

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00365/TPO	Former Police Station The Avenue Tiverton Devon EX16 4HS	Application crown raise secondary branches of 5 Beech trees by 5.5m above ground level and reduce crown of 1 Yew tree by 2m protected by Tree Preservation Order 96/00001/TPO and crown raise secondary branches of 1 Beech tree by 5.5m above ground level pro	PERMIT	DEL	25/05/2017

Conditions

- 1 The works hereby permitted shall be carried out within two years of the date of this consent.
- 2 All works shall be carried out in accordance with BS3998:2010 Tree Work Recommendations and/or European Pruning Guide (AA guidance Note No. 5) by an appropriately experienced and qualified tree surgeon.
- 3 The works hereby permitted shall consist solely of the following: a) T5, T6, T7, T8, T9, T10 and T11 - all beech trees, crown raise to clear 5.5m above the lowest ground level, small diameter secondary branches should be pruned only. b) T2 - Yew, crown reduce by a maximum of 2m to reshape the tree where appropriate to balance the crown following the suppression from neighbouring trees.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the tree(s) and in the interests of visual amenity and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 2 To ensure the works are carried out in accordance with best Arboricultural practice.

Reasons

The suggested pruning works as a part of this application are considered acceptable.

17/00429/FULL	Cadeleigh Arms Cadeleigh Tiverton Devon EX16 8HP	Erection of raised decking area; replacement of windows and installation of access doors on North elevation	PERMIT	DEL	23/05/2017
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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.

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 considered to be acceptable in that the decking is of a reasonable size and has been tiered to minimise its visual impact and the impact on the conservation area whilst improving the pub's facilities. As the area could already be intensively used as pub garden, the addition of the decking is not considered to have an unacceptable additional impact on the amenities of neighbouring residents. The development is considered to be in accordance with Policies DM2 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

17/00437/FULL	51 Rackenford Road Tiverton Devon EX16 5AF	Erection of replacement dwelling and widening of vehicular access	PERCON	DEL	23/05/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to demolition commencing, a work plan and risk assessment shall be submitted for approval to the Local Planning Authority. This plan and assessment should identify and risk-asses any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.
- 4 Prior to their first use on the building details and a sample of the roofing materials, including the roof tiles and ridge covering shall be submitted to and approved in writing by the Local Planning Authority, those materials approved shall be so used and retained thereafter.
- 5 Prior to their first use on the building details and a sample of the walling materials, including the bricks and timber cladding shall be submitted to and approved in writing by the Local Planning Authority, those materials approved shall be so used and retained thereafter.
- 6 The rooflights and South East elevation window serving the first floor rooms shall all be obscure glazed and non-opening, save for the rooflights serving the bedrooms labelled 3 and 4 on plan 17/RAC/01 A which are permitted to open to function as a means of escape. The rooflights and windows shall be retained and maintained as such thereafter.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
7		Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D of Part 1 and Class A of Part 2 relating to the enlargement of the dwellinghouses, provision of windows and other openings, or roof alterations, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.			

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of public health and protection of the environment.
- 4 To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area and to ensure the development is of a high quality in accordance with Policy DM2 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 of the area and to ensure the development is of a high quality in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 6 To safeguard the privacy and amenity of the occupiers of the neighbouring properties, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 7 To safeguard the visual amenities of the area and to ensure the site is not overdeveloped, in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed replacement dwelling is considered to be acceptable in policy terms. The design of the dwelling proposed is considered to take account of the context, local character and density of development. The dwelling exceeds the national floor space standards and is considered to have suitable sized rooms and an overall floor space that allows for movement within the building and is adaptable to meet the changing needs of a range of occupiers. The proposed dwelling will have adequate amenity space along with sufficient space within the dwelling curtilage for refuse and recycling storage. The proposal incorporates a widened access and improved parking facilities, adequate for the parking and turning of two cars. Overall, the proposed replacement dwelling is considered to be in accordance with Policies COR2, COR9 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2, DM3, DM8, DM14 and DM15 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 negotiation, discussions and determining the application in a timely fashion. In accordance with paragraph 69 of the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00440/FULL	Land and Building at NGR 300649 105971 (The Great Barn) Colebrooke Lane Cullompton Devon	+`Change of use of agricultural land to domestic garden and erection of double garage/storage shed	PERMIT	DEL	22/05/2017

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 garage, shed and residential garden area hereby permitted shall not be brought in to their permitted use until the dwelling they are associated with at NGR 300589 105835, Colebrooke Lane, Cullompton as identified on the site plan, drawing reference EX813/PA/1001 dated and received by the Local Planning Authority on the 28.03.17, is first occupied, and shall be used for such purposes only in conjunction with this dwelling thereafter.

