

## PLANNING APPLICATION REPORT

**Case Officer:** Bryony Hanlon

**Parish:** Salcombe **Ward:** Salcombe and Thurlestone

**Application No:** 3994/19/HHO

**Applicant:**

Mr K Luscombe  
17 St Dunstons Road  
Salcombe  
TQ8 8AL

**Site Address:** 17 St Dunstons Road, Salcombe, TQ8 8AL

**Development:** (Revised plans) Householder application for loft conversion with rear facing dormer window (Resubmission of 0964/19/HHO).



**Reason item is being put before Committee:**

The applicant is employed by South Hams District Council.

**Recommendation: Conditional approval**

**Conditions**

Time limit  
Adherence to plans

**Key issues for consideration:**

Scale, massing and design, impact on South Devon Area of Outstanding Natural Beauty.

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**Site Description:**

The site is located within a well established residential area of Salcombe, c. 800m west of Salcombe town centre. The site hosts a two storey, mid-terraced dwelling of simple form and proportions, set

under a tiled roof and finished with painted render. The house has been extended to the rear at ground floor level. There are gardens to the front and rear, connected by an external passageway at the centre of the terrace. The site is located within South Devon Area of Outstanding Natural Beauty.

**The Proposal:**

The applicant wishes to construct a single flat roofed dormer within the rear (west) elevation of the roof, finished with grey wood-effect composite cladding and UPVC windows to match the main dwelling.

**Consultations:**

- County Highways Authority (original plans) No highways implications
- Town Council (original plans) No comments to make

**Representations:**

**Representations from Residents**

Comments have been received and cover the following points:

None received.

**Relevant Planning History**

Planning Application Reference	Description	Site Address	Decision
0964/19/HHO	Householder application for conversion of loft space to living space and installation of rear facing dormer window	17 St Dunstons Road, Salcombe, TQ8 8AL	Withdrawn

**ANALYSIS**

Principle of Development/Sustainability

The site is located within the built form of Salcombe and hosts an existing residential dwelling; the principle of development is therefore established.

Design and Materials

Officers considered that the dormer as shown on the original plans was excessively large within the roof slope and as such, appeared overly dominant in the context of the host dwelling. After discussion with the applicant, revised plans were received, these show a reduced dormer which is clearly subordinate to the main dwelling, with fenestration broadly aligned with the first floor windows below.

The applicant has proposed the use of cladding within the scheme. Cladding is not part of the local vernacular in Salcombe and where its use is proposed, each case will be considered on its own merits. In this instance, the area to be clad is comparatively small relative to the whole building, is not widely visible within the street scene and having regard to the general architectural quality of the surrounding area, it is not considered that the use of cladding is so significantly harmful as to warrant refusal.

It is acknowledged that while the revised dormer represents a simple and functional approach to design, it is considered that the proposal is acceptable in the context of the host dwelling and surrounding area. As such, the proposal is considered to accord with the provisions of DEV2, DEV10, DEV20, DEV23, SALC ENV1 and SALC B1.

South Devon AONB

Policy DEV25 requires that proposals “conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued

attributes". The proposal meets the first policy test, in that the design and palette of materials have a neutral impact on the AONB, thereby conserving the natural beauty of the AONB. While it does not offer enhancement, given the small scale of the proposal and having regard to the current condition of the site, including the presence of an existing residential dwelling, the proposal is considered acceptable with regard to the provisions of DEV25.

#### Neighbour Amenity

It is accepted that the new dormer will result in additional opportunities for overlooking from the new windows within the rear (west) elevation of the roof. However, this overlooking will be associated with the use of a bedroom only and as such, is unlikely to result in a significantly harmful impact on neighbour amenity. It is noted that no objections have been received from neighbouring occupants on this basis. As such, it is considered that the proposal accords with the provisions of DEV1.

#### Highways

The proposal does not include any changes to parking or vehicular access; it is not considered that the proposal will result in any increased risk to highway safety and on this basis, accords with the provisions of DEV29.

#### Drainage

The proposal does not result in an increase in the number of bedrooms, bathrooms or an increase in the area of impermeable surfacing within the site. As such, the continued use of existing drainage arrangements is considered acceptable and compliant with the provisions of DEV35.

#### Biodiversity

The Preliminary Ecological Appraisal submitted as part of the application did not reveal the presence of protected species or any other ecological constraints to development. As such, the proposal is considered to accord with the provisions of DEV26 and DEV28 and is acceptable on this basis.

#### Conclusion

On balance, the proposal is considered acceptable and it is therefore recommended that the application be granted conditional approval.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

### **Planning Policy**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of 26 March 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on 21 March 2019 and West Devon Borough Council on 26 March 2019.**

SPT1 Delivering sustainable development  
SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
SPT9 Strategic principles for transport planning and strategy  
SPT10 Balanced transport strategy for growth and healthy and sustainable communities  
SPT12 Strategic approach to the natural environment  
TTV1 Prioritising growth through a hierarchy of sustainable settlements  
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
DEV1 Protecting health and amenity  
DEV2 Air, water, soil, noise, land and light  
DEV10 Delivering high quality housing  
DEV20 Place shaping and the quality of the built environment  
DEV23 Landscape character  
DEV25 Nationally protected landscapes  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV28 Trees, woodlands and hedgerows  
DEV29 Specific provisions relating to transport  
DEV31 Waste management  
DEV32 Delivering low carbon development  
DEV35 Managing flood risk and Water Quality Impacts

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance within the Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: Draft Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2019; South Devon AONB Management Plan (2019-2024).

**Neighbourhood Plan**

Following a successful referendum, the Salcombe Neighbourhood Plan was made at Executive Committee on 19 September 2019. It now forms part of the Development Plan for South Hams District and is used when determining planning applications within the Salcombe Neighbourhood Area. It is not considered that the proposal conflicts with the policies below;

SALC ENV1 Impact on the South Devon Area of Outstanding Natural Beauty.  
SALC B1 Design Quality and safeguarding Heritage Assets

**Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

**Conditions:**

1. *The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.*

*Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. *The development hereby approved shall in all respects accord strictly with drawing numbers;*

*Site Location Plan*

*Block Plan*

*Received by the Local Planning Authority on 02 January 2020*

*Site Plan and Ground Floor Plan As Proposed SMD0004*

*First Floor Plan and Loft Plan As Proposed SMD005*  
*Section AA and BB As Proposed SMD006*  
*Section CC As Proposed SMD007*  
*East and West Elevation As Proposed SMD009*  
*North Elevation As Proposed SMD010*  
*South Elevation As Proposed SMD011*  
*Received by the Local Planning Authority on 13 February 2020*

*Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.*