

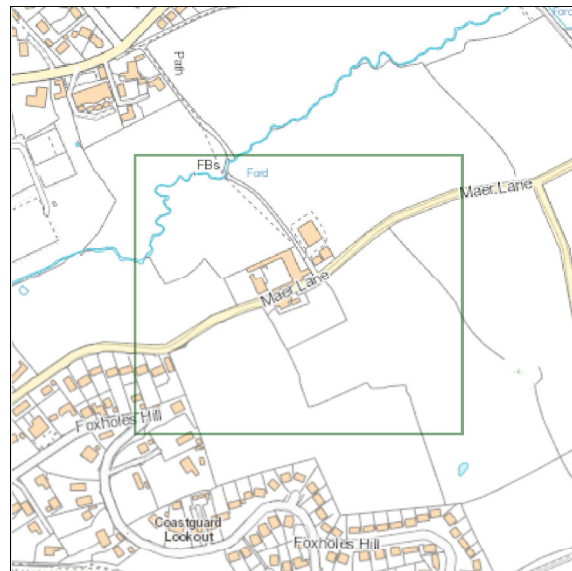
Ward Exmouth Littleham

Reference 20/0842/FUL

Applicant Littleham 2010 Ltd

Location Land Adjacent To The Meetings Maer Lane
Exmouth EX8 5DD

Proposal Conversion of disused agricultural building to create one dwelling, including construction of single storey extension and demolition of outbuildings. Construction of new access and change of use of land from agricultural to domestic to facilitate the provision of 2no. car parking spaces to serve existing dwelling



RECOMMENDATION:

1. **ADOPT** the Appropriate Assessment forming part of the report; and,
2. **Approval with conditions**



		Committee Date: 9th September 2020
Exmouth Littleham (Exmouth)	20/0842/FUL	Target Date: 28.07.2020
Applicant:	Littleham 2010 Ltd	
Location:	Land Adjacent To The Meetings Maer Lane	
Proposal:	Conversion of disused agricultural building to create one dwelling, including construction of single storey extension and demolition of outbuildings. Construction of new access and change of use of land from agricultural to domestic to facilitate the provision of 2no. car parking spaces to serve existing dwelling	

RECOMMENDATION:

1. **ADOPT** the Appropriate Assessment forming part of the report; and,
2. **Approval with conditions**

EXECUTIVE SUMMARY

This application is before Members as the officer recommendation is contrary to the view of a Ward Member.

The application relates to a redundant single storey agricultural building situated on the southern side of Maer Lane, as well as an area of agricultural land to the east of the building and the immediately neighbouring property, known as The Meetings. Access to the site is off Maer Lane. Except for in the immediate vicinity of the site, Maer Lane has a hedge on either side of it. The lane is a single carriageway lane, which also forms part of the local cycle network.

The site is located within the valley of the Littleham Brook and, consequently, the land rises to the south, and drops further into the valley on the northern side of the road. The southern side of Maer Lane is within the East Devon Area of Outstanding Natural Beauty (AONB) and the Coastal Preservation Area (CPA). These designations do not apply to land on the northern side of Maer Lane. All the land surrounding the site is outside the built-up area of Exmouth.

As well as the aforementioned neighbouring property, Maer Farm is located on the opposite side of the lane. That property is currently being converted into a number of residential units.

Planning permission is sought to convert the building into a residential property. This would also involve the erection of a single storey extension on the southern

(rear) elevation of the property. It is also proposed to change of use of an area of agricultural land, to the east of The Meetings, into a parking area.

In planning terms, the application site is located in the countryside, where Strategy 7 (Development in the Countryside) seeks to protect the countryside and prevent unsustainable development. The Exmouth Neighbourhood Plan also contains a built-up area boundary which mirrors that of the Local Plan, so the site is also considered to be in the countryside by the neighbourhood plan.

