

PLANNING APPLICATION REPORT

Case Officer: Alexis Wilson

Parish: Bigbury **Ward:** Charterlands

Application No: 1933/23/HHO

Agent:

Andrew Lethbridge Associates
102 Fore Street
Kingsbridge
TQ7 1AW

Applicant:

Mr & Mrs Baird
Sea Haven
Ringmore Drive
Bigbury On Sea
TQ7 4AU

Site Address: Sea Haven, Ringmore Drive, Bigbury On Sea, TQ7 4AU



Development: Householder application for proposed renovations & extensions to dwelling, construction of a replacement garage & a new games room (resubmission of 0104/23/HHO)

Reason item is being put before Committee: Cllr Taylor has brought before committee due to neighbour amenity concerns

Officer Recommendation: Conditional Approval

Conditions:

1. Standard time limit
2. Adherence to plans
3. Prior to Commencement: Construction Management Plan
4. Materials to match
5. Adherence to ecological mitigation
6. Games room be used incidental to main house
7. Garage to be retained for parking of motor vehicles
8. Landscaping strategy to be agreed with LPA prior to construction of garage
9. Boundary Planting to be retained
10. Adherence to surface water drainage plan
11. No additional openings to games room
12. No additional openings to garage
13. No external lighting
14. Natural Slate

Key issues for consideration:

Principle of Development; Design/Scale/Mass; Landscape; Neighbour Amenity; Drainage; Ecology; Climate Emergency (DEV32); Heritage

Site Description:

Sea Haven is a detached 1.5 storey dwelling dating to 1912 and built in an 'Arts and Crafts' style. One of the original dwellings in the village of Bigbury-on-Sea, Sea Haven has a large plot, the majority of which is laid to grass, surrounded by mature hedging and located to the south-west of the property, overlooking the sea beyond. To the front (north-east) is a modest driveway and small single garage with 1-2 parking spaces in front.

Whilst the dwelling retains some of its charming original character – including the veranda which wraps partially around the property and the pitch of the roof – much has been lost over the years through unsympathetic additions and alterations, and the property is dated internally.

The application site is located in the South Devon Area of Outstanding Natural Beauty (AONB) and landscape designated as being Heritage Coast.

The Proposal:

The application proposes extensions and alterations incorporating the following elements:

- New roof with ridge raised by a maximum of 330mm to allow for strengthening timber struts, insulating to buildings regulation standards and addition of natural slate roof tiles.
- Reinstatement of central first floor balcony which has been glazed/enclosed historically
- One replacement and one new dormer to the rear – either side of the central dormer – to bedrooms 2 and 3
- Relocation of the rear (south-west) elevation wall to provide more internal space
- Renovation and partial reinstatement of surrounding veranda
- Removal of side extension on north-east elevation
- Front extension to provide utility and plant rooms
- Removal of a number of redundant garden stores and sheds
- Construction of detached games room to the south-west of the dwelling with veranda to front, pitched roof with natural slate tiles and solar PV panels above
- Replacement of existing single garage with new double garage with pitched slate tiled roof, solar panels with battery storage system
- Increasing off-road parking space with impermeable surface
- Planting scheme to front (north-east) elevation
- Installation of air source heat pump (ASHP)

Consultations:

- County Highways Authority - No Highway Implication

Parish Council - Object with the following comments:

Bigbury Parish Council (BPC) considers that the amendments made seeking to address the concerns of the Parish Council and SHDC planning case officer in relation to the previous (now withdrawn application) were insufficient in terms of addressing the issues raised in respect of the proposed garage, games room and impact on the amenity of neighbouring properties.

In spite of 'digging down' the front of the site the slight reduction in the depth and height of the garage is insufficient, particularly in relation to its overall size and the dominance on the street scene of the proposed large, blank gable end wall on the front boundary of the property, almost on the roadside of Ringmore Drive. The size of the garage is too large, too close to the street frontage and would harm the current open view and setting of the dwelling, which is a locally listed heritage asset.

