

Decision Register

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/01799/TPO	Land at NGR 299880 103950 (Dukes House) High Street Bradninch Devon	Application to remove 3 Holm Oak trees protected by Tree Preservation Order 09/00009/TPO	PERMIT	DEL	16/03/2018

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) Fell 3 Holm Oak Trees
- 4 The trees that are to be removed (including the previous trees from 16/01542/TPO) shall be replaced by 4 x Tilia euchlora (10-12cm girth) supplied in accordance with BS8545:2014 Trees: from independence in the landscape - Recommendations. The trees shall be planted within 9m of the northern boundary wall, or other such species and location as may be agreed in writing with the Local Planning Authority. The replacement tree should be planted in the next growing season following the felling of the trees and in accordance with the above specification should they be damaged, uprooted, destroyed or die.

Reasons

- 1 To ensure the works carried out remain appropriate to the condition of the trees 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.
- 3 To preserve the continued contribution of the trees to the local character and amenity whilst enabling such works as are required to manage the trees and having regard to the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 4 In the interests of replacing the amenity lost by the removal of the trees.

Reasons

Mid Devon District Council Tree Officer feels that the trees have become unsuitable for the location and are not excellent specimens. Mid Devon District Tree Officer has no objection to the removal of the final three trees from this group.

17/01822/LBC	Latymer Courtenays Yeoford Crediton Devon EX17 5EZ	Listed Building Consent for re-thatch from straw to water reed	PERMIT	DEL	12/03/2018
--------------	--	--	--------	-----	------------

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.

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

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 proposal is considered to be supportive in policy terms as the works are not considered to harm the character, appearance and setting of this listed building. The proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan (Development Management Policies) policy DM27 and Government advice in the National Planning Policy Framework.

17/01875/OUT	Frogs End Frog Street Bampton Tiverton Devon EX16 9NT	Outline hybrid application for the erection of a dwelling and alteration to vehicular access; and change of use of agricultural barn to ancillary residential building	REFUSE	DEL	16/03/2018
--------------	--	--	--------	-----	------------

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, Councillor briefing, negotiations 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 proposed development is outside of a designated settlement limit, therefore the site is located in the countryside where national and local planning policy and in particular Paragraph 55 of the National Planning Policy Framework seek to avoid new homes in the countryside unless there are special circumstances such as the essential need for a rural workers dwelling. No information has been submitted to demonstrate there are any such special circumstances. The Local Planning Authority has considered the shortfall in housing land supply and has attached appropriate weight to the benefits of the application scheme. However the shortfall in supply does not override all other considerations and the development proposal is not considered to materially impact on the supply for housing. In this instance, the proposal is considered to be harmful to the character and appearance of the street scene and is considered to erode the rural character of this edge of town location. As a result, the development causes less than substantial harm to the setting of the conservation area and nearby listed buildings, for which there is no public benefit outweighing this harm. For this reason and the other reasons set out below, the proposal is not considered to constitute sustainable development as set out within the Framework, and would also conflict with Mid Devon Core Strategy (Local Plan Part 1) Policies COR1 and COR2, Mid Devon Local Plan Part 3 (Development Management Policies) Policies DM1, DM2 and DM27 and Paragraphs 132 and 134 of the National Planning Policy Framework.
- 2 In the opinion of the Local Planning Authority, insufficient information has been submitted to adequately confirm the flood risks affecting the application site and the submitted information does not satisfactorily address whether the proposal will increase flood risk elsewhere. The submitted Flood Risk Assessment doesn't truly reflect the flood extent at this location and it is considered that the proposed dwelling would be located within Flood Zones 2 and 3 of the Shuttern Brook. In addition, the dwelling is considered to be at risk of flooding from surface water runoff that emanates from the B3190. As such, the proposal has not sought to reduce the risk of flooding to life and property and is not in a sustainable location. In addition, the proposal does not take account the likely impact of climate change, nor does it ensure the development does not increase the risk of flooding elsewhere. Therefore, the development proposal is contrary to Policy COR11 of the Mid Devon Core Strategy (Local Plan Part) and Paragraphs 100 to 103 of the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
<p>3 In the opinion of the Local Planning Authority the proposed development will bring about demand for public open space facilities. Due to the size of the scheme, onsite provision is considered undesirable due to the maintenance requirements. The application proposals do not include a contribution to the provision of open space. The development is therefore contrary to Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and the adopted Supplemental Planning Document: The provision and funding of open space through development (May 2008).</p>					

