

PLANNING APPLICATION REPORT

Case Officer: Darren Henry

Parish: South Huish

Ward: Salcombe and Thurlestone

Application No: 0865/21/VAR

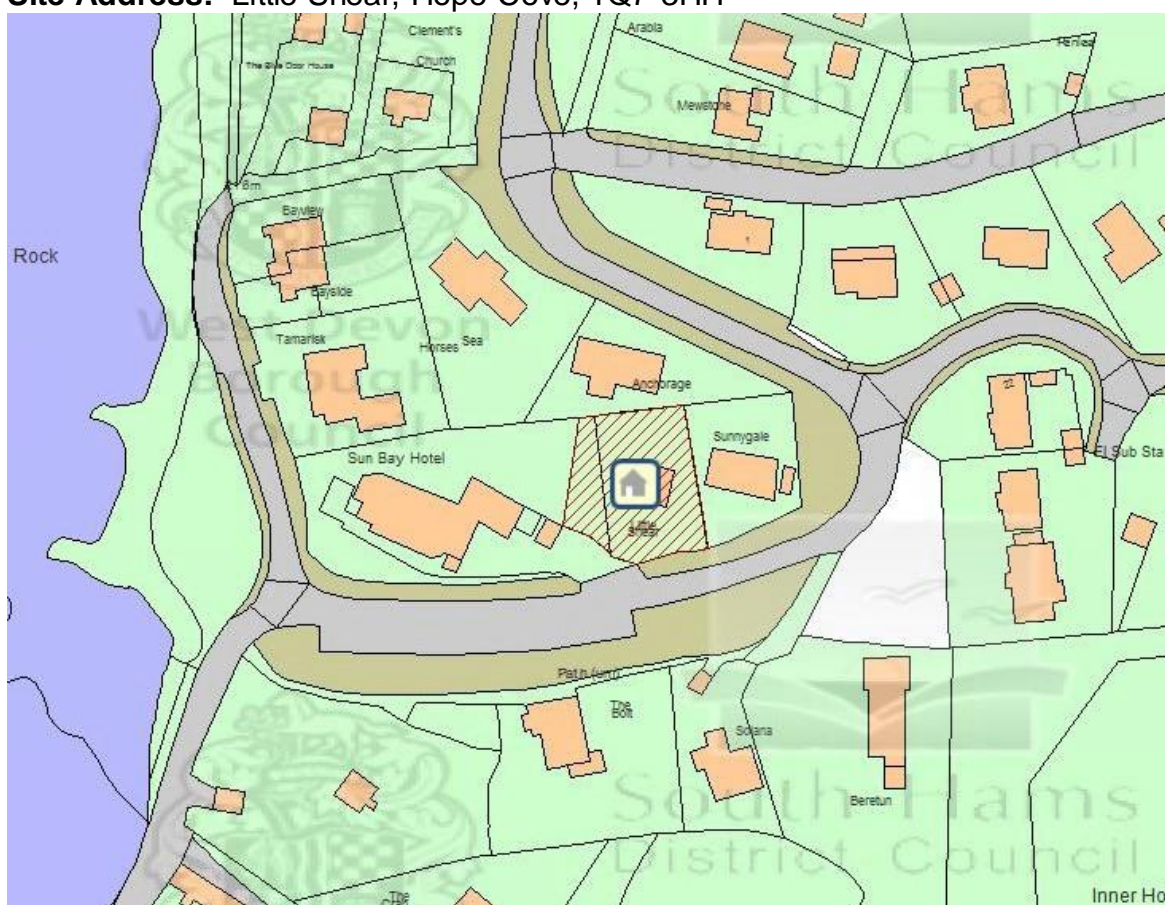
Agent:

Mr Tim Provost - BBH Chartered
Architects
9 Duke Street
Dartmouth
TQ6 9PY

Applicant:

Mr & Mrs Coleman
The Olde Barn
The Square
Hope Cove
TQ7 3HR

Site Address: Little Shear, Hope Cove, TQ7 3HH



Development: Application for variation of condition 2 (drawings) of planning consent 1079/20/FUL

Reason For Going to Committee: Requested by the Ward Members due to design concerns relating to the retaining wall, facing materials, insufficient amenity space and impact on the AONB.