The proposed 2m high hedge would be contrary to Neighbourhood Plan Policy(NHP) BP7 (v) which states that front boundary walls, hedges, and/or fences should be kept low, generally not exceeding one metre in height and it was questioned whether there was room to provide a hedge without extending on to the verge. The proposed development is therefore contrary to Policy BP7 (ii) relating to the height, scale and

density of development which does not reflect the pattern of development in the surrounding area and to NHP Policy BP 23 relating to avoiding harm to the setting of designated and non-designated heritage assets.

The amount of car parking still remains a problem with only two outside parking spaces shown in front of the garage and with a third space now occupying the turning area. Three outside spaces with a turning area should be provided for a house of this size. Potential car parking in garages is not counted and three outside car parking spaces should be provided. This could be achieved if the garage was reduced in size so that parking to the side of the garage could be provided. The proposed development was therefore contrary to NHP Policy BP27 which requires three parking spaces for units of 3 or more bedrooms.

The games room had been reduced slightly in its width by omitting the verandas on the short sides only, but the position of the games room had not been moved closer to the house as stated by Andrew Lethbridge. The reduction in the height of the ridge of 250mm is negligible and the size and location of the games room in relation to impact on neighbours still remains a concern.

The balconies in front of the two side dormers at the rear of the house have been removed but the dormers have been brought forward, filling in the space previously shown for the balconies and as such the problems relating to overlooking of the ground floor terrace to Clanna have not been resolved. The proposed development would therefore still be harmful to residential amenity contrary to Policy BP7 (vi) which states; 'Proposals should protect residential amenity and should not have an unacceptable impact on the living conditions of occupiers of neighbouring properties by reason of loss of outlook, loss of important views, including views of the sea, estuary, river valleys and moorland, loss of privacy or overlooking, overbearing and dominant impact, noise or other disturbance.';

BPC would also stress the need for conditions relating to asbestos and other hazardous materials in the fabric of the property and their properly supervised, safe removal from the site, a comprehensive construction management plan and conditions for outside lighting must also be included if the application were to be approved.

For all the reasons stated above BPC objects to this proposal.

Representations:

Representations from Residents

Fourteen (14) letters of objection have been received at the time of writing this report and cover the following points:

- Dominance of streetscape by garage roof
- Impact on principle views from The Nineteenth
- 2m hedge blocks views
- Increase in overlooking from dormers and balcony
- Impact on views of games room roof
- Fails to protect residential amenity

- Front of property would appear harder and more developed
- Little room for planting to screen at the front
- Scale too large
- Detrimental to street scene
- Loss of outlook from neighbour dwellings
- Increase in mass of property through raised roofline
- Financial compensation should be made to repair roads
- Works schedule required to protect residential amenity
- Games room sticks up above hedge with Sea Drift
- Roof pitch of games room should be reduced to 18 degrees
- Games room overlooks adjacent properties
- Garage too large

One (1) letter of support has been received at the time of writing this report which covers the following points:

- House urgently needs investment and modernisation
- Proposals consistent with the heritage value of the property
- Improvement of energy efficiency and environmental performance
- Owners have made considerable and considerate changes to address concerns
- Sympathetic plans improve the aesthetic
- Plans improve the energy efficiency

Full copies of the comments can be found on the South Hams District Council website under the application reference 1933/23/HHO.

Relevant Planning History:

Application reference	Description	Decision
05/1822/06/F	Alteration and extension to dwelling to provide shower room	Conditional Approval, 01/11/2006
3250/21/HHO	Householder application for proposed side and rear extension, replacement garage and games room	Withdrawn, 03/11/2023
0104/23/HHO	Householder application for alterations and extensions to dwelling, and construction of garage (re-submission of 3250/21/HHO)	Withdrawn, 24/04/2023

ANALYSIS

Principle of Development/Sustainability:

Sea Haven is a detached 1.5 storey dwelling dating to 1912 and built in an 'Arts and Crafts' style within the built form of Bigbury On Sea. The property has been in residential use since its construction and has undergone a number of extensions and alterations over its history. As such the Principle of Development is established.