17/01978/FULL	6 Exon Buildings Exeter Road Cullompton Devon EX15 1DU	Erection of a dwelling attached to 6 Exon Buildings	PERMIT	DEL	13/03/2018
---------------	---	--	--------	-----	------------

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 acceptable as the site is within the defined settlement limit of Cullompton where residential development is allowed. It is considered that the proposed development will be at a density compatible with its surroundings and will make better provision of underused land alongside existing dwellings and provide a reasonable contribution to the housing stock of that settlement and the District. It is considered that this proposal will be sympathetic in terms of the relationship with the adjoining buildings. The juxtaposition with existing nearby residential development is considered to be such that no significant impact arises in terms of harming their privacy. Financial contributions towards the provision of public open space and air quality have been made in accordance with the relevant policies. As such the proposal is considered to be in accordance with policies COR14 of the Mid Devon Local Plan part 1 (Core Strategy), DM2 and DM8 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 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.

17/02001/FULL	The Linhay Higher Furzeland Coplestone Crediton Devon EX17 5NX	Alterations and change of use of linhay to holiday let	PERMIT	DEL	15/03/2018
---------------	--	---	--------	-----	------------

Conditions

- 1 The works hereby approved shall be carried out in full within 12 calendar months of the date of this planning permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.

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

- 3 (i) The approved accommodation unit shall be occupied as a holiday let for holiday purposes only. (ii) The approved holiday accommodation unit 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 approved holiday accommodation unit on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

Reasons

- 1 The works include the reversal of unauthorised and unacceptable harmful works previously carried out to this listed building.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure it remains used as an ancillary use to the principal property.

Reasons

The application scheme for the conversion for use as a holiday let is supportable in policy terms. The building can be converted without significant alteration and no extension or rebuilding. The design is considered to retain the character of the building and its surroundings and the use is realistic. Overall the application scheme is considered to be in accordance with the following policies; Mid Devon Core Strategy (Local Plan Part 1) COR2 and COR18, Local Plan Part 3 (Development Management Policies) DM1, DM2, DM11, DM24 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.

17/02002/LBC	The Linhay Higher Furzeland Coplestone Crediton Devon EX17 5NX	Listed Building Consent for the conversion of linhay to holiday let	PERMIT	DEL	15/03/2018
--------------	--	---	--------	-----	------------

Conditions

- 1 The works hereby approved shall be carried out in full within 12 calendar months of the date of this planning 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 The works include the reversal of unauthorised and unacceptable harmful works previously carried out to this listed building.
- 2 For the avoidance of doubt and in the interests of proper planning.

Reasons

The proposed works the works are not considered to harm the character, appearance and setting of this curtilage listed building nor the adjoining Grade 2* listed building of the character. The design of the proposed works is considered to be compatible with the building and it is not considered that it would harm the overall character and appearance of the property. The public benefit is that the proposal will ensure the conservation of the building by having a low impact use compatible with its setting. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
17/02054/FULL	Building at NGR 290403 109287 (West Ridge Farm) Cadeleigh Devon	Conversion of cob barn to provide a holiday let unit	PERCON	DEL	16/03/2018