Recommendation: To delegate to the Head of Development Management to grant planning permission subject to conditions and a deed of variation to secure principal residency.

Conditions:

1. Time Limit to implement 3 years from date of decision for 1079/20/FUL
2. Approved Revised Plans
3. Removal of PD (gates, fences, walls etc)
4. Removal of PD (outbuildings, extensions)
5. Landscaping
6. Drainage surface water
7. Drainage foul
8. Adherence to Ecology Report
9. Samples of External Materials
10. Low Carbon Development

Key issues for consideration:

Is the development still acceptable in light of the proposed changes?

Site Description:

The site is located within the Hope Cove settlement, and is within the settlement boundary as defined in the South Huish Neighbourhood Plan. It is considered a brownfield site, which currently includes the existing dwelling and its reasonably large domestic curtilage.

The site located on the main road between Outer Hope and Inner Hope and, more widely, within the South Hams AONB and Heritage Coast.

The application site is located between a hotel to the West (Sun Bay Hotel) and two larger bungalows, one to the North of the application site (Anchorage) and one to the East (Sunnygale).

The application site is located on the side of a shallow valley, with the land falling from the North-East to the South-West.

Works on the dwelling have begun.

The Proposal:

Planning consent was granted under 1079/20/FUL for the demolition of the existing dwelling on the site and construction of two new dwellings with associated external works which was a resubmission of 3005/19/FUL.

The approved new dwellings were designed to replicate the existing bungalow in terms of external appearance at the request of the previous case officer and contained rooms in the roof space and to respect the existing ridge level the bungalows were approved to be lowered on the site with some cut required.

This application now seeks some amendments to the approved plans and the application is made to vary the approved plans. Please note that development has commenced.

The changes proposed as listed in the supporting statement are:

- Keeping the 'bungalow on a terrace concept' of the approved design, the terrace has been extended to allow the installation of a lower ground floor within it.

- The layout of the dwellings has also slightly shifted. With respect to the original western elevation, there is a slight shift to the south; whereas in relation to the original eastern elevation, it has moved to the north, as shown on drawing 3881 23 Rev L.
- 3881 23 Rev L also shows an additional wall to the front (the grey wall line around the parking bay is as shown on Rev J) and the wall that was previously directly in front of the house is now removed (as previously shown on Rev J).
- The ground floor level has been amended, but the roof pitch has been lowered to keep the overall height the same. The revised Street Scene, drawing 3881 32 Rev D, shows that there is no increase in the height of the two dwellings, in context of the street scene, whilst showing the revised scheme is set deeper into the ground. This is highlighted by lower positioning of the car in relation to the wall behind it and Sunnygale.
- The revised floor plans, as shown in drawing 3881 21 Rev E, show that depth to the rear has been slightly extended, as it has been squared off. Similarly, the two front gables have also been squared off to the sides. The ground floor consists of utility and w.c., kitchen/dining area and living space to the front. At first floor level, additional space has been created in the roof area to create larger bedrooms and space for plant.
- The junction between the two front gables and the main roof has been amended to a hip to provide a simpler construction detail. The south/east elevations, as shown in drawing 3881 30 Rev H, shows several changes, including the removal of the velux roof windows to the front, a change from side gable roof to hipped roof, the introduction of a lower floor level, additional elongated windows in place of the original entrances, a balcony extending across both dwellings and wider front gables. The side elevation clearly shows where the proposed scheme is sunk deeper into the ground. The front lower ground floor elevation/terrace now contains the front door and bedroom windows.
- The north/east elevations, as shown in drawing 3881 31 Rev G, also shows how the revised scheme is excavated deeper into the ground, particularly from the east elevation. The revised plan also shows new openings to the rear and the hipped roof and an element of timber weatherboarding.
- The first floor within the roof space previously proposed has been omitted along with the previously approved rear dormer;
- The material of the terrace has been amended to stone, with the aim of providing a clear distinction between it and the main house/ground floor;
- The landscaping, as shown in new drawing 2021/102/01, to the rear has been redesigned to reflect the additional spoil removed during excavation works. It should however, be noted that the terrace concept of the approved design, including some of the levels, is retained.

Consultations:

- | | |
|--------------------------------|-------------------------|
| • County Highways Authority | No highway implications |
| • Environmental Health Section | No response |
| • South Huish Parish Council | Object |

Parish Council comments:

Object to the application for the following reasons:

1. Having spoken with neighbours there are strong concerns that the roof pitch will cause loss of amenity (specifically light).