1. Heritage/Design/Scale/Mass:

1.1 Sea Haven is identified in paragraph 4.174 of the Bigbury Neighbourhood Plan (BNP) (2019-2034) as a Non-Designated Heritage Asset (NDHA) and as such Policy BP7(xi) must be taken into account when assessing development proposals. In addition, policy DEV21 (Development Affecting the Historic Environment) of the Plymouth and South West Devon Joint Local Plan (JLP) requires that development proposals 'sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets (NDHA) and their settings'. The NPPF describes heritage assets as an *'irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'* (para 189).

1.2 In addition to the requirement to protect and enhance the property as an NDHA, overarching design policies DEV20 and DEV23 of the JLP, BP2 and BP7 of the BNP require development to meet good standards of design, to have proper regard to the pattern of local development, to conserve and enhance the townscape by maintaining a local area's distinctive sense of place and to ensure that *"the height, scale and density of development should reflect the existing grain, height, density and pattern of development"* (BP7ii).

1.3 It is against this policy background which the design, scale and mass of the proposal must therefore be appraised.

1.4 Roof alterations and additions:

1.4.1 The works to the roof are considered to have proper regard for the existing dwelling, with the pitch and overall scale set to remain almost identical to that at present. The raised ridge height is considered minimal (at 330mm increase) and not overbearing to any extent.

1.4.2 The new rear dormers (one a replacement of existing, one new) echo the original central dormer with regards their scale and roof pitch, are not overbearing within the roof space and are deemed to create a symmetry which the rear elevation is currently lacking (in line with paragraphs 13.49-13.54 of the JLP Supplementary Planning Document). Likewise, the removal of the glass 'box' currently attached to the central dormer and replacement with a visually

unobtrusive balcony to the exact same scale is considered to be directly in line with DEV25 (8ii) in that it removes an incongruous feature and results in an uplift in design.

1.5 Ground floor extensions and alterations:

1.5.1 The removal of the existing side extension enhances the overall appearance of the property. The front extension is visually unobtrusive, set as it is behind the proposed new garage and of single-storey height. The rearward extension provides additional internal living space with no visual alteration to the dwelling and impacts in no way on the amount of amenity space due to the modest scale of the extension and the ample size of the rear garden. The renovation and partial reinstatement of the veranda enhances the dwelling, drawing on its original Arts and Craft design and replacing a notable feature which has been lost in part due to the unsympathetic previous extensions and alterations.

1.6 Replacement Garage:

1.6.1 The garage, whilst larger than the existing, has been reduced in scale considerably from previous (withdrawn) schemes and is now only slightly larger than the minimum size required to meet current space standards as prescribed in paragraph 8.5 of the JLP SPD. The additional 1.5m depth beyond the minimum space standards would allow for the installation of battery storage for the PV panels to be mounted on the roofs of both the garage and garden/games room, which addresses the provisions of DEV32 of the JLP, as discussed below.

1.6.2 The garage is proposed to be set down below road level resulting in a finished floor to ridge height of 4.4m which translates to a ridge which sits at 2.3m above ground level when viewed from the adjacent road (Ringmore Drive). This is a 250mm reduction in the roof height proposed on previous schemes.

1.6.3 In addition to lowering the ridge height, the roof design has been rotated to minimise the impact to the rear neighbour ('The Nineteenth'). The roof extension which previously joined the garage to the dwelling has been removed, as has the surrounding veranda, in order to reduce its overall scale and mass.

