

PLANNING APPLICATION REPORT – Householder Developments

Case Officer: Bryony Hanlon

Parish: Yealmpton

Application No: 1430/20/HHO

Applicant:

Mrs Sarah Lock
14 Riverside Walk
Yealmpton
PL8 2LU

Site Address: 14 Riverside Walk, Yealmpton, PL8 2LU

Development: Householder application for extension to rear of property.



Reason item is being put before Committee:

Cllr Baldry has raised a number of concerns regarding the proposal;

1. This is in the AONB and neither enhances nor protects. Indeed the Officer Report correctly says “appearance is not particularly aesthetically pleasing”. An understatement in my view the appearance is totally out of keeping for the AONB.
2. Reference is made in the report to the “evolution of the dwelling”. There have been 2 previous approved extensions. In addition 0224/20/CLP for a Certificate of lawfulness for a

single storey extension was refused. If this application is approved the dwelling will be by far the largest in Riverside Walk. As far as I am aware there have been only minor extensions, if any, to other properties on the south side of Riverside Walk. This is an example of seeking creeping planning approval and will mean a 50% increase on the original size of the dwelling.

3. The visual impact is unacceptable.
4. There is a neighbour loss of amenity, for number 12 and 16 Riverside Walk. Especially number 16.

Recommendation: Conditional approval

Conditions:

Standard time limit
Adherence to plans
Materials to match
Surface water drainage

Site Description:

The site is located within an established residential area of Yealmpton, c. 350m south west of the village centre. The site hosts a single, detached dwelling with gardens to the front and rear. The dwelling has been extended to the side and rear and dark grey horizontal cladding has been applied to the first floor on the front elevation and to the side and rear of the first floor element of the side extension.

Proposal:

The applicant seeks to extend the property by c. 2.3m at ground floor level to the rear of the dwelling to provide additional space to the living room and games room. The proposal will replicate the existing standard height window to the games room and extend the existing set of French doors to the living room. The extension will include a monopitch roof and will be finished in matching materials.

Consultations:

- | | |
|-----------------------------|---|
| • County Highways Authority | No highways implications |
| • Parish Council | Support |
| • SHDC Drainage Engineer | No comments offered on this category of application |

PUBLIC CONSULTATIONS

Representations:

Representations from Residents

Comments have been received and cover the following points:

- Thank you for informing us of the planning application 1430/20/HHO concerning 14 Riverside Walk, Yealmpton, PL8 2LU as we had not been informed by our neighbour and applicant, Mrs Sarah Lock, of her intention to build yet another large substantial 4th development to her property since 2014!
- OVER-DEVELOPMENT OF THE PROPERTY: The construction of this further extension is clearly serial over-development of the property and will affect the skyline for a 4th time to ourselves at 16 Riverside Walk in as many years contrary to the application that states we will not be able to see the development from our property, this is incorrect!!!
- Obviously you are already aware that this could be another large extension being added to the property by the applicant, as South Hams and West Devon Planning have already rejected this extension through the application made to the Council on 23rd January 2020, Ref 0224/20/CLP, as the extension was too large.

- The most recent completed extension built at the property was so sensitive and of such concern to South Hams Planning that there were site visits by Yealmpton Parish Council and South Hams Council Planning with application eventually going to committee and was only very narrowly passed.
- 14 Riverside Walk presently the largest house in the road and has already had 2 extensions added as well as other developments which have all affected 16 Riverside Walk in particularly. These includes:
 - Conversion of Car Port to Kitchen Dinner. (By previous owner).
 - Large ground floor extension to rear of Garage and Car Port for new Kitchen (2014) within 1 metre of the boundary
 - Two story Wendy House within 1 metre of the boundary of 16 Riverside Walk (2015)
 - Large 2nd story extension within 1 metre of the boundary covering the Car Port and Garage for En suite Bedroom. (2016)
- Combined these developments have meant that the property has been extended by more than 50% of its original size which must be considered to be overdevelopment of the property. Its present size is ample living space for the 4 occupants who have resided at the property since 2012.
- Photos attached to show current developments.
- UNNECESSARY BUILDING IN AREA OF OUTSTANDING NATURAL BEAUTY: This unnecessary development at 14 Riverside Walk is in an area of outstanding natural beauty and should be rejected on this basis.
- CARBON FOOTPRINT: Additionally we would like to add that given that Yealmpton is in an area of outstanding natural beauty that the carbon footprint of each property must come into consideration. Combined, this unnecessary development will undoubtedly increase the carbon footprint of this property and would be further grounds for rejecting this application.

Following receipt of comments from neighbours, the applicant wished to add further comments by way of a response. The original comments from neighbours are noted in blue, with the applicant's response in black.

another large substantial 4th development to her property since 2014!

This is incorrect and misleading to give weight to his argument. It is the third development and not one of them has been substantial. They have been single storey and were in fact stated as not substantial when the last planning officer wrote their comments on the previous application.

