

Ward Woodbury And Lymptone

Reference 19/0619/FUL

Applicant Mr Michael Best

Location Brockways Woodmanton Woodbury Exeter
EX5 1HG

Proposal Construction of detached garage/store.



RECOMMENDATION: Approval with conditions

Crown Copyright and database rights 2019 Ordnance Survey 100023746



		Committee Date: 11th June 2019
Woodbury And Lympstone (WOODBURY)	19/0619/FUL	Target Date: 17.05.2019
Applicant:	Mr Michael Best	
Location:	Brockways Woodmanton	
Proposal:	Construction of detached garage/store.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is brought to Committee as the applicant is related to an Officer of the Council.

The application seeks planning permission for a detached garage and store to replace two existing detached garages. The building will be finished in treated natural timber with clay roof tiles to match those of the existing house.

Given the size of the plot, location of the garage/store and fact that it is replacing existing garages, it is not considered that the proposal would harm the character or the appearance of the area or have any adverse impact on the amenities of neighbours.

The application is therefore recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council

SUPPORT. Not overlooking. Provided it is not used as a residential dwelling.

Ward Member – Woodbury and Lympstone – Cllr G Jung

I am more than happy with the recommendation

Technical Consultations

EDDC Trees

01.04.2019

No objection to the proposed application. However we will require a tree protection plan and arboricultural method statement for the protection of site trees. This could be done prior to any planning approval or as the subject of a planning condition. Please advise if you would like some wording for a draft planning condition.

Further comments 09.05.2019:

Any planning approval should be subject to a condition requiring implementation of tree protection plan and arboricultural method statement.

Draft condition:

Tree Protection - Approved Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), the following tree protection measures as identified in the submitted Arboricultural Method Statement (AMS) and Tree Protection Plan will have been completed:- the tree protection fencing shall be in place and in accordance with the agreed specification.

During the development hereby approved, the following tree protections measures identified in the above AMS and TPP will be undertaken; - the AMS and TPP shall be strictly followed. Any departures from the approved TPP and AMS shall be reported to the Local Planning Authority in writing within five working days of the identified departure. On completion of the development hereby approved, the tree protection fencing can be taken down and removed from site.

Reason: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy D3 - Trees and Development Sites of the East Devon Local Plan 2016 and pursuant to section 197 of the Town and Country Planning Act 1990

Other Representations

No other third party comments received.

PLANNING HISTORY

There is no recent planning history on the site.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

D1 (Design and Local Distinctiveness)

D3 (Trees and Development Sites)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

Site Location and Description

Brockways is a detached house situated within the hamlet of Woodmanton, approximately 1km south of the village of Woodbury. The proposed garage and store is sited to the northwest of the house and is to be constructed over the footprint of two existing garages and a log store which are to be demolished. There are mature trees sited in close proximity to the site of the proposed garage and store. Residential properties are sited to the south and east of the site and the land to the north and west extends into open countryside.

Analysis

The issues to be considered in this case are the impact of the proposal on the character and appearance of the area, the protection of nearby trees on the site and any impact on the amenities of neighbours.

There are several mature trees within the grounds of Brockway and some are within close proximity of the site of the proposal. The proposed garage and store is 2.44m higher than the existing garages on the site, however, given the size of the plot, isolated location, the location of the building on the site and the screening provided by the surrounding trees, it is considered that the proposal would not have any significant additional detrimental impact on the character or the appearance of the area.

The neighbouring residential properties are some distance away from the site of the proposed building and, as such, it is considered that the proposal would not have any adverse impact on the amenities of the occupiers of those properties.

The application is accompanied by an arboricultural method statement and tree protection plan that can be conditioned to be complied with. These details are acceptable and will ensure that the trees on the site will be suitably protected during and after construction.

Conclusion

The proposed development would not result in any significant detrimental impact on the character or the appearance of the area and would not have any adverse impact on the amenities of neighbours. The applicant has also provided information to ensure that the trees on the site will be protected during and after construction.

The proposal is therefore in accordance with the relevant Local Plan Policies referred to in this report and Government advice contained within the NPPF.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(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 permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. The building hereby permitted shall be used only in conjunction with, and ancillary to, the use of Brockways, Woodmanton, Woodbury EX5 1HG as a single dwelling house and shall not be used as a separate dwelling or for any commercial, industrial or business purpose.
(Reason - The building is unsuitable for independent residential occupation due to its unsustainable location where a separate unit of accommodation would not be adequately served by a range of service and facilities and a commercial use could cause undue noise to adjoining occupiers in accordance with the requirements of Policy D1 - Design and Local Distinctiveness and Strategy 3 - Sustainable Development of the Adopted East Devon Local Plan 2013-2031.)
4. The development hereby permitted shall be carried out in accordance with the submitted arboricultural method statement (AMS) and Tree Protection Plan dated 7th May 2019. Any departures from the approved TPP and AMS shall be reported to the Local Planning Authority in writing within five working days of the identified departure.
(Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy D3 - Trees and Development Sites of the East Devon Local Plan 2016 and pursuant to section 197 of the Town and Country Planning Act 1990).

NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

E	Proposed Site Plan	22.03.19
---	--------------------	----------

D	Location Plan	22.03.19
A	Proposed Elevation	22.03.19
B	Proposed Floor Plans	22.03.19
Arboricultural	Method Statement	07.05.19
	Tree Protection Plan	07.05.19

List of Background Papers

Application file, consultations and policy documents referred to in the report.