1.6.4 To further reduce the impact of the garage development on the street scene, a planting scheme is proposed for the front elevation. The plans supplied indicate an indicative scheme but clearly state that this is only indicative and that a condition is recommended to require a full landscaping scheme to be supplied to and agreed by the LPA prior to commencement of works to the garage building. Comments received from the Parish Council and residents regarding the existence of a 2m front hedge are not of material relevance as this element of the scheme does not form part of this application/approval. As

such the scheme is not considered to be against policy BP7 (v) in its current form and a refusal on this basis would be unjustified.

1.6.5 Overall, the garage development as proposed by this application is considered by Officers to have a limited impact on the wider street-scene or neighbouring dwellings.

1.7 Detached Games Room:

1.7.1 The Games room is notably smaller in scale than that proposed under previous schemes (50m² compared to 65m²). This has been achieved in part by removing the surrounding veranda. In addition, to reduce the impact on neighbouring dwellings 'Sea Drift' and 'Craigievar' Officers confirm that the location has been moved away from the boundary and closer to the host dwelling (contrary to the consultation response from the Parish Council) (furthest point from the main house in previous schemes was 17.3m, whereas in this proposal it is 15.7m, so a c.1.5m move away from the boundary with Sea Drift). The ridge height stands at 3.8m with eaves height of 2.4m, sitting slightly above the existing hedge line but well below the host dwelling and not dissimilar to that of the existing garden store located in this area.

1.7.2 On balance, the games room is considered to be of an acceptable mass and design. It relates well to the main dwelling, and the dwelling has sufficient curtilage to accommodate the building without the site appearing cramped or overdeveloped.

1.8 On planning balance, when considering the heritage, design, scale and mass of the development proposed Officers consider that the scheme meets the provisions of TTV29, DEV21, DEV23, DEV25 of the JLP and policy BP7 of the BNP.

2 Landscape/South Devon AONB:

2.1 The development site is located within the South Devon Area of Outstanding Natural Beauty (AONB) and within the Heritage Coast. Policy DEV25 (Nationally Protected Landscapes) 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*" and to "*be designed to prevent impacts of light pollution from artificial light on intrinsically dark landscapes*". In addition, policy BP7 (vii) requires all development "*be designed to limit the impact of light pollution from artificial light resulting in harm to local amenity or areas of intrinsically dark landscape*".

2.2 In design terms, whilst the proposal does not specifically enhance the natural beauty of this protected landscape, Officers are mindful that the site is within a village setting, surrounded by other residential properties. Taking this into account, the design is

deemed to be neutral within the wider built environment and appropriate to its landscape context. In relation to light emissions, it is considered justified to recommend a condition to the proposal that no external lighting be installed without prior authorisation by the LPA in order that the requirements of DEV23 (4), DEV25 (iv) and BP7 (vii) are met and that external light emissions are kept to a minimum in order to protect the local landscape setting.

2.3 With the addition of the external lighting condition as specified, the proposal is considered to be compatible with the provisions of DEV2, DEV23, DEV24 and DEV25 of the JLP and policies BP7 and BP18 of the Bigbury NDP.

3 Neighbour Amenity:

3.1 Policy DEV1 requires that all proposals safeguard the health and amenity of local communities. To this end, new development should provide for satisfactory daylight, sunlight, outlook, privacy and protection from noise disturbance for both new and existing residents. In addition, policy BP7 (vi) of the Bigbury NDP requires that development protects residential amenity and should not have an “*unacceptable impact on living conditions of neighbouring dwellings*”, including the “*loss of important views*”.

3.2 Whilst Officers acknowledge that the height increase of the dwelling and the construction of the garage would have some impact on the visual amenity of neighbouring dwellings, this impact is not considered to be so severe as to be harmful. Notwithstanding the point that there is no right to a view, views towards the sea from rear neighbour “The Nineteenth” would be maintained and the impact is minimal, with the property maintaining the majority of its far-reaching views of the sea to the horizon above both ridgelines. It is deemed that the important views from this dwelling are not “lost” and the scheme does not merit a refusal on the basis of the minimal impact caused, especially when this is balanced against the environmental gains that raising the roof height will achieve in relation to reducing the carbon footprint of the dwelling.