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 a)The holiday accommodation shall be occupied for holiday purposes only. b)The holiday accommodation shall not be occupied as a person's sole or main place of residence. c)The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday accommodation 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
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E, F, G of Part 1, or Classes A, B of Part 2 of Schedule 2, relating to enlargement, extension or addition or alteration to roof, porch, buildings incidental to the enjoyment of a dwellinghouse, hard surfaces, chimneys, flues, gates, fences, walls, new access to a highway, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
- 5 No development shall begin until details/samples of the materials to be used for all the external surfaces of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority. Such approved materials shall be so used and retained.
- 6 Prior to their installation, working details of the new external doors/door frames/windows/rooflights, including sections, mouldings and profiles, finishes, glazing and recess have been submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors/doorframes/windows/rooflights shall be in accordance with these approved details, and be so retained.
- 7 Prior to the first occupation of the holiday accommodation a plan indicating the height, positions, design, materials and type of boundary treatment to be erected on the site and a timescale for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment so approved shall be completed in accordance with the approved details and shall be so retained.
- 8 Prior to the commencement of the conversion of the building a schedule of works required to secure the safety and stability of the building during the conversion period shall be submitted to and approved in writing by the Local Planning Authority. Such works shall include measures to support any wall or vertical surface, to support any floor, roof or horizontal surface, and to provide protection for the building against the weather during the progress of the works. The agreed schedule shall be strictly adhered to during the conversion of the works.
- 9 The development hereby approved shall be carried out in accordance with the mitigation measures set out in the ecological working method statement prepared by Lee Ecology and submitted with the application. All the mitigation measures shall be provided prior to the first use of the holiday accommodation and thereafter be permanently 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 The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies) and National Planning Policy Framework (NPPF).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To safeguard the character and appearance of the building in accordance with Mid Devon Core Strategy 2 (Local Part 1) Policy COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11, DM24			
5		To ensure the use of materials appropriate to the development/works in order to safeguard the character and appearance of the building accordance with: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11			
6		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: Mid Devon Core Strategy (Local Plan 1) COR2 Local Plan Part 3 (Development Management Policies) DM2, DM11			
7		To safeguard the character and amenities of the area in accordance with Policy DM2 of Local Plan Part 3 (Development Management Policies).			
8		To ensure the safety and stability of the building during conversion, as this permission relates to a conversion and not a reconstruction of the building in accordance with policy DM11 Local Plan Part 3 (Development Management Policies).			
9		To ensure the mitigation measures for the protection of protected species are incorporated in to the development in accordance with policies DM2 and DM11 Local plan part 3 (Development Management Policies) and in accordance with the Conservation (Natural Habitats & Conservation) Regulations 1994 (Statutory Instrument No 2716) amended in 2007.			

Reasons

The application seeks planning permission for the conversion of a disused barn to form a two bedroom unit of holiday accommodation. The provision of tourism accommodation in the countryside is acceptable in principle as long as it can meet criteria of planning policies. The barn is capable of being converted without requiring significant reconstruction, extension or rebuilding and a suitable access and parking is proposed as part of the scheme. The proposed external appearance of the barn would retain the traditional rural character of the barn, with the reuse of existing openings and use of suitable materials including a tiled roof and lime rendered walls. There is an outside area associated with the barn that would provide some amenity space for visitors but without detriment to the rural character of the area. Suitable foul and clean water drainage has been included within the application. The conversion of the building will not have any detrimental impacts on protected species as long as the mitigation detailed in the ecology report is included in the development. The proposal is considered to be in accordance with policies COR1, COR2, COR18 Mid Devon Core Strategy, policies DM2, DM8, DM11, DM24 Local Plan Part 3 (Development Management Policies) and the NPPF.

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.

17/02062/HOUSE	Highwood Bampton Tiverton Devon EX16 9DZ	Retention of balcony area above existing extension and repositioning of external staircase	PERCON	DEL	14/03/2018
----------------	---	--	--------	-----	------------

Conditions

- 1 The date of commencement of this development shall be taken as 17th January 2018, the date 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.

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

- 3 Within 3 months of the date of this planning permission a 1.7m high privacy screen shall be erected along the north east elevation of the balcony area in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The privacy screen shall thereafter be permanently retained. For the avoidance of doubt, the privacy screens shall be the form of a solid barrier such as that of a timber or obscure glazed panel.

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.
- 3 In order to safeguard the amenities and privacy of residents of adjoining properties in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

Reasons

This proposal is considered to be supportable in policy terms. The area of balcony and staircase are considered to respect the character, scale, setting and design of the existing dwelling and are not considered to result in overdevelopment of the dwelling curtilage. As a result of the implementation of approved privacy screens to the side of the balcony facing the neighbouring property, the proposal is not considered to result in any significantly adverse amenity impacts on the neighbouring property. The development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8 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.

18/00028/HOUSE	4 Coldharbour Uffculme Cullompton Devon EX15 3EE	Erection of an extension to include installation of a flue	PERMIT	DEL	15/03/2018
-----------------------	--	--	--------	-----	------------

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 extension hereby approved shall be used as ancillary living accommodation to the existing dwelling (currently known as 4 Coldharbour), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation or for commercial purposes.

