

PLANNING APPLICATION REPORT

Case Officer: Jacqueline Houslander
North

Parish: Tavistock **Ward:** Tavistock

Application No: 2672/20/HHO

Agent/Applicant:

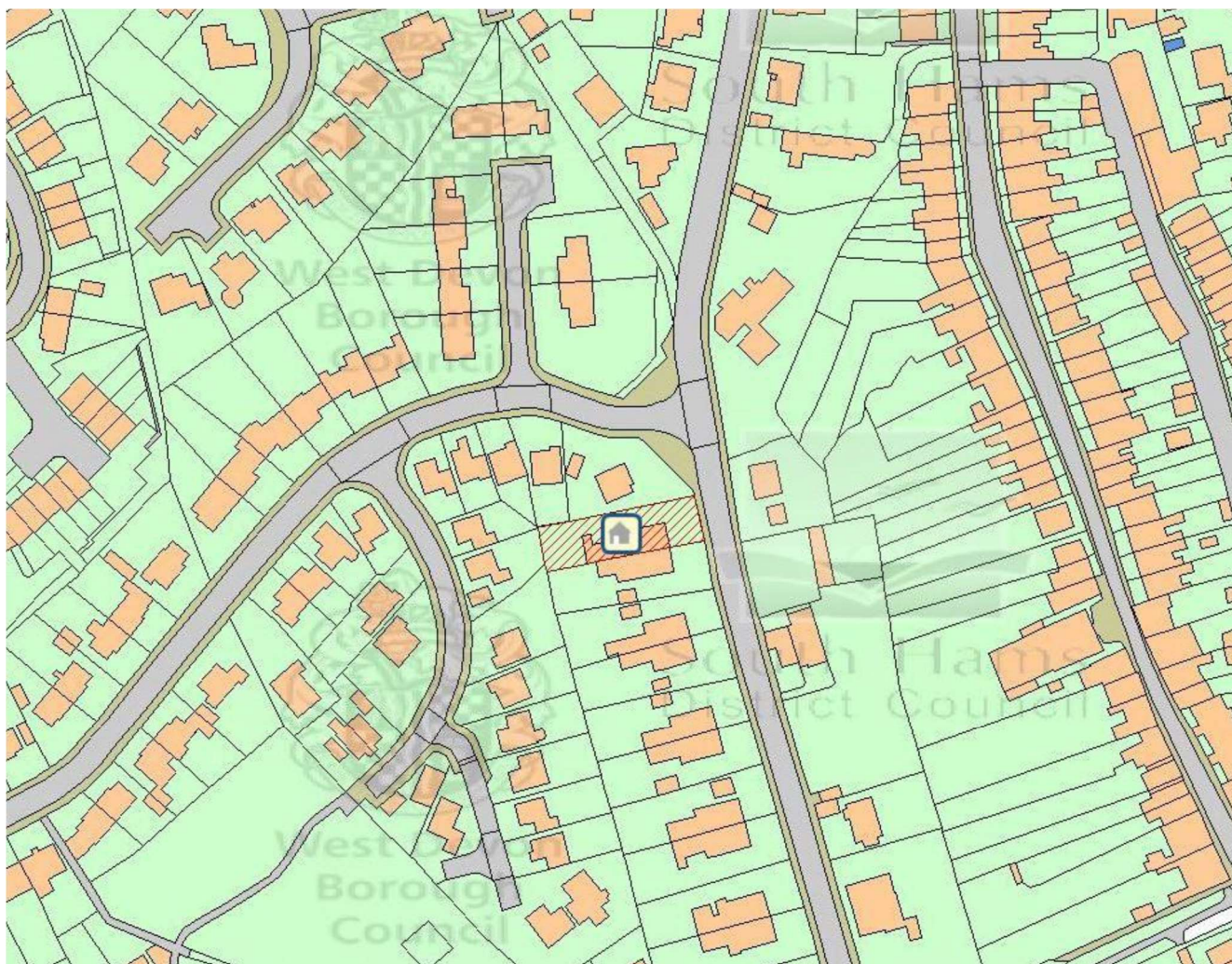
Miss Kelly Lashbrook - Le Page Architects Ltd
Plumer House
Tailyour Road
Plymouth
PL6 5DH

Applicant

Trewin
31 Glanville Road
PL19 0EB

Site Address: 31 Glanville Road, Tavistock, PL19 0EB

Development: Householder application for proposed ground floor extension to Dwelling house and replacement garage roof



Reason item is being put before Committee

The Local Ward members felt that the application should be heard by the Planning and Licensing committee because:

- 1) The Tavistock Town Council DM&L committee does not support the application
- 2) The absence of a Heritage Assessment contained within the application
- 3) The absence of a Conservation Officer report or opinion
- 4) The buildings within this stretch of road were specifically identified as 'positive' buildings by the Tavistock Conservation Area Management Plan and were included within the extended Tavistock Conservation Area.
- 5) The application site is the first of a row of semi-detached Victorian Villas and being in such position is arguable of more significant position being at the entrance to the CA & WHS
- 6) The fact that there are 2 other flat roofed extension along this stretch of buildings as stated in the officer report is not a material planning consideration and predate the inclusion of the Glanville Road villas into the Conservation Area.