3.3 The alterations to the rear dormers and raised rear terrace, reinstatement of the existing first floor balcony (presently closed in with glazing) and erection of the games room are deemed to have minimal detrimental impact on neighbouring amenity and are not considered to be likely to cause an “*unacceptable impact on living conditions*”. The removal of the existing dormer side window, which gives clear views over the rear garden of Seadrift, would create some benefits in terms of neighbour amenity, improving the privacy afforded to the neighbouring dwelling. Additionally, opening up of the glazed balcony to the elements is likely to reduce usage of this feature for much of the year when the weather is inclement, thus also of benefit to neighbour amenity.

3.4 The games room has no windows in the north-west or south-west elevations (those closest to Craigivar and Seadrift), with the majority of glazing located to the front elevation, with views across the private gardens. A condition is recommended that prohibits any additional openings being installed in the games room or the garage to

ensure that the amenity of neighbours is preserved. Views towards Clana Cottage are obscured by a substantial separation distance (35m+ between the front of the games room and the side elevation of Clanna Cottage), the height of the glazing (ground floor level) and the existing mature hedge boundaries. In addition, it's location in close proximity to the host dwelling avoids any isolated development which would draw the eye away from the view to the sea beyond. It is not therefore considered that the construction of the proposed games room would have any notable impact on the privacy, day light, sunlight or outlook of these neighbouring dwellings.

3.5 In order to protect the amenity of neighbours on an ongoing basis and during the potentially disruptive phase of the construction works, Officers recommend the following conditions be imposed on any planning permission:

3.5.1 limiting use of the games room and garage to incidental use

3.5.2 requiring that a Construction Management Plan is submitted prior to commencement of any building works.

3.6 With these conditions in place it is considered that, on the overall balance of planning the proposal meets the provisions of DEV1 of the JLP and BP7 of the Bigbury NDP as well as guidance contained within the JLP SPD.

4 Highways/Parking:

4.1 Policy DEV29 requires that development *proposals should "ensure sufficient provision and management of car parking in order to protect the amenity of the surrounding area"* (DEV29.3). In order to achieve this aim, paragraph 8.7 of the JLP SPD stipulates that a 3+ bedroom dwelling should provide 2 car parking spaces (measuring 2.4m x 4.8m) as a minimum. The Bigbury NDP, in response to the narrow access roads and constrained on-street parking within the settlement, have established that a 3+ bedroom dwelling within the Parish should allow a minimum of 3 spaces (BP27).

4.2 From the plans supplied, Officers deem that the proposal allocates space for three cars to be parked and as such meets the requirements of DEV29 and BP27. Whilst it is noted that Bigbury Parish Council have objected on the grounds that there is no dedicated on-site turning space provided, there is no mention of this necessity within the Neighbourhood or Local Plans, nor the requirement for vehicles to exit the site in a forward gear (the access road – Ringmore Drive – is not a classified road). In addition The Highways Authority have responded to confirm there are no highways implications.

4.3 The proposal is therefore considered acceptable in relation to DEV29 of the JLP and BP27 of the BNP.

5 Drainage:

5.1 The site does not fall within a Critical Drainage Area or Flood Zone 2/3. The proposed driveway is to be constructed of permeable material and the overall gains in impermeable surface area – taking into account the removal from the site of existing garden/outbuildings – is considered modest.

5.2 The applicant has proposed the installation of a new soakaway in the rear garden to dispose of surface water from the proposed scheme along with the installation of 4 no. ACCO drains adjacent to the driveway/parking area at the front. 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.