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 this agricultural land does not change use to residential garden area in the absence of the converted building being occupied as a dwellinghouse.

Reasons

The proposed change of use of agricultural land to residential garden and the erection of a garage and shed at Colebrooke Lane, Cullompton is considered to be acceptable in policy terms. The agricultural land changing use is intimately associated with the building being converted to a dwellinghouse, and due to its size and location it is not considered that it is capable of a functional agricultural use, therefore it does not result in the unacceptable loss of agricultural land. The proposed garage and shed are considered to be of a high quality and appropriate design and will have a limited impact within the surrounding landscape. The proposed garage is considered to respect the character, scale, setting and design of the building being converted to a dwellinghouse, will not result in over development and will not have an adverse impact on the living conditions of occupants of neighbouring properties. Overall the proposal is considered to be in accordance with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2, DM3, DM8, DM13 and DM14 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.

17/00447/HOUSE	2 Bouchier Close Bampton Tiverton Devon EX16 9AG	Erection of single storey extension	PERMIT	DEL	24/05/2017
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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.

Reasons

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

Reasons

The proposed single storey extension will enable the provision of a larger kitchen/dining area, to the front of the property, a utility area and a re-arranged main entrance to the property. The design, including proposed materials will not have a detrimental impact on the appearance of the property nor on the wider street scene. The extension will not have an adverse effect on the private amenities of the occupiers of adjacent properties.

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 application being determined in accordance with adopted planning policies. 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.

17/00473/FULL	Land at NGR 301632 107253 (opposite 37 Bilbie Close) Shortlands Road Cullompton Devon	Erection of garage	REFUSE	DEL	25/05/2017
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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.

Reasons

- 1 The application site is located in close proximity to the root protection area of an Oak tree which is subject of a Tree Preservation Order. The proposed development of the single garage indicates the use of strip foundations and a brick and block construction and a soakaway system which will negatively impact on the root system of the adjacent Oak tree to such an extent as to cause irreparable harm to the detriment of the long term health of the tree and the amenity that it provides to the local area, contrary to Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of Local Plan Part 3 (Development Management Policies).
- 2 The application site is located within Flood Zone 3 and is additionally within the critical drainage area of Cullompton. In the opinion of the Local Planning Authority, insufficient information has been provided to be able to determine the likely impact the proposal will have on flood risk and compliance with the requirements for the surface water drainage capacity of the development within the critical drainage area of Cullompton, contrary to the requirements of Policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/00486/HOUSE	Westcott Witheridge Tiverton Devon EX16 8NX	Erection of extension	PERMIT	DEL	24/05/2017

Conditions

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

Reasons

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

Reasons

The application for the erection of an extension is considered to be supportable in policy terms. The design is not of particular merit but provides a functional solution to extending the bedroom space at first floor level and given the utilitarian appearance of the existing bungalow which has no architectural merit, it is not considered that it causes unacceptable harm to the building. There are no concerns regarding over development of the dwelling curtilage or impacts on neighbouring properties. Overall the proposal is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM13 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.

17/00491/HOUSE	6 Lower Loughborough Tiverton Devon EX16 5AD	Erection of a single garage	PERMIT	DEL	22/05/2017
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Conditions

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

Reasons

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

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Reasons

The proposed garage in terms of its scale, design and position is considered to be supportable in policy terms. The proposal 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 properties. Overall the proposal is considered to comply with the following policies; Mid Devon Core Strategy (Local Plan part 1) COR2, COR11, COR13 of the Local Plan part 3 (Development Management Policies) DM2, DM8, DM13, and Government advice in the National Planning Policy Framework.

Reasons

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

17/00494/HOUSE	16 Smithincott Cottages Smithincott Cullompton Devon EX15 3DG	Erection of ground floor extension	PERMIT	DEL	23/05/2017
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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.
- 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, DM13.

Reasons

The proposed extension by virtue of its 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/building to be extended or its surroundings. As such the proposal is considered to comply with policies DM2 and DM13.