OVER-DEVELOPMENT OF THE PROPERTY: The construction of this further extension is clearly serial over-development of the property and will affect the skyline for a 4th time to ourselves at 16 Riverside Walk in as many years contrary to the application that states we will not be able to see the development from our property, this is incorrect!!!

This is again inflammatory and misleading.

Obviously you are already aware that this could be another large extension being added to the property by the applicant, as South Hams and West Devon Planning have already rejected this extension through the application made to the Council on 23rd January 2020, Ref 0224/20/CLP, as the extension was too large.

Again, misleading. This was rejected as lawful development as it did not fit the application criteria, not because it was too large.

The most recent completed extension built at the property was so sensitive and of such concern to South Hams Planning that there were site visits by Yealmpton Parish Council and South Hams Council Planning with application eventually going to committee and was only very narrowly passed.

Again, inflammatory. It went to a site visit due to the inflammatory case put forward previously by Mr Hudson - the vote was not, by all accounts a narrow margin and the committee members made it clear that it was misrepresented when they visited.

14 Riverside Walk presently the largest house in the road and has already had 2 extensions (is it 2 or 3? - again, the house is by far not the largest in the street and what does this matter?) added as well as other developments which have all affected 16 Riverside Walk in particularly. These includes:

- o Conversion of Car Port to Kitchen Dinner. (By previous owner).
- o Large ground floor extension to rear of Garage and Car Port for new Kitchen (2014) within 1 metre of the boundary
- o Two story Wendy House within 1 metre of the boundary of 16 Riverside Walk (2015)
- o Large 2nd story extension within 1 metre of the boundary covering the Car Port and Garage for En suite Bedroom. (2016) this was confirmed in the previous planning officer report as not being large

Combined these developments have meant that the property has been extended by more than 50% of its original size which must be considered to be overdevelopment of the property. Its present size is ample living space for the 4 occupants who have resided at the property since 2012. Again, this is incorrect.

CARBON FOOTPRINT: Additionally we would like to add that given that Yealmpton is in an area of outstanding natural beauty that the carbon footprint of each property must come into consideration. Combined, this unnecessary development will undoubtedly increase the carbon footprint of this property and would be further grounds for rejecting this application.

My property is now much better insulated than ever before and has a very efficient state of the art heating/water system that preserves both energy and water. It is speculation and assumption.

Relevant Planning History

Planning Application Reference	Proposal	Site Address	Decision
62/0934/13/F : FUL	Householder application for proposed alterations and extensions to property.	14 Riverside Walk Yealmpton Plymouth PL8 2LU	Withdrawn: 17 Jun 13
62/1286/14/F : FUL	Retrospective householder application for single storey extension to rear of dwelling	14 Riverside Walk Yealmpton Plymouth PL8 2LU	Conditional approval: 09 Jul 14
0890/16/HHO	Householder application for a first floor extension to comprise of master bedroom and ensuite	14 Riverside Walk Yealmpton Plymouth PL8 2LU	Conditional approval: 04 Aug 16
0224/20/CLP	Certificate of lawfulness for proposed single storey extension	14 Riverside Walk Yealmpton Plymouth PL8 2LU	Cert of Lawfulness (Proposed) Refusal: 12 Mar 20

Principle of Development/Sustainability

The site is located within the built form of Yealmpton and hosts an existing dwelling; the principle of development is therefore established subject to compliance with any other relevant policies.

Design, Scale and Massing

An objection has been received on the basis that the proposal constitutes over-development of the property, unnecessary building within an area of outstanding natural beauty and will result in an increase in carbon footprint. It is acknowledged that the host dwelling has been substantially altered and extended during its lifetime and that the end result is not particularly aesthetically pleasing when compared to the original dwelling, in the Officer's opinion. However, each application must be considered on its own merits and it is considered that, notwithstanding its location within the AONB, the modest nature of the proposal, together with its position at the rear of the dwelling mean that the proposal does not result in identifiable harm to either residential amenity, neighbour amenity or the wider street scene. The comments regarding the increase in carbon footprint are noted but it is not considered that the increase in carbon arising from the proposal would be so significantly harmful as

to justify a refusal solely on this basis. As such, notwithstanding the evolution of the dwelling during its lifetime, it is not considered that the proposal is so significantly harmful so as to warrant a refusal. On this basis, the proposal is considered to accord with the provisions of DEV1, DEV2, DEV20 and DEV23.

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.

Surface Water Drainage

The applicant has proposed the use of a soakaway to dispose of surface water from the proposed scheme; it is considered appropriate to secure these details by condition to ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development. On this basis, the proposal is considered to accord with the provisions of DEV35 and is acceptable.

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
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: Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020, South Devon AONB Management Plan (2019-2024).

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 07 June 2020

Proposed Floor Plans

Proposed Elevations

Soakaway Crate Plan

Received by the Local Planning Authority on 11 June 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.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building, unless amendments have been agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

4. The surface water drainage from the proposed development shall be connected to the soakaway as shown on drawing Soakaway Crate Plan. The soakaway shall be retained and maintained for the lifetime of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.