2. The Councillors considered the variation application to be so significantly different to the original application they believe this should have been dealt with as an entirely new submission and not a variation.

Representations:

Eight objections received. These objections are summarised as follows (see case file for full representations):

- It seems a completely new application and not a revised design application;
- Concern with regard to outlook from Sunnygate looking out onto a solid roof and wall (east elevation of property);
- Concern proposal is similar to first withdrawn application 3005/19/FUL;
- Concern retaining wall on boundary has not been built according to plans and concern no party wall agreement;
- Proposal does not reflect existing local vernacular in design and will impact on visual amenity;
- Overlooking concerns to closest properties;
- Concern proposal no longer of similar scale and appearance;
- Concern proposal not in keeping with street scene;
- Proposed building would be overbearing and overdevelopment of the site;
- Proposal would result in overshadowing to neighbouring property, Sunnygate, creating a loss of light, privacy and visual amenities;
- Building line extends too far towards the roadway south impacting the landscape and visual amenity on the approach road;
- Works carried out on retaining wall to date adjacent to Sunnygate do not reflect approved plans or those submitted in this application;
- No construction plans are provided;
- Concerns with regard to structural stability particularly of retaining walls and as a result of extent of excavation undertaken

Relevant Planning History

1079/20/FUL Demolition of existing dwelling and construction of two new dwellings with associated external works (resubmission of 3005/19/FUL). Conditional Approval Granted

3005/19/FUL Demolition of existing dwelling and construction of two new dwellings with associated external works. Withdrawn

ANALYSIS

Principle of Development/Sustainability:

Permission was granted in 2020 for two new dwellings and work has commenced on-site whilst the permission was still extant. Therefore the principle of two new dwellings, a principal residence occupancy and the sustainability of the development have already been established and are not under consideration.

Design/Landscape:

The layout of the scheme has been designed to respect the established pattern of development, whilst ensuring that adequate car parking is provided in an accessible location

that utilises the existing access at the site. A shared parking area immediately off the roadside is therefore proposed. The proposed houses are located in roughly the same location as the existing dwelling with identical orientation, facing south to take advantage of the views in this direction.

With regards to scale, the units are of an appropriate scale to their context. The revised scheme has lowered the ground floor to ensure the ridge height is similar to the dwelling that is to be replaced.

The creation of the lower ground floor has also enabled the omission of the first floor accommodation previously proposed within the roof space and has enabled the accommodation to be provided without the need for the previously proposed first floor dormer.

The external appearance of the proposal is contemporary but is not assessed to be out of keeping with the character of the existing dwellings in this part of Hope Cove. The use of high quality materials will complement the vernacular.

The proposed dwellings have been designed to reflect the existing local vernacular with regards to scale and massing, whilst presenting a more contemporary appearance that uses a high quality palette of materials that is appropriate given the use and location. Compared with the previously approved materials this variation application proposes to introduce stone to the ground floor to break up the façade and to provide a clear distinction between the main house and the terrace and an element of timber weatherboarding to rear.

There is an additional wall to the front. This is in response to the steepness of the site and to enable the proposed landscaping, as shown on the Landscaping Plan. Whilst the stone wall has a darker and more natural appearance to the majority of the housing in the area, it is not completely out of character as The Sunny Bay Hotel, adjacent to the application site, has a similar retaining wall, which has a mixture of natural stone, unpainted render and plain block walls. Such walls require less maintenance to retain their appeal, particularly when compared to rendered walls. Once fully established, it is considered that the frontage will be in-keeping with the locality.

Please note that whilst it is considered unnecessary by officers, the applicant has stated that if required by Members, then they would accept a condition to render the front retaining wall.

Going back to the Landscaping Plan, reference 2021/102/01 Rev 1, whilst the initial scheme has changed, it remains relevant. All that has changed is, rather than the landscaping being planted on a steep slope, the landscaping will be spread over two terraces. It is expected that over time the landscaping will cover the upper wall and start to tumble down over the lower wall creating an attractive area, similar to the dwellings to the east, and will be in accordance with JLP Policies DEV23 (Landscape), DEV24 (Undeveloped Coast) and DEV25 (Protected Landscapes).