6 Climate Emergency (DEV32):

6.1 The Climate Emergency Planning Statement responds directly to the Climate Emergency declarations issued across Plymouth and South West Devon and identifies exactly what all new development should do to meet the challenge of climate change. It builds on existing planning policies set out within the Plymouth and South West Devon Joint Local Plan and its supplementary planning document, embraces new standards and proposes new requirements.

6.2 Officers have assessed the submitted Climate Emergency Compliance Form and plans provided. The scheme proposed includes the introduction of 150mm thermal insulation into the roof of the dwelling, installation of underfloor heating, incorporation of solar PV panels on the roofs of the games room and garage, battery storage system for solar PV in the garage, installation of an Air Source Heat pump and use of natural slate tiles of European/UK origin on all roofs.

6.3 It is noted that increased roof height will allow improved insulation thus reducing the thermal inefficiency of the current dwelling, minimising heat loss and utilising natural European slate in place of asbestos/concrete tiles. As such the raised roof height seeks to reduce the energy load of the property and maximise the energy efficiency of the dwelling in line with policy DEV32 of the JLP.

6.4 By virtue of the scale of the works and site specific circumstances the details as submitted are acceptable in this instance and the works proposed are deemed to result in a significant improvement in the thermal efficiency and decrease in carbon footprint of the dwelling over its lifetime.

7 Ecology:

7.1 An Ecological Survey supplied by the applicant confirmed that there is no evidence of bat use or roosting within the property. With regards bird use, a former house martin nest was found on northern elevation and there is evidence of some house sparrow nesting above veranda.

7.2 Mitigation measures proposed include that works should commence outside of bird nesting season (or, if not, a full bird/nest check should be undertaken prior to commencement) and that 1 no. bat roosting box, 1 no. bird nesting box and 1 no. invertebrate provision be installed. The requirements and provisions of this Report have been attached to this approval by way of condition. With these conditions in place the proposal is considered to meet the requirements of DEV26 of the JLP and BP20 of the BNP.

Conclusion:

For the aforementioned reasons, the application is considered to meet the provisions of STP1, STP2, TTV1, TTV29, DEV1, DEV2, DEV20, DEV21, DEV23, DEV24, DEV25, DEV26, DEV29, DEV32 and DEV35 of the Joint Local Plan; policies BP2 (b), BP7 i, ii, iii, v, vi, vii, xi; BP18, BP20, BP23 and BP27 of the Bigbury Neighbourhood Plan, as well as guidance contained in the Joint Local Plan Supplementary Planning Document (including, but not limited to, paragraphs 8.5, 8.7, 13.49-13.54).

As such, on the balance of planning, Officers deem the scheme acceptable and recommend it for Conditional Approval.

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).

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
TTV29 Residential extensions and replacement dwellings in the countryside
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
DEV23 Landscape character
DEV24 Undeveloped coast and Heritage Coast
DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV29 Specific provisions relating to transport
DEV32 Delivering low carbon development
DEV35 Managing flood risk and Water Quality Impacts

Bigbury Neighbourhood Plan

Following a successful referendum, the Bigbury Neighbourhood Plan was adopted at Special Council Committee on 23rd April 2020. It now forms part of the Development Plan for South Hams District and should be used in deciding planning applications within the Bigbury Neighbourhood Area.

The proposal is deemed to meet the provisions of the following policies:

BP2 – Other housing development
BP7 – General design principles for new development
BP18 – Area of Outstanding Natural Beauty
BP20 – Wildlife sites and biodiversity
BP23 – Built heritage
BP27 – Parking Provision

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

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

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 in Full

1. Standard Time Limit: 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. Adherence to Plans: The development hereby approved shall in all respects accord strictly with the following drawing numbers:

- ACL.1315.001: Site Location Plan
- ACL.1315.200 Rev D: Proposed Site Layout Plan
- ACL.1315.201 Rev D: Proposed Floor Plans Plan
- ACL.1315.202 Rev E: Proposed Elevations
- ACL.1315.203 Rev C: Proposed Games Room, Floor Plan and Elevations
- ACL.1315.211 Rev C: Proposed Hard and Soft Landscaping Strategy
- ACL.1315.212 Rev C: Proposed Roof Plan
- ACL.1215.210 Rev C: Proposed Garage Floor Plan and Elevations
- ACL.1315.205 Rev D: Sustainability Plan
- ACL.1315.204 Rev D: Proposed Drainage Layout Plan

As received by the Local Planning Authority on 22 June 2023.