However, the Local Plan also contains Policy D8 (Re-use of Rural Buildings Outside of Settlements) which, subject to meeting the criteria listed within the policy, offers support to the conversion of buildings close to Built-Up Area Boundaries. In terms of those criteria, it is considered/noted that:

- This site is located very close to the built-up area boundary of Exmouth.
- The design and proposed materials are considered to be sympathetic to the rural nature of the building.
- The scale of the extension is appropriate in relation to the existing building.
- The proposal would have a limited visual impact upon the area, conserve and enhance the AONB through improvements to the appearance of the building, and that land is also screened from long distance views by the same features as the building. Neither the East Devon AONB Team nor the Council's Landscape Architect have objected to the proposal.
- A structural survey was submitted with the application. That document concludes that the building is considered suitable for conversion.
- There is no indication in any of the information submitted with the application that the building now has any agricultural purpose.
- Whilst the proposal would face toward some of the properties currently under construction in Maer Farm, they are set back from the road which separates the two sites. The proposal would not harm the amenity of the adjoining property;
- No highway safety issues are considered to arise from the proposal, and there has been no objection from the County Highway Authority.
- The application was accompanied by a wildlife survey, which concludes that the proposal would not have a detrimental impact on any protected species.

The above demonstrates that the proposal accords with all elements of Policy D8 of the Local Plan. In doing so, it is also considered that the proposal complies with other relevant Local Plan Policies and Strategies including Policy EN1 of the Exmouth Neighbourhood Plan and Strategy 46. Therefore, on the basis of the above, it is recommended that this application is approved.

CONSULTATIONS

Parish/Town Council
Meeting 22.06.2020

Objection, it was felt that the development would harm the distinctive landscape and was therefore contrary to policy EN1 of the Exmouth Neighbourhood plan.

Exmouth Littleham - Cllr Bruce De Saram

As it says in this application "The site lies close to the edge of Exmouth, with the edge of the built-up area lying 150m to the west. The Douglas Avenue area of Exmouth is only 350m away and can be reached by public footpath". I have walked this public footpath myself and have seen at first hand how close the site is to Douglas Avenue. I would agree with the statement that it "does lie within the East Devon AONB, the boundary of which runs along Maer Lane" but in mitigation I find that it is very close to neighbouring properties situated along the Maer Lane.

In terms of design I would accept the statement made that "The extension has been designed to match the style of the original building" which is an important planning consideration. Furthermore I note that it is suggested that "The palette of materials proposed would therefore be sympathetic to the traditional character of the property" which again is something which works in its favour. I must also acknowledge that as the application states "In relation to the East Devon Local Plan, the most relevant policies are Strategy 46 and Policy D8.". In fact to be precise Strategy 46 states "that in considering proposals for development, great weight will be attached to the conservation and enhancement of their natural beauty". Therefore having looked at this application I feel on balance that this application meets this criteria.

In conclusion having looked at the paperwork presented and visited this site my observations are that the application appears to be in broad conformity with Strategy 46, particularly in its relatively modest scale and use of natural and vernacular materials as duly noted earlier. I would however reserve my position until I have seen a full professional assessment by our Landscape Architect which should include a detailed assessment of the landscaping and screening of this development. Subject to appropriate Conditions I recommend Approval.

Disclaimer: should this application come to Committee I do reserve an open mind on it as new information becomes available. I have not predetermined this application but will examine it based on the known planning guidance made available to me.

Exmouth Littleham - Cllr Nick Hookway

As this proposal is for a property that lies within the East Devon AONB it requires very careful consideration. I do not care for the landscaping in relation to the car parking arrangements especially those concerning the vehicle access at the Northern end of the site where an existing agricultural access will be converted to a hardstanding arrangement. The car parking at the southern entrance will be visible from the road. These proposed arrangements detract from the character of the site and will be unsuitable within the AONB. Therefore this application fails to meet Strategy 46 of the East Devon Local Plan "Landscape Conservation and enhancement and AONBs" Therefore I am objecting to this proposal.

Finally I reserve the right to alter my views should I become aware of other facts pertaining to this application and the regulations that apply to it.

Further comments:

Thank you for a copy of the draft committee report.

On reading it I'm surprised that reference to my objection, specifically that the application does not meet Strategy 46 "landscape conservation and enhancement and AONBs" only receives a scant mention in the conclusion.

Having sat on the Planning committee last year I became aware how rigorously any application for a development with the AONBs was assessed and presented to members on the planning committee, indeed I seem to recall that you used the phrase "outstanding" when referring to the quality of new developments with the AONB.

In my view there should be a specific section within the committee report addressing Strategy 46. I am particularly concerned to know how this development meets Section 1 of the strategy, namely "conserves and enhances the character of the area". Having read the East Devon AONB team report which states that "The plans for the proposed development look to retain the scale and character of the existing building reasonably well" I'm not convinced that it does. In what way does this application benefit the AONB? Where is the "enhancement"?

