & two storey extension to include garage, indoor swimming pool & entertainment area	PERMIT	DEL	17/08/2016
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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 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.

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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) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM13			

#### Reasons

The proposed fenestration alterations, extension and garage buildings 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 Mid Devon Core Strategy (Local Plan Part 1) and policies DM2 and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

#### Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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>16/01028/HOUSE</b>	20 Upcott Mead Road Tiverton Devon EX16 5AZ	Erection of an extension (Revised Scheme)	PERMIT	DEL	15/08/2016
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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 hereby approved shall be carried out in accordance with the mitigation measures as detailed in the approved Roost Survey undertaken by Helix Ecology, dated 28th June 2016. Modifications to the approved mitigation plan to take account of the results of subsequent bat surveys may be made by agreement with the planning authority. All approved mitigation measures will be completed in full and thereafter 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 protection of endangered species, under the European Habitats Directive and the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) which is implemented in the UK by the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007 and in accordance with policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies).

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**Reasons**

The application scheme for a proposed two storey extension is considered to be supportive 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 over development 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) and DM1, DM2, and DM13 of the Mid Devon 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.

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16/01039/HOUSE	41 Rackenford Road Tiverton Devon EX16 5AF	Erection of single storey rear extension	PERMIT	DEL	18/08/2016
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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 proposed single 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, 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.

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Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
16/01052/FULL	Land at NGR 297524 124069 (Four Winds) Morebath Devon	Retention of an agricultural livestock building	PERMIT	DEL	16/08/2016

#### Conditions

- 1 The lawful commencement date of this development is considered to be the 21st June 2016, the date on which the application was registered by the Local Planning Authority.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The building hereby approved, shall be used only for agricultural purposes. On its becoming redundant for such purposes, it shall be demolished, and all materials resulting from the demolition shall be removed from the site, within 3 years of the date this occurs.

#### 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 rural character of the area in accordance with policy DM22 of the Local Plan Part 3: (Development Management Policies).

#### Reasons

The proposed calf rearing shed, by virtue of its scale, design and location, is not considered to harm the amenity of the occupiers of the nearby dwellings, or the character and appearance of the surrounding area. The proposal is unlikely to cause any significantly adverse impacts on the environment, or have an unacceptable traffic impact on the local road network. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM22 of the Local Plan Part 3 (Development Management Policies), and Part 3 and part 7 of the National Planning Policy Framework.

#### Reasons

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

16/01063/HOUSE	Acacia Cottage Sampford Peverell Tiverton Devon EX16 7EB	Alteration to existing dormer windows and porch roof, and installation of balcony	PERMIT	DEL	17/08/2016
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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 application for the alterations to the existing dormer windows and porch roof, and the installation of a balcony at Acacia Cottage, Sampford Peverell is 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 policy DM13 of the Mid Devon 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 agent re rear dormer extension design 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.

<b>16/01068/HOUSE</b>	Poole Cottage Cheriton Fitzpaine Crediton Devon EX17 4BQ	Installation of glass doors to enclose existing verandah to become part of existing kitchen	PERMIT	DEL	16/08/2016
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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 glass doors to enclose the existing verandah to become part of the existing kitchen is considered to be supportable in policy terms. The proposed enclosure of the verandah will provide an extension in front of the principle elevation of the dwelling. Notwithstanding this, the enclosure of the verandah under a slate roof with a glazed appearance will still reflect the open nature of the verandah and is not considered to detract from the character or appearance of the dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage or impact on the amenity of occupiers of neighbouring properties. On this basis the proposal is considered to comply with the following policies: COR2 and COR18 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.

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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.

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16/01084/FULL	5 Tamarind Willand Cullompton Devon EX15 2SR	Change of use of amenity land to domestic garden and repositioning of existing boundary wall	PERMIT	DEL	17/08/2016
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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 new wall hereby permitted shall match in colour and material that of the existing wall and 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 use of material finishes appropriate to the boundary wall in order to safeguard the appearance of the area and to be inkeeping with the existing boundary wall in accordance with DM2 of the Local Plan part 3 (Development Management Policies).

**Reasons**

The application scheme for the change of use of amenity land to domestic garden and repositioning of existing boundary wall is considered to be supportable in principle. The scale, design and material palette are to be inkeeping with the existing rear wall. It is not considered that the repositioning of the wall is not considered to result in any impacts on highway safety or visual amenity to the area. On this basis, the proposal is considered to comply with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

**Reasons**

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

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