Recommendation: Approval

Conditions (list not in full)

1. Standard time limit
2. Adherence to plans
3. Samples of materials
4. Unexpected contaminated land
5. Sample of the slate or stone to be used on the parapet.

Site Description: The application site lies at the end of line of villas dating back to the later 19th Century, which are located on Glanville Road in Tavistock. The site lies within the Tavistock Conservation Area and inside the land identified as the Cornwall and West Devon Mining Landscape World Heritage Site.

The Proposal: The proposal seeks to add a small extension to the kitchen which lies at the rear of the house and at the same time utilise some of the garage space as kitchen and replace the garage roof (which is currently pitched) with a flat roof and a parapet wall constructed in stone. The existing garage lies at the end of the drive at the rear and side of the house.

Consultations:

- County Highways Authority: No comments
- Environmental Health Section: No comments
- Town Council: Object on the following basis: As the property is located in both the Conservation Area and World Heritage Site, it was considered there was insufficient information provided to be satisfied the proposal was not harmful to the Conservation Area and World Heritage Site.

The following documents were not available on the Planning Authority's website;

- Block plan;
- Existing/proposed floor/layout plans;
- A Heritage Statement

It was felt this Application should not have passed the validation process, and was contrary to Policies DEV21, DEV22 and Paragraphs 189-202 of the NPPF.

[Note: the Plans were available on the website when investigated by two officers. A Heritage statement was not requested at validation stage of the application.]

- Drainage: SWW response has confirmed they can discharge additional surface water to SWW sewer and application site does not appear to have sufficient space to accommodate a soakaway therefore we would have no objection and support the application.
 - Conservation Officer: “• The house most certainly makes a positive contribution to the character and appearance of the conservation area as per the 2009 CA Appraisal. It is the last of a line of later 19th century semi-detached villas. The garage does not make a positive contribution but due to its scale and position it reads legibly as a 20th century addition that is no more than slightly negative to the setting of the house.
 - In terms of WHS OUV the interest of the villa is very marginal when compared to the civic buildings, industrial survivals and workers housing for example. These are attractive dwellings that reflect the growth of Tavistock following the mining boom, but are not directly associated with it as they date from the 1890's so are more closely related to the arrival of the railways than mining activity. The location of the dwelling is on a corner with Courtlands Road, which does give prominence, but the corner is a later 20th century creation which is also marked by a very ordinary modern building that is outside the CA and can be said to detract from it.
 - When viewed directly from the road the garage is linked to the house by a gate. The proposal removes the garage gable and links it to the proposed rear extension with a small amount of render above the present gate when compared to the existing. The removal of the gabled roof to the garage could be seen as an improvement as the visual height is reduced. Parapets are a quite familiar feature within the CA so the architectural language would not stand out as intrusive or unusual. The backdrop to this view is the modern development beyond so no harm, such as change to a valued glimpsed view, can be said to result.
 - The rear extension is unseen from any public vantage point. It will be read as a contemporary addition to the building that does not harm the character or appearance of the CA.
 - Following discussion with Mr Pearce he has amended the drawing to confirm that the parapet coping will be natural stone. I would suggest that a condition be attached to any approval that this should be either slate or granite slab – this will ensure consistency with local materials. I suggested the removal of the dotted line of the existing roof line for clarity. Having considered all of the issues I can only conclude that the proposal does not represent harm to the character or appearance of the CA. The visual impact viewed directly from Glanville Road is neutral. It could be considered that the extension will reinforce the Optimum Viable Use of the property as a family home. Looking back on ‘Street view’ I noted that the authentic chimney to number 31 had been lost and has now been reinstated. The applicant confirmed that this had been undertaken by him. I note also that the authentic window joinery and guttering has all been retained despite there being no Article 4 Directions to require these retentions. It is worthy of note that the applicants have demonstrated a genuinely positive attitude to maintenance and repair which could be held to be an exemplar in CA ownership.”
- The Local Planning Authorities are required, by virtue of Section 72 of the Planning Listed Buildings and Conservation Area Act 1990 special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. In relation to the World Heritage Site the NPPF 2019 states: The National Planning Policy Framework (NPPF) defines a World Heritage Site as a designated heritage asset and therefore weight should be given to its conservation and development that results in substantial harm or loss to the site should be avoided wherever possible.

Representations:

Representations from Residents

No comments have been received.

Relevant Planning History

U/3/50/324/1975/18

Erection of an additional garage and a store.

Conditional approval 7/7/1975

ANALYSIS

Principle of Development/Sustainability:

The principle of extensions to dwelling within Main towns is accepted by virtue of Policies SPT1, SPT2 and TTV1 in the Plymouth and South West Devon Joint Local Plan. Subject to the proposal meeting all other policies within the JLP.

Design/Landscape:

The site lies just within the Tavistock Conservation Area and the World Heritage Site. The proposal is to replace the existing garage with a single storey flat roof with parapet roof extension which is proposed to be sited on the footprint of the existing garage and to infill an area at the rear side of the house and create a larger kitchen space as well as garage/storage space.