I look forward to your comments

East Devon AONB

Background to comments, site description/context (a summary of the National, County and District character assessments)

Maer Farm Linhay is a single storey disused farm building located on the eastern side of Maer Lane close to Exmouth and on the boundary of the AONB. The linhay is part of the wider Maer Farm complex of buildings on the opposite (western) side of Maer Lane which are undergoing conversion to 5 dwellings.

The site falls within National character area (NCA) 148 Devon Redlands, Devon County landscape area Sidmouth and Lyme Bay Coastal Plateau and East Devon District landscape character type LCT1B Open Coastal Plateau

Natural England National Character Area Assessment

NCA No: 148

NCA Name: Devon Redlands

Key Statements of Environmental Opportunity relevant to this site

SEO 4: Conserve and enhance the existing character, form and pattern of the area's historic settlement, from single farmsteads to larger villages.

For example by:

- o Maintaining and managing the dispersed settlement pattern and form, in particular the relationship between farmsteads, hamlets and 'parish' villages linked by a network of winding sunken lanes that lack modern engineered features.

- o Using understanding of the area's traditional and historic architecture, including materials (cob, stone, thatch and pebble) and the distinct patterns of settlement, to inform appropriate conservation and use of historic buildings and the integration of renewable energy technologies, and to plan for and inspire new

Devon Landscape Character Area Assessment

DCA Name: Sidmouth and Lyme Bay Coastal Plateau

Key management guidelines relevant to this site

Protect

- o Protect the open and largely undeveloped character of the cliffs, avoiding the siting of new development and vertical structures on prominent skylines immediately above or along the coastline which is otherwise pristine.
- o Protect the character of the landscape's expansive sea views.
- o Protect the landscape's wild and highly tranquil qualities by promoting sustainable tourism and recreation which benefits the local economy throughout the year.
- o Protect and sensitively interpret the coastline's outstanding geological and geomorphic features and raise awareness of the dynamic nature of the coast.

- o Protect the historic character of the combe villages and their settings, ensuring limited new development or property extensions that incorporate local buildings styles (whilst seeking to incorporate sustainable and low carbon construction and design).
- o Protect the villages' contained form, resisting linear spread or coalescence.
- o Protect the landscape's network of winding rural lanes, resisting unsympathetic highway improvements (e.g. hedgerow/woodland cutting) or signage; promote sustainable transport options to reduce traffic levels during busy holiday periods.
- o Protect open emptiness of the coastal plateau and estuaries and the strong horizontal emphasis of these areas, avoiding the location of new development and vertical structures on prominent skylines.

Plan

- o Plan to integrate existing and any new development such as parking, holiday accommodation and housing into the landscape effectively through careful attention to siting and, where appropriate to the relatively open landscape context.

Landscape Character Assessment details

LCT No:

1B

LCT Name

Open Coastal Plateau

Key Characteristics of relevance

- o A relatively large scale landscape, with a regular medium to large field pattern, dense low hedges, containing mix of species and occasional hedgerow oaks. Mixed land use, mainly arable.
- o Low settlement density, mainly limited to scattered farms or hamlets. There are also several campsites and caravan parks. Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- o Extensive views along coast, often visible from South West Coast Path. Much of the LCT has a sense of openness and exposure. Context of open sky to the south and land to the north adds to the sense of place

Landscape Guidelines

Landscape Aims

Retain the Open Coastal Plateaux as a large-scale and predominantly undeveloped landscape which forms a positive setting and skyline to the coast, World Heritage Site, South West/ England Coast Path and several settlements. Incursion of development onto higher land should be avoided. Habitat diversity should be encouraged, particularly the establishment and linkage of coastal grassland. Archaeological sites and ancient coastal landscapes should be protected.

Protect

- o Open and undeveloped land which forms the setting to settlements.

Plan

- o Ensure that any development in adjoining LCTs/ urban areas is sympathetically screened using indigenous tree/ hedgerow species.

Further Comments

The plans for the proposed development look to retain the scale and character of the existing building reasonably well and this is welcomed and important to retaining the historic character of the associated Maer Farm complex; maintaining the road frontage in appearance whilst creating a functional property and importantly, keeping the appearance of