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
17/00498/HOUSE	1 Porch Cottages Copplestone Crediton Devon EX17 5NN	Retention of conservatory	PERMIT	DEL	23/05/2017

Conditions

- 1 The date of commencement of this development shall be taken as 3 April 2017, the date the application was registered with 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.

Reasons

- 1 In order to establish a legal commencement date for the development to enable the development to be monitored by the Local Planning Authority.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The retention of the conservatory by virtue of its scale, massing, design and location is not considered to be detrimental to the residential amenity of the neighbouring dwellings. The retention of the conservatory will not result in a lack of privacy for the neighbouring properties or result in an over-development of the site. Overall, it is considered that the conservatory, as built, complies with policies COR2 and COR17 of the Mid Devon Core Strategy (Local Plan Part 1), policies DM1, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and the advice within the National Planning Policy Framework.

Reasons

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

17/00500/FULL	Land at NGR 285938 124112 (Four Seasons Bungalow) Oakford Devon	Erection of garage and retention of storage containers and shed	PERMIT	DEL	22/05/2017
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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 granted shall be used solely for parking and storage in connection with the occupation of the dwelling currently known as Four Seasons Bungalow and not for any use independent of the occupation of that dwelling.

Reasons

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

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3 The site is in the countryside where an unrestricted/independent use has the potential to adversely affect the character and appearance of the area and the amenities of the occupants of Four Seasons Bungalow, in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

Reasons

The proposed garage/store and existing shed and storage containers, by reason of their design, scale, location adjacent to the B3227 and appearance within the street scene are considered acceptable. In addition, the development is not considered to adversely affect the amenities of neighbouring uses. As such, the proposed development complies with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies), together with 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.

17/00502/HOUSE	Furze Cottage Cheriton Bishop Exeter EX6 6HF	Erection of ground floor rear extension and installation of 3 dormer windows	PERMIT	DEL	24/05/2017
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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 ground floor rear extension and installation of three dormer windows is considered to be supportable in policy terms. The design is not considered to harm the character or appearance of the property and the scale of the proposals would not dominate the host dwelling. There are no concerns regarding overdevelopment of the dwelling curtilage. The proposal will not significantly alter the relationship with the neighbouring property. Overall the proposal is compliant with COR2, COR18, DM2 and DM13.

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
17/00505/FULL	Land at NGR 299958 111820 (2 Pigsfoot) Ash Thomas Devon	Change of use of land for the siting of a caravan for use as a holiday let	PERCON	DEL	22/05/2017

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 not be brought into its permitted use until the access and visibility splays indicated on drawing number JG01 Rev 1 have been provided measured from a point 2.4 metres back from the edge of the adjacent carriageway and in accordance with details of hedge removal and replanting to be submitted to and approved in writing by the Local Planning Authority before development begins. Once provided, such approved access and visibility splays shall be permanently retained and maintained in accordance with the approved details.
- 4 Only one caravan shall be sited on the application site at any time, such caravan to meet the definition of caravan set out in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.
- 5 i) The caravan shall be occupied for holiday purposes only ii)The caravan shall not be occupied as a person's sole or main place of residence iii)The owners/operators shall maintain an up-to-date register of the names of all occupiers of the caravan on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

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 providing a safe access in accordance with Policy DM2 of the Local Plan Part 3 (Development Management Policies).
- 4 The development has been assessed on the basis of only one caravan being sited on the site and the site may not be suitable for additional holiday accommodation.
- 5 The site is in an isolated countryside location where unrestricted occupation would be contrary to the sustainability objectives of the National Planning Policy Framework and Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The proposal is considered to be acceptable in that the site is considered suitable for quiet countryside tourism but is well related to the village of Halberton, Tiverton Parkway railway station and local attractions. The development is not considered to harm the visual amenities of the area or the amenities of neighbouring residents and the improved access and parking provision is considered to be acceptable. The development is considered to be in accordance with Policies DM2 and DM25 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
17/00511/CLU	Pit Hayne Farm Hemyock Cullompton Devon EX15 3UJ	Certificate of lawfulness for existing use of agricultural building as ancillary domestic storage for a period in excess of 10 years	PERMIT	DEL	22/05/2017

Reasons

From the evidence submitted in support of this application and the evidence obtained by the Local Planning Authority on the balance of probability the barn attached to the west of the main house has been used for ancillary domestic storage for a period in excess of 10 years.