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. PRIOR TO COMMENCEMENT Construction Management Plan: Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

(a) the timetable of the works;

(b) daily hours of construction;

(c) any road closure;

(d) confirmation that the public footpath adjacent to the site will not be blocked or restricted from use by the construction works

(e) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 08:00 and 18.00 Mondays to Fridays inc.; 09.00 to 13.00 Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the Planning Authority in advance;

(f) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;

(g) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;

(h) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;

(i) hours during which no construction traffic will be present at the site;

(j) the means of enclosure of the site during construction works; and (k) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site obligations

(l) The proposed route of all construction traffic exceeding 7.5 tonnes.

(m) Details of the amount and location of construction worker parking. (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work, and any damage incurred to the highway as a result of construction vehicles to be made good within 3 months of completion of build);

Reason: In the interests of public amenity and highway safety.

4. Materials to Match: 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.

5. Adherence to Ecological Mitigation: The recommendations, mitigation and enhancement measures of the Ecological Report, by EcoLogic Consultant Ecologists LLP in January 2022, shall be fully implemented prior to the commencement 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

6. Games/Garden Room Incidental Use: The garden/games room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the host dwelling "Sea Haven" and shall not be used, let, leased or otherwise disposed of for any other purpose or as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over intensive use of the site and have a poor spatial relationship with the main dwelling

7. Garage Incidental Use: The garage hereby approved shall remain available in perpetuity for the parking of motor vehicles in association with the use of the dwelling and shall not be occupied at any time other than for purposes incidental to the residential use of the host dwelling “Sea Haven” and shall not be used, let, leased or otherwise disposed of for any other purpose or as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over intensive use of the site and have a poor spatial relationship with the main dwelling

8. Landscaping Strategy: The building works shall not be implemented until a landscaping scheme has been submitted to and approved by the Local Planning Authority, indicating the boundary treatment of the proposed plots/development.

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.

9. Boundary Planting to be Maintained: The boundary hedge to the north-west boundary of the site shall be retained and maintained in perpetuity at a height not lower than that indicated on approved drawing number ACL.1315.203 Rev C. If the hedge, or part of the hedge is damaged during construction it shall be replaced with planting at the same place and species of such size, species and density, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the proposed games/garden room development on neighboring amenity.

10. Adherence to Surface Water Drainage Scheme: The drainage scheme shall be installed in strict accordance with approved plan ACL.1315.204 Rev D, 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.

11. No Additional Openings in Garden/Games Room: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any Order revoking and re-enacting this Order) no openings other than those authorised by this permission, including rooflights, (if any) shall be at any time be inserted in

the garden/games room hereby permitted, without the prior permission, in writing of the Local Planning Authority.

Reason: To protect the amenity of neighbours

12. No Additional Openings in Garage: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting this Order) no openings other than those authorised by this permission, including rooflights, (if any) shall be at any time be inserted in the garage hereby permitted, without the prior permission, in writing of the Local Planning Authority.

Reason: To protect the amenity of neighbours

13. No External Lighting: No external lighting shall be installed on the site unless details of such lighting, including design, location, the intensity of illumination, have first been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall accord with the details so approved.

Reason: In the interests of the character of the area and the protection of protected habitats and species.

14. Natural Slate: The roofs of the dwelling, garage and games room hereby permitted shall be clad in natural slates, fixed in the traditional manner with nails rather than slate hooks. Any hips shall be finished with a close mitre or narrow cement fillet rather than hip tiles.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development.