The footprint of the proposal is virtually the same as the extant permission, so there is no material change in the provision of amenity space. The dimensions are given below.

Proposed now (drawing 3881.23L)

- Total site area 790sq.m.
- Footprint of both the dwellings (taken at First Floor level as there is a terrace at first floor) 162sq.m.
- Area of car parking / turning 117sq.m.

- Remaining amenity area 511sq.m. (or 255.5sq.m. per dwelling)

Previously Approved (drawing 3881.23F)

- Total site area 790sq.m.
- Footprint of both the dwellings (taken at First Floor level as there is a terrace at first floor) 160sq.m.
- Area of car parking / turning 135sq.m.
- Remaining amenity area 495sq.m. (or 247.5sq.m. per dwelling)

The new proposal results meets the standard required within the JLP Supplementary Planning Document (SPD) and provides more amenity space than that previously approved. Furthermore, the use of retaining walls to terrace the garden / amenity areas actually makes the garden area far more useable than the significant slopes that were previously approved.

The proposal includes provision for two car parking spaces per property, in accordance with that required in the JLP Supplementary Planning document. However, the dimensions of the parking spaces do not meet the standard 2.5m by 5.5m, as they measure 2.4m by 4.7m.

Whilst there is a discrepancy with the size of the parking spaces, they are the same size as those previously approved under application 1079/21/FUL, which would be considered as a fall-back position and therefore it would not be a justification for a refusal.

If minded to approve the application a condition can be imposed to limit the height of the boundary hedges and planting, where these should be limited to a maximum height of 1.2 metres so as not to impact neighbouring amenity.

Overall, the changes do not detract from the high quality design of the proposed dwellings, thereby retaining the quality of the building design and sustainability credentials in terms of layout, window configuration, materials, colour palette, scale, massing and landscaping and is therefore still in keeping with the overall form (including consented schemes) and layout of the surrounding properties within the area.

Neighbour Amenity:

The proposals have been sited and oriented so that significant additional over-looking of the closest existing properties is not created. The sloping topography helps to ensure that the majority of views to the south of the proposals will be straight over the roof of the nearest dwelling, which is also separated by a road and mature natural hedge. Landscaping and boundary treatment conditions will secure appropriate landscaping improvements and restrict impact upon the nearest existing dwellings. The application is thus in accordance with policy DEV1 (Protecting health and amenity) of the JLP.

Highways/Access:

Access to both units, vehicular and pedestrian, is from the existing access at the site. Pedestrian access at the front of the site is via a wheelchair compliant level paved area.

A shared driveway with parking space for 2 cars per dwelling is proposed which provides adequate turning provision so that cars can enter and exit in forward gear. The erection of one additional dwelling in this location will not result in significant additional vehicular trips and will not have a significant impact upon the local highway network.

The County Highways Officer has raised no highway implications and no conflict with policy DEV29 (Specific provisions in relation to transport) is anticipated.

No changes have been made to the access.

Drainage:

The proposed changes will not impact how drainage will be dealt with. The previously approved application submitted sufficient foul and surface drainage details to confirm an 'in principle' scheme can be accommodated on site. The previous application also submitted testing and calculations to support the scheme and a condition was imposed. The proposals are for roof water to be discharged into the existing surface water sewer and hard surfaced areas will be permeable. No conflict with policy DEV35 (Managing flood risk and Water Quality Impacts) is identified.

The proposed changes will not detract from this and the same conditions will be imposed, if minded to approve.

Planning Obligations

The applicant previously agreed to sign a Section 106 legal agreement limiting the occupation of the property to a principal residency for perpetuity, and for it to be used only as a primary residence and not a holiday home. The changes submitted as part of this planning application require new contract through a Deed of Variation. Subject to this being once again agreed the proposal would be in accordance with policy DEV24 (Undeveloped Coast and Heritage Coast) of the JLP.

Parish Council comments:

The Parish Council have objected to the application on two grounds as follows:

1. Having spoken with neighbours there are strong concerns that the roof pitch will cause loss of amenity (specifically light).
2. The Councillors considered the variation application to be so significantly different to the original application they believe this should have been dealt with as an entirely new submission and not a variation.