Reasons

- 1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The application has been submitted and determined on the basis of an extension of the main dwelling and not as a separate dwelling house or for commercial purposes.

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

Reasons

The application scheme for the erection of extension to include installation of flue at 4 Coldharbour, Uffculme is considered to be acceptable. The proposal would not result in over development of the curtilage and is not considered to have an adverse impact on the living conditions of occupants of the neighbouring properties. The design and scale of the proposed extension of not considered to result in less than substantial harm to the character and appearance of the listed property and its setting, which is outweighed by the improvements to the living conditions of the occupants and the general upkeep of the property. The proposal is therefore considered to comply with policies COR17 of the Mid Devon Local Plan part 1 Core Strategy, Policy DM2, DM13 and DM27 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.

18/00029/LBC	4 Coldharbour Uffculme Cullompton Devon EX15 3EE	Listed Building Consent for erection of an extension to include installation of a flue	PERMIT	DEL	15/03/2018
---------------------	--	--	--------	-----	------------

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 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 for the erection of extension to include installation of flue at 4 Coldharbour, Uffculme will not result in significant harm to the character or appearance of the listed building. On this basis the proposal is considered to be acceptable in accordance with Mid Devon Local Plan part 3 Development Management Policies DM27 and the National Planning Policy Framework.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00041/OUT	Land and Buildings at NGR 301416 115145) Crosses Farm Uplowman Devon	Outline for the erection of 8 dwellings (Revised Scheme)	REFUSE	DEL	16/03/2018

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 Local Planning Authority does not consider Uplowman to be a sustainable settlement in that it lacks the day to day facilities that make it suitable for housing growth. Uplowman has only one of the three essential services that the Local Planning Authority considers necessary for even a limited level of new housing development. Whilst Uplowman does have an education facility, it does not have a shop or public transport service (one bus a week). Accessibility to a wide range of services is poor and there would be a high dependency on the usage of the private car. In the opinion of the Local Planning Authority, the proposal would not amount to sustainable development and therefore conflicts with the sustainability objectives of the National Planning Policy Framework. The harm caused by this conflict is considered to significantly and demonstrably outweigh the benefits of the development in providing new housing in the District. The proposal is considered to be contrary to Policies: COR1, COR9, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and the sustainability objectives of the National Planning Policy Framework.

18/00043/FULL	Devon Underfloor Heating Limited Thorne Cross Farm Cheriton Bishop Exeter Devon EX6 6HA	Change of use of building from agricultural to use class B8 (Storage)	PERCON	DEL	13/03/2018
---------------	---	---	--------	-----	------------

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, waste materials shall be stored outside of the building, at any time.
- 4 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the development hereby approved shall only be used for B8 Storage use without the Local Planning Authority first granting planning permission.
- 5 Prior to the first use of the building hereby approved details of the visibility splays at the junction with the public highway shall be agreed in writing by the Local Planning Authority and then shall be completed in accordance with approved details, and maintained as such 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 safeguard the rural character of the area in accordance with policy DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies).

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
4		To ensure that the traffic implications associated with a change of use that would otherwise be permitted development can be properly considered in accordance with policy DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies).			
5		To provide adequate visibility from and of emerging vehicles.			

Reasons

The application proposes to change the use of the building to a B8 (storage) use class. The likely impact of this use have been duly considered and are deemed to be acceptable. The development would not lead to an unacceptable impact on the local road network subject to the required visibility splays being provided. Impacts on the character and appearance of the landscape are acceptable subject to a condition restricting external storage. Furthermore impacts on residential amenity are limited and would not result in an unacceptable impact. On this basis the development complies with Policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM1, DM2, DM8 and DM20 of the Mid Devon Local Plan Part 3 (Development Management Policies) and guidance in the National Planning Policy Framework (NPPF). It is therefore recommended that the application is approved subject to conditions.

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 amended plans requested 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.