17/00513/FULL	Land at NGR 266999 105847 (Tawbridge Farm) Millsome Lane Wembworthy Devon	Erection of an agricultural storage building (842 sq. m)	PERCON	DEL	22/05/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan part 3 (Development Management Policies) policy DM27, that an appropriate record in made of archaeological evidence that may be affected by the development.

Reasons

The application for the erection of an agricultural storage building (842 sq.m) is considered to be supportable in policy terms. The building will support the ongoing operations of the existing farming enterprise and is therefore considered to be reasonably necessary. The building is large however it has been designed of typical agricultural style and overall it is not considered that the building would harm the character or appearance of the area or the setting of the nearby scheduled ancient monument. The siting of the building in relation to the existing buildings that are proposed to change use to a residential use has been considered, however the proximity of the application site to these two buildings is not considered a reason to refuse this application as the buildings are to be retained within the applicant's ownership. The building is sited with sufficient distance from the nearest existing residential dwelling (outside the applicants ownership) such that it is not considered that it would impact on the amenity of any nearby occupiers that are not connected to the farm holding. The likely increase in traffic movements is not considered to result in an unacceptable impact on the local highway network. It is not considered that there would be any adverse environmental impacts arising from the development. Overall it is considered that the proposal is compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan part 3 (Development management policies) and government advice in 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.

17/00518/FULL	The Mobile Home Minnows Caravan Park Sampford Peverell Tiverton Devon EX16 7EN	Erection of dwelling	PERCON	DEL	23/05/2017
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Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Prior to setting out of the site for the development, details of the proposed finished floor levels, set against an agreed fixed datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
- 4 Prior to the use of any above ground materials first being used on site, details or samples of the materials and their finishes (including colour/type of render, brick, mortar, roof materials, timber weatherboarding, windows and doors) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2016 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, E, of Part 1 relating to extensions or alterations to the dwelling or its roof and the provision of outbuildings, or Classes A, B, of Part 2 of Schedule 2, relating to gates, walls, fences or other forms of enclosure, shall be undertaken within the dwelling curtilage without the Local Planning Authority first granting planning permission.
- 6 The dwelling hereby permitted shall be occupied by persons solely, mainly or lastly employed at the caravan park known as 'Minnows', Sampford Peverell, EX16 7EN (or any subsequent business name and use on the site).

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 height of the building can be fully monitored in the interests of the preservation of the setting of the adjacent Grand Western Canal Conservation Area and the nearby listed bridge 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 in order to safeguard the visual amenities of the area and character and appearance of the building in accordance with Mid Devon Core Strategy (Local Plan Part 1) Policy COR2 and Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM27.
- 5 To ensure that the dwelling remains of a size commensurate to the needs of the business and to safeguard the visual amenities of the area and residential amenity of neighbouring residents in accordance with Policies DM2, DM10, DM14 and DM27 of Local Plan Part 3 (Development Management Policies).

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6 To ensure that the dwelling is kept available to support the proper operation of the business on the site as the site is located outside defined settlement limits in the open countryside, where national and local planning policy requires that there is an 'essential need' for workers to live at or near their place of work in accordance with Policy COR18 of Mid Devon Core Strategy (Local Plan Part 1) and guidance in the National Planning Policy Framework.

Reasons

The proposal is acceptable as the site already provides managers accommodation and has been previously assessed and there found to be a need for a permanent residential dwelling on site. It is considered that the proposed development will be at a density compatible with its surroundings and will make a good use of land amongst the caravan site. Subject to the imposed conditions it is considered that this proposal will be sympathetic in terms of the relationship with the adjoining buildings and the Grand Western Canal. The juxtaposition with the existing nearby Listed Bridge is considered to be such that no significant impact in terms of harming the setting will arise from this proposal. Adequate on-site parking and vehicle manoeuvring facilities with access thereto can be provided to serve the property. There are no highway objections and contributions have been made with regard to open space. The proposal is in accordance with Policies COR1, COR2, COR4 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1, DM2, DM8, DM10, DM14, DM15, DM20, DM24 and DM27 of the Local Plan Part 3 (Development Management Policies).

Reasons

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

17/00536/HOUSE	Sunrise Hornbeam Gardens Bradninch Exeter EX5 4NZ	Installation of dormer window	PERMIT	DEL	26/05/2017
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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 dormer window in terms of its scale, design and position 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 will not detrimentally impact on the adjacent conservation area. 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 properties. Overall the proposal is considered to comply with the following Policies; Mid Devon Core Strategy (Local Plan Part 1) COR2, and COR17, Local Plan Part 3 (Development Management Policies) DM2, DM8, DM13 and DM27 and Government advice in 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.