With regard to the first ground for objection with regard to perceived loss of amenity specifically light to neighbours. The proposal does not significantly increase massing, does not raise ridge height or alter roof pitch significantly as a result the proposal could not be deemed to result in a significant loss of light to neighbours as a result of the proposed amendments in this scheme.

With regard to the second ground for objection variation applications do allow for alteration to plans and these do not need to be non-material to be accepted under a variation application. Therefore, the proposal submitted under this application form is the most appropriate form to consider the proposed amendments. As such, an entirely new planning application is not required.

Neighbourhood Plan Considerations:

The site is within the settlement boundary defined in the Neighbourhood Plan and therefore the proposal for an additional dwelling is considered acceptable in principle. The additional dwelling will be restricted to support the housing needs of local people and bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here and strengthen the community and local economy. Consequently, the dwelling will be regulated for the principal use of a local person(s) as their principal residence. The proposal is thus in accordance with the housing based policies in both the Neighbourhood Plan and Joint Local Plan.

Ecology:

The original application which this application seeks to vary was accompanied by a Preliminary Ecological Appraisal that has revealed that there were no signs of use by any bats, birds or protected wildlife at the time of the survey and the proposals are therefore in accordance with policy DEV26 (Protecting and enhancing biodiversity and geological conservation).

DEV32 Compliance:

In order to comply with policy DEV32 (Delivering Low Carbon Development), the Design and Access Statement submitted with the original application confirmed that the proposals will be built to exceed the requirements of the Building Regulations, Approved Document L1A. Photovoltaic cells are proposed for the roof and these measure will ensure that the dwelling has a low carbon footprint.

Other Matters:

Some of the representations received make reference to the proposal resulting in an overdevelopment of the site. The proposal put forward in this application provide two floors of accommodation the same as the previous application albeit this application proposes to provide the accommodation by the provision of a lower ground floor and ground floor rather than ground floor with first floor accommodation in the roof space and only results in a marginal increase in footprint on the site through a slight increase in the width of the proposed gables as such compared with the previous approval it is not considered that a refusal on overdevelopment grounds for these revised plans could be justified.

One of the representation also makes reference to the proposal resulting in a change of outlook from Sunnygale whilst this is noted this is not a reason to refuse consent. The separation distance is such that whilst clearly the alterations to the site will change the outlook from Sunnygale the proposal is not considered to result in an unacceptable overbearing impact or sense of enclosure to this property.

Some of the representations received also raise concern with regard to building regulations checks for works undertaken and party wall matters. Whilst, these concerns are noted that are not planning matters and our dealt with under the party wall act and building regulations and are separate matters to the consideration of this planning application.

Concern has also been raised that the retaining wall being built adjacent to the property known as 'Sunnygale' does not reflect the previous approval or the details for the wall shown on this revised application. Whilst, this concern is noted the developer must implement the permission in accordance with the plans approved if they deviate from these that what they are building does not benefit from consent and this is an enforcement matter requiring further investigation and consideration.

Concern has also been raised with regard to lack of construction plans provided however this is not a requirement for the consideration of a planning application. Construction drawings would be required as part of a building regulation application.

Planning Balance:

The changes now proposed are essentially minor in nature and do not have any significant bearings upon the considerations that led to the previous approval.

Subject to the applicant securing a Deed of Variation to the S106 and the re-imposition of conditions, or securing details where conditions have already been agreed, approval is recommended.

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

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 22nd 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

SPT3 Provision for new homes

TTV1 Prioritising growth through a hierarchy of sustainable settlements

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area

TTV27 Meeting local housing needs in rural areas

TTV28 Horse related developments in the countryside

DEV1 Protecting health and amenity

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

DEV3 Sport and recreation

DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area

DEV9 Meeting local housing need in the Plan Area

DEV10 Delivering high quality housing

DEV23 Landscape character

DEV24 Undeveloped coast and Heritage Coast

DEV25 Nationally protected landscapes

DEV26 Protecting and enhancing biodiversity and geological conservation

DEV28 Trees, woodlands and hedgerows

DEV29 Specific provisions relating to transport

DEV32 Delivering low carbon development

DEV35 Managing flood risk and Water Quality Impacts

Neighbourhood Plan

The South Huish Neighbourhood Plan forms part of the Development Plan for the South Hams Area. The site is located within the settlement boundary as identified in the South Huish Neighbourhood Plan. With regards to residential use, under Theme 3 Housing and Homes, para 6.4.1 states the purpose of this theme is “*to support the delivery of truly affordable, low cost housing in the parish. The introduction of a principal residence requirement for all new homes. The promotion of further homes for the elderly. New housing development is contained within the settlement boundaries and exception sites*”.