18/00044/HOUSE	Gladhayes Clayhidon Cullompton Devon EX15 3PG	Erection of detached garage	PERMIT	DEL	12/03/2018
-----------------------	--	-----------------------------	--------	-----	------------

Conditions

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

Reasons

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

Reasons

The application scheme for the erection of a detached garage is considered to be policy supported. The proposal respects the character, appearance, setting and scale of the existing dwelling, would not result in the overdevelopment of the dwelling curtilage and will not have any adverse impacts on the living conditions of neighbouring residential properties. Parking provision for 2 vehicles will be retained on the site. As such, the proposal is considered to comply with Policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM13 and DM29 of the Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

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

Reasons

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

18/00045/HOUSE	The Bungalow Bickleigh Tiverton Devon EX16 8RQ	Erection of a rear extension	PERMIT	DEL	12/03/2018
-----------------------	---	------------------------------	--------	-----	------------

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 rear extension is considered to respect the character, scale, setting and design of the existing dwelling and is not considered to result in overdevelopment of the dwelling curtilage. The proposal is not considered to result in any significantly adverse amenity impacts on any neighbouring properties. The development is considered to be in accordance with the following policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2, DM8, 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.

18/00049/LBC	16 St Lawrence Green Crediton Devon EX17 2BD	Listed Building Consent for installation of 3 portholes in garage doors	PERMIT	DEL	12/03/2018
---------------------	---	---	--------	-----	------------

Conditions

- 1 The date of commencement of the development shall be taken as 26th January 2018 when the application was registered by the Local Planning Authority.

Reasons

- 1 In order to establish a legal commencement date for the development.

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

Reasons

The proposed works are considered to be supportable in policy terms as the works are not considered to cause harm to the character, appearance and setting of the listed building visually or in terms of loss of historic fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.

18/00054/FULL	Land at NGR 297341 103332 Yard Down Lane Silverton Devon	Retention of change of use of land for the siting of a building for edible flower and wine production	PERMIT	DEL	13/03/2018
---------------	---	--	--------	-----	------------

Conditions

- 1 The development is taken to have lawfully commenced on the 16th January 2018, the date the application was validated.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 Within 9 months of the date of this permission the package treatment plant shall be installed, connected and fully operational, the package treatment shall be maintained and retained thereafter.
- 4 Within 9 months of the date of this permission the Grasscrete (or similar) parking and turning area shall be provided in accordance with the submitted Block Plan 051-P01B and shall be retained and maintained as such thereafter.

Reasons

- 1 In order to establish a legal commencement date.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure foul sewage associated with the site is managed appropriately, in accordance with policy DM2.
- 4 To ensure adequate parking and turning facilities are provided on site in accordance with Policy DM8.

Reasons

The retention of this mixed use building for agriculture and wine production is considered to be acceptable in policy terms. The building is considered reasonably necessary to support an existing rural business and will continue to provide rural employment opportunities. The location of the building is justified and it is not considered that there are any unacceptable impacts of the occupants of neighbouring properties or on the character and appearance of the countryside. The parking and access proposal is considered to be adequate and there will not be an unacceptable impact on the local road network. Overall, the proposal is considered to be in accordance with Policies DM1, DM2, DM8, DM20 and DM22 of the Mid Devon Local Plan Part 3 (Development Management Policies), COR2 and COR18 of the Mid Devon Core Strategy and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and 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
18/00056/FULL	The Hebron Hall Lower Bull Ring Cullompton Devon	Replacement of windows and doors	PERMIT	DEL	15/03/2018

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 windows and doors will be as per the approved drawings in design and the windows and door frames will be white in colour.

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 building and new windows and doors make a positive contribution to the Conservation Area in accordance with Policy DM27.

Reasons

The proposed change of windows and doors associated with Hebron Hall are acceptable and compliant with Policy DM2 and DM27 of the Local Plan Part 3 and the NPPF.

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 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.

18/00057/HOUSE	3 Pear Drive Willand Cullompton Devon EX15 2QS	Erection of a single storey extension to rear and porch to front	PERMIT	DEL	12/03/2018
----------------	---	--	--------	-----	------------

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.

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

Reasons

The application for the erection of a single storey extension to the rear of the property and a porch to the front of the property 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 Policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1), Policies DM2 and 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 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.