17/00540/FULL	Devon Hills Beverages Ltd Wembworthy Chulmleigh Devon EX18 7SJ	Change of use and subdivision of former bottling plant into 7 industrial units and office space (Use Classes B1, B2 and B8), and associated works	PERCON	DEL	25/05/2017
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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 materials, goods, products, chattels, scrap or waste materials shall be stored outside of any building, at any time without details of any areas to be used for storage and the type of storage first having been submitted to and approved in writing by the Local Planning Authority.
- 4 No external lighting shall be installed on the building without the prior written consent of the Local Planning Authority.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the character and amenities of the area and to ensure that adequate parking facilities remain available for the use of the site, in accordance with policies DM2 and DM8 of Local Plan Part 3 (Development Management Policies).
- 4 To protect the rural environment from unnecessary light pollution in accordance with policy DM7 of Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

The site is located within the open countryside when development is controlled. The National Planning Policy Framework is very clear that there should be an emphasis on promoting sustainable economic development, even in the open countryside. The building itself is relatively modern and of a standard industrial appearance and the application scheme does not require any significant external alterations for its proposed use. It is well screened any public highway so only reasonably distant views would be obtained from the north. Access from the site is out onto the B3220 with easy access to the A377. It is not considered that the proposal will harm the rural character and visual amenities of the area or any nature conservation interests over and above the existing impact of the building. Given the historical and authorised use of the application site it is not considered that the impact of the application on the general amenities of the area would justify refusing this application subject to the terms of conditions 3 and 4 as recommended. On balance it is considered that the proposal complies with policies COR1, COR4, COR8, COR9 and COR18 of Core Strategy and policies DM1, DM2, DM8 and DM20 of the Local Plan Part 3. In addition, the proposed development is considered to be in accordance thrust of the National Planning Policy Framework in promoting sustainable rural economic development.

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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.

17/00545/PNCOU	Valley View Sandford Crediton Devon EX17 4LW	Prior notification for the change of use of office building to dwelling under Class O	PDA	DEL	26/05/2017
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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 O of the Town and Country Planning (General Permitted Development) (England) Order 2015(as amended).

17/00556/FULL	Land at NGR 307708 115636 (Valley View) Burlescombe Devon	Retention of new access, vehicle run-off, and access lane (Revised scheme)	PERMIT	DEL	23/05/2017
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Conditions

- 1 The development hereby permitted is lawfully considered to have commenced on the 5th April 2017, the date the application was registered.
- 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 planting scheme as set out in paragraph 2.4 of the submitted Planning Statement shall be carried out within the first planting season following the grant of this planning permission. Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- 4 Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide inter visibility between any points on the X and Y axes at a height of 0.60 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.40 metres back along the centre line of the drive and the visibility distances along the nearer kerb edge of the carriageway of the public highway (identified as Y) shall be 215 metres in a western direction and parallel to the extremities of the site to the east.
- 5 The surface water drainage of the site shall be designed 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 ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: (Development Management Policies).
- 4 In the interest of highway safety to ensure adequate visibility at the point of access and egress from vehicles entering or leaving the site.

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5 To prevent damage and to restrict the surface water running onto the highway in the interests of highway safety in accordance with DM2 (criterion d) Local Plan Part 3 (Development Management Policies) and/or in accordance with guidance in the National Planning Policy Framework (NPPF).

Reasons

The access by virtue of its overall scale, design and location is not considered to harm the rural character and appearance of the area. As such the proposal is considered to comply with policies COR1 and COR18 of the Core Strategy (Local Plan Part 1) and Policies DM1 and DM2 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.