In order to ensure new homes are built for local people, policy SH H2 (Principal Residence) states that:

- a) *New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a principal residence guaranteed through a planning condition or legal agreement.*
- b) *New unrestricted second homes will not be supported at any time.*
- c) *A principal residence is defined as one occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.*
- d) *Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and will be obliged to provide this proof if and when SHDC requests this information. Proof of Principal Residence includes but is not limited to residents being registered on the local electoral register and being registered for and attending local services including healthcare, and schools.*

The proposals are compliant with this policy, the site is located with the existing settlement boundary and occupation of the additional home will be subject to principal residence clauses, secured by a Deed of Variation, as agreed previously under 1079/20/FUL.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

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 three years from the date of the original permission i.e. 12/11/2020.

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 number(s) Proposed Site Plan 3881 23 Rev L, received by the Local Planning Authority on the 23/02/2022; Proposed Landscape Plan 2021/102/01 Rev 1, received by the Local Planning Authority on the 29/09/2021; Proposed Floor Plan 3881 21 Rev E; Proposed Elevations 1 of 2 3881 30 Rev H; Proposed Elevations 2 of 2 3881 31 Rev G; Proposed Section A-A_B-B 3881 40 Rev F; Proposed Street Elevation 3881 32 Rev D, all received by the Local Planning Authority on the 29/09/2021; Site Location and Block Plans 3881 23 Rev B, received by the Local Planning Authority on the 28/09/2021.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-enacting, or further amending that Order), no gate, fence, wall or other means of enclosure shall be erected or constructed between the buildings and the (estate) road(s) unless permission is granted by the Local Planning Authority.

Reason: In order to safeguard the character and visual amenities of the locality.

4. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.
Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity

5. Prior to occupation of the dwellings, a landscaping scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall include full details of the design and appearance of the retaining wall and an updated landscape Masterplan to reflect the latest site layout.

The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

6. Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:

1. Soakaway testing to DG 365 to confirm the use of soak-aways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.

2. If infiltration is suitable then the soak-away should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).

3. If infiltration is not suitable then an offsite discharge can be considered. Attenuation should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%). Please note a pumping system for surface water drainage cannot be accepted, therefore the scheme should rely solely on gravity.

4. The offsite discharge will need to be limited to the Greenfield runoff rate. This must be calculated in accordance with CIRIA C753. The discharge must meet each of the critical return periods. Full details of the flow control device will be required.

5. The drainage details of the car park and access will be required. If it is proposed to be permeable then it should be designed in accordance with CIRIA C753. Full design details and sectional drawing showing the specification and make up will be required.

6. A scaled plan showing full drainage scheme, including design dimensions and invert/cover levels of the soak-aways/attenuation features, within the private ownership.

The soakaways should be sited 5m away from all buildings and highways to accord with Building Regulations and 2.5m from all other site boundaries for best practice.

7. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life 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

7. Notwithstanding the submitted details, prior to the installation of any part of the foul drainage scheme, full details of the works for the disposal of sewage shall be submitted to and approved in writing by the Local Planning Authority (LPA). Please note that a treatment plant should be used rather than a septic tank.

Reason: In the interests of the prevention of pollution.

8. The recommendations, mitigation and enhancement measures of the Ecological Report, by Colin N Wills dated 23.7.2019, shall be fully implemented prior to the occupation of the use hereby approved and adhered to at all times. In the event that it is not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the local planning authority.

Reason: To safeguard the interests of protected species

9. Prior to their installation details of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

10. Prior to the installation of facing materials and roof tiles, a scheme to demonstrate how the requirements of JLP policy DEV32: Delivering Low Carbon Development will be delivered shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be incorporated into the development prior to the occupation of the dwellings to which this permission relates and thereafter shall be retained and maintained in perpetuity

Reason: To ensure the development contributes toward delivering a low carbon future for West Devon and supports the Plan Area target to halve 2005 levels of carbon emissions by 2034 and increase the use and production of decentralised energy.