18/00065/HOUSE	Waterleat Colebrooke Crediton Devon EX17 5JS	Conversion of storage area to ancillary living accommodation	PERCON	DEL	14/03/2018
-----------------------	--	--	--------	-----	------------

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 their use on site, samples of the materials to be used for all the external surfaces of the building should be submitted to and approved in writing by the Local Planning Authority.
- 4 Prior to occupation of the dwellings hereby approved, details of the new external doors, door frames and windows, including sections, mouldings and profiles, finishes and glazing should be submitted to, and approved in writing by, the Local Planning Authority. Installation of the doors, doorframes and windows shall be in accordance with these approved details, and be so retained.
- 5 The living accommodation hereby permitted shall not be occupied other than as part of the existing dwelling on the site (referred to as Waterleat) and shall in no case be used, let, sold or otherwise disposed of as a separate 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.
- 3 To ensure use of materials appropriate and to safeguard the visual amenities of the area and the character and appearance of the building and in order to comply with policy DM2, DM13 and DM27 of the Mid Devon Local Plan part 3 (Development Management Policies).
- 4 To ensure the use of materials and detailing appropriate to the development, in order to safeguard the character and appearance of the building in accordance with policies DM2, DM13 and DM27 of the Local Plan Part 3: (Development Management Policies).
- 5 To prevent the creation of accommodation capable of being used as a separate dwelling house and to prevent an over-intensive use of the premises in the interest of the amenity of the locality in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and DM13 of Mid Devon Local Plan Part 3 (Development Management Policies).

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

Reasons

The proposed alterations to the house to provide further living accommodation are considered to respect the character, scale, setting and design of the existing dwelling which is a grade II listed building. It is not considered that the proposal would result in overdevelopment of the dwelling curtilage, nor would it have significant adverse impacts on the living conditions of occupants of the neighbouring properties. Overall the proposal is considered to be in accordance with the following policies COR1 COR2 and COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM1, DM2 and DM13 of the Local Plan part 3 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.

18/00067/LBC	Waterleat Colebrooke Crediton Devon EX17 5JS	Listed Building Consent for the conversion of storage area to ancillary living accommodation including part removal of east wall/chimney and rebuild with timber post and beam structure with timber and glazing infill and internal alterations to layout of h	PERMIT	DEL	14/03/2018
---------------------	---	---	--------	-----	------------

Conditions

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

Reasons

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

Reasons

The application scheme for the conversion of a storage area to ancillary living accommodation including part removal of the east wall and chimney and the rebuilding of the wall with a timber post and beam structure with timber glazing infill and alterations to the layout of the house is considered to be supportable in policy terms. The development is considered to accord with the provisions of policy DM27 and guidance in the NPPF.

Ref Number	Address	Proposal	Decision	Decision Type	Decision Date
18/00072/FULL	Land at NGR 297499 124700 Road from Westwoods to Pixies Laughter Shillingford Devon	Siting of two holiday lodges - HOLIDAY OCCUPANCY CONDITION	PERMIT	DEL	16/03/2018

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 of the holiday lodges hereby approved shall not be occupied until the vehicular access, parking and turning areas indicated on the approved block plan have been provided on site, surfaced and drained. Following their provision, these facilities shall be so retained.
- 4 (i) The holiday accommodation units (holiday lodges) shall be occupied for holiday purposes only. (ii) The holiday accommodation units (holiday lodges) 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 holiday accommodation units (holiday lodges) on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
- 5 The development hereby approved shall only be occupied for holiday purposes only. On the holiday lodges becoming redundant for such purposes, they shall be demolished and all resultant materials removed from the site within 3 months of them becoming redundant for their approved use.

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 interest of highway safety and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM8 (Parking) of the Local Plan Part 3 (Development Management Policies).
- 4 The site is outside of defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with Policy DM24 of the Local Plan Part 3 (Development Management Policies).
- 5 To ensure removal of the holiday units if no longer required for holiday occupation in order to protect the character, appearance and general amenity of the area of countryside in accordance with Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1).

