



MID DEVON LOCAL PLAN REVIEW 2013 – 2033

Proposed Submission (incorporating proposed modifications) Examination

Inspector: Paul Griffiths BSc (Hons) BArch IHBC

Main Hearings - Hearing 4: Tuesday 19th February 2019

Matters and Issues

Development Management Policies

Statement of Mid Devon District Council

ISSUE 10	Might Draft Policy DM11 (Residential Extensions and Ancillary Development) be better expressed?
-----------------	--

10) Might Draft Policy DM11 (Residential Extensions and Ancillary Development) be better expressed?

10.1 The policy as drafted provides a sensible approach to residential extensions and ancillary development. It provides the policy basis for extensions and ancillary development over and above the provisions of permitted development rights. As set out in the supporting text, it is important that the design of the extension is suitable for the building it will extend and for its immediate surroundings.

10.2 However, whilst the Council considers that the policy is sound, having regard to the matter raised by the Inspector, the policy might be improved through a minor modification to refer to dwelling in the plural by adding an 's' as follows:

'Extensions to existing dwellings and other ancillary development will be permitted provided that they:

- a) Respect the character, scale, setting and design of existing dwellings;*
- b) Will not result in over-development of the dwelling curtilage; and*
- c) Will not have a significantly adverse impact on the living conditions of occupants of neighbourhood properties.'*

- 10.3 This will make clear that the policy criteria apply to the consideration of the building subject to an extension as well as other existing dwellings in the area. This is reflected in criterion c) in any case so is therefore a matter of ensuring consistency throughout the policy.
- 10.4 The Inspector's attention is also respectfully drawn to the Inspector's Report into the examination of the Mid Devon Local Plan Part 3: Development Management Policies. With the exception of the minor modification suggested above, no changes have been made to the policy since this was found sound and adopted in 2013.