17/00565/FULL	Land at NGR 276019 101701 Guscotts Farm Coplestone Devon	Erection of an agricultural livestock building	PERMIT	DEL	24/05/2017
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Conditions

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

Reasons

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

Reasons

The application for the erection of an agricultural livestock building is considered to be supportable in policy terms. The building will provide additional space to accommodate sheep, and calves from the suckler herd and is therefore considered to be reasonably necessary to support the agricultural operations of the holding. The design is typical of an agricultural building and similar to the existing buildings and is therefore considered to respect the character and appearance of the area. Given the topography and separation distance between the neighbouring dwellings it is not considered that the proposal would result in any adverse impacts on the amenity of nearby properties. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included 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
17/00566/FULL	Hudgery Black Dog Crediton Devon EX17 4QX	Erection of a general purpose livestock building	PERMIT	DEL	24/05/2017

Conditions

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

Reasons

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

Reasons

The application for the erection of a general purpose livestock building is considered to be supportable in policy terms. The building is required to provide additional space for housing livestock and is considered to be reasonably necessary to support the agricultural activity on the holding. Given the location of the development it is not considered that the proposal will have an adverse impact on the living conditions of any local residents or the local environment. The design is of a typical agricultural style and it is not considered that it would harm the character or appearance of the area. The development is not considered to result in an unacceptable increase in traffic on the local highway network. The proposal is considered to be compliant with the following policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00569/FULL	Land at NGR 272162 98664 (Littlecombe Farm) Bow Devon	Erection of an agricultural livestock building	PERMIT	DEL	24/05/2017
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Conditions

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

Reasons

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

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Reasons

The application for the erection of an agricultural livestock building, (in conjunction with application proposal submitted under LPA ref: 17/00572/FULL) is considered to be supportable in policy terms. The building will provide additional space to accommodate young stock before they are moved to other buildings on the holding, and is therefore considered to be reasonably necessary to support the agricultural operations of the holding. The design is typical of an agricultural building and similar to the existing buildings on the site and is therefore considered to respect the character and appearance of the area. Given the topography, existing landscaping and separation distance between the neighbouring dwellings it is not considered that the proposal would result in any adverse impacts on the amenity of nearby properties. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

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

17/00572/FULL	Land at NGR 272128 98686 (Littlecombe Farm) Bow Devon	Erection of an agricultural livestock building	PERMIT	DEL	24/05/2017
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Conditions

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

Reasons

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

Reasons

The application for the erection of an agricultural livestock building, (in conjunction with application proposal submitted under LPA ref: 17/00569/FULL) is considered to be supportable in policy terms. The building will provide additional space to accommodate young stock before they are moved to other buildings on the holding, and is therefore considered to be reasonably necessary to support the agricultural operations of the holding. The design is typical of an agricultural building and similar to the existing buildings on the site and is therefore considered to respect the character and appearance of the area. Given the topography, existing landscaping and separation distance between the neighbouring dwellings it is not considered that the proposal would result in any adverse impacts on the amenity of nearby properties. The development is not considered to have an adverse impact on the environment or the local road network. Given this assessment the development is considered to comply with the following policies: COR2 and COR18 of the Mid Devon Core Strategy, DM1, DM2 and DM22 of the Local Plan part 3 (Development Management Policies) 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.

17/00588/LBC	Mill Farm House Cheriton Fitzpaine Crediton Devon EX17 4BD	Listed Building Consent for erection of extension and replacement guttering and fascias	PERCON	DEL	23/05/2017
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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 Prior to their installation, a sample of the natural roof slate shall be provided to and approved in writing by the local planning authority.
- 4 Prior to their construction and installation, further design details of the two new casement windows on the rear elevation of the extension hereby approved (including sections, mouldings and profiles) shall be provided and agreed in writing by the local planning authority.

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 In order to ensure the use of materials that will preserve the special interest of the listed building.
- 4 In order to ensure the use of design detailing that will preserve the special interest of the listed building.

Reasons

The proposed works are considered to be justified and reasonable. The proposal will not cause harm to the special interest of the listed building which will be preserved. 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.

17/00618/HOUSE	4 Station Road Yeoford Crediton Devon EX17 5HU	Erection of two storey rear extension	PERMIT	DEL	24/05/2017
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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 erection of a two storey rear extension is considered to be supportable in policy terms. The design of the extension is considered to respect the character, scale, setting and design of the existing dwelling. The proposal would not result in overdevelopment of the dwelling curtilage. The impact on the neighbouring properties has been considered, and although it will alter the relationship with the neighbouring properties with no.5 being flanked by two storey extensions either side, it is not considered that the impact would result in an oppressive environment for the occupiers of the neighbouring property. Overall it is considered that the proposal would not result in loss of privacy, light or overlooking and a sufficient level of amenity will be retained for the neighbouring property. Overall the proposal is considered to comply with the following policies COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2 and DM13 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.