The proposal is set back some way from the front of the dwelling and replaces the existing gate which is alongside the existing garage with a door into the proposed extension. In terms of design, the proposed extension is low key and subservient to the host dwelling. Whilst a flat roof is not necessarily always sympathetic in terms of design, the fact that the proposal has incorporated a parapet roof, which is a more historic feature provides a more appropriate link to the main dwelling than a flat roof would do. The proposal it is considered because of its subservient nature and design is considered to meet policy DEV20 in the Plymouth and South West Devon Joint Local Plan.

The historic considerations of the proposal are elaborated below.

Neighbour Amenity: The proposed extension is at the rear and side of the dwelling, which is adjacent to a side garden of a modern property located approximately 7metres from the garage. However there is also a high boundary wall and hedge along this side of the garage, meaning that there will be no impact on residential amenity, in terms of loss of privacy or overlooking.

Highways/Access: The proposal does not impact on access by vehicles to the site. The garage is proposed to be retained, but part of the new kitchen will take some of the space in the garage such that it will no longer be able to accommodate a car, but could still be used for domestic storage. The driveway is long and could accommodate several cars and the proposal does not impact on car parking provision within the curtilage of the dwelling.

Drainage: The drainage engineer has indicated because confirmation has been received from South West Water that there is capacity within the public sewer, the drainage proposal area acceptable.

Historic context: The site lies within the Tavistock Conservation Area and the World Heritage site. The Conservation Officer was not originally consulted on the proposal, however in response to concerns expressed by the Parish Council and Ward members a consultation was made.

The Conservation officer comments are provided in full above. The Conservation Officer also discussed the proposal with the applicant which resulted in a slightly revised scheme incorporating the parapet roof.

The Local Planning Authorities are required, by virtue of Section 72 of the Planning Listed Buildings and Conservation Area Act 1990 special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. In relation to

the World Heritage Site the NPPF 2019 states: The National Planning Policy Framework (NPPF) defines a World Heritage Site as a designated heritage asset and therefore weight should be given to its conservation and development that results in substantial harm or loss to the site should be avoided wherever possible.

The above consideration by the Conservation officer indicates that the existing garage does not make a positive contribution to the Conservation Area and that the proposal would not harm to the character or appearance of the Conservation Area.

The consideration of the World Heritage Site status indicates that the interest of the building is very marginal when compared to the civic buildings, industrial survivals and workers housing for example. The villas are not considered to be directly associated with the mining boom. In exercising our duties in respect of the two heritage designations it is considered that the proposal causes no direct harm and as it is clearly a subservient element set at the back and side of the dwelling, is acceptable from an historic perspective.

Tamar Estuaries SAC

The site falls within the Zone of Influence for new residents have a recreational impact on the Tamar European Marine Site (comprising the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA). This Zone of Influence has recently been updated as part of the evidence base gathering and Duty to Cooperate relating to the Joint Local Plan. A scheme to secure mitigation of the additional recreational pressures upon the Tamar European Marine Site can be appropriately secured by unilateral undertaking, and this approach has been agreed by Natural England.

In this case however the proposal is for an extension only and not a new residential unit and so the impact on the SAC will be neutral as there is no intensification of the use. No contribution will be required.

Conclusion

The proposal is minor in nature set well back from the road and will only be visible from limited points on Glanville Road and immediately in front of the access drive for the dwelling. The Conservation officer sees no harm to the Conservation Area or WHO and so as such it is recommended for approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

Relevant policy framework

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 March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019. On 13th February 2020 MHCLG published the HDT 2019 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 139% and the consequences are "None".

Therefore a 5% buffer is 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 6.1 years at end March 2020 (the 2020 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2020 (published 22 December 2020).

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 March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

TTV1 Prioritising growth through a hierarchy of sustainable settlements

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV20 Place shaping and the quality of the built environment

DEV21 Development affecting the historic environment

DEV22 Cornwall and West Devon Mining Landscape World Heritage Site

DEV32 Delivering low carbon development

DEV35 Managing flood risk and Water Quality Impacts

Neighbourhood Plan: There is no Neighbourhood Plan in place for Tavistock currently.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 2, 11, 127, 190, 192, 200 and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

Tavistock Conservation Area Appraisal and Management Plan

The World Heritage Site Draft Management Plan (currently out for consultation).

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.

Proposed 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).

2. The development hereby approved shall in all respects accord strictly with drawing number(s) Site Location Plan; J20/001/AB.04 Proposed ground floor plan, received by the Local Planning Authority on 1/10/2020.

J20001 AB 02 Rev A proposed elevations (A1), received by the Local Planning Authority on 8/01/2021.

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. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

4. No development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: To enable the Local Planning Authority to consider the details of the materials.

5. The stone to be used for the parapet wall shall be either natural slate or granite slab, a sample of which shall be submitted to and agreed by the Local Planning Authority prior to its installation.

Reason: To respect the Conservation Area and materials used within the locality