Reasons

The proposal for the siting of two holiday lodges and car parking for tourism use is considered to be acceptable not resulting in a detrimental impact to the rural character of the area. It is not considered that the proposal would have an unacceptable impact on the environment and the proposal is considered to be suitably designed and any impact on amenity of neighbouring occupiers is not considered significant given the degree of separation involved. The development complies with the requirements of relevant Policies: COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM20 and DM24 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

Reasons

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application the Local Planning Authority has worked proactively and positively with the applicant to ensure that all relevant planning considerations have been properly resolved. This has included discussions and 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
18/00077/HOUSE	Land and Buildings at NGR 312147 113706 (The Old Farmhouse) Hemyock Devon	Retention of 2 car ports	PERMIT	DEL	12/03/2018

Conditions

- 1 The date of commencement of the development shall be taken as 16th January 2018 when 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.

Reasons

- 1 In order to establish a legal commencement date for the development to enable to 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 two timber carports erected on land at The Old Farmhouse, Hemyock are considered to be acceptable. The carports are typical in their design and appearance within its location. The carports are not visible from public vantage points, other than to other properties using the same access track. The carports have no wider visual impact on the Blackdown Hills AONB and do not cause any adverse impacts on the living conditions of neighbouring residential properties. As such, the carports to be retained are considered to comply with policies COR18 of the Mid Devon Local Plan part 1 (Core Strategy), DM2, DM13 and DM29 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.

18/00094/FULL	Land and Buildings at NGR 265555 109234 Upcott Farm Wembworthy Devon	Erection of extension to silage clamp	PERMIT	DEL	12/03/2018
----------------------	--	--	--------	-----	------------

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.

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

Reasons

The application for the erection of an extension to silage clamp to incorporate a roof covering is considered to be supportable in policy terms. The proposal supports the existing agricultural operations on the holding and is considered to be reasonably necessary. The design is of a typical agricultural style and overall it is not considered that the development will have an adverse impact on the visual amenity of the area or the amenity of nearby residents. It is not considered that the proposal would have an adverse impact on the environment. The development is not considered to result in an unacceptable increase in traffic upon the local road network, and the existing access to the site is considered to be acceptable. As such, the proposal is considered to comply with policies COR2 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM1, DM2 and DM22 of the Local Plan part 3 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.

18/00120/HOUSE	8 Everett Place Tiverton Devon EX16 6UN	Erection of extension and alterations to fenestration	PERMIT	DEL	15/03/2018
-----------------------	---	---	--------	-----	------------

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 seeks permission for the erection of an extension and alterations to fenestration at 8 Everett Place, Tiverton. The application is acceptable in policy terms. The proposal adequately respects the character, scale, setting and design of the existing dwelling. It is not considered that the proposed works will result in the overdevelopment of the dwelling curtilage. It is not considered that the works will result in adverse impacts on the living conditions of neighbouring properties. Therefore the proposal meets COR2 and COR13 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 and DM13 of the Mid Devon Development Management Policies (Local Plan Part 3) and is supportable. The application should be approved subject to conditions.

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
18/00121/HOUSE	25 Exeter Road Crediton Devon EX17 3BL	Erection of rear extension, lowering of existing rear extension roof to form flat roof with roof light, and installation of flue (Revised Scheme)	PERMIT	DEL	15/03/2018

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 rear extension and lowering of existing rear extension roof to form flat roof with roof light and installation of flue is considered to be supportable in policy terms. The proposed alterations and extension is considered to respect the character and appearance of the existing dwelling. There are no concerns regarding over development of the dwelling curtilage or impact on neighbouring properties. By virtue of their scale and siting, the proposed alterations are not considered to detract from the contribution that the dwelling makes to the conservation area. Overall the proposal is considered to accord with the following policies COR2 of the Mid Devon Core Strategy, 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.

18/00217/LBC	44 Fore Street Bradninch Exeter Devon EX5 4NN	Listed Building Consent for the enlargement of rear porch	PERMIT	DEL	14/03/2018
--------------	---	---	--------	-----	------------

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
------------	---------	----------	----------	---------------	---------------

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

Reasons

The proposal is considered to be supportable in policy terms as the works are not considered to harm the character, appearance and setting of this curtilage listed building nor the setting of the conservation area. The design of the proposed extension is considered to be compatible with the building and it is not considered that it would harm the overall character and appearance of the property. The proposal would not result in the loss of any historic building fabric. Overall the proposal is considered to be acceptable in accordance with the Mid Devon Local Plan policy DM27 and Government advice in the National Planning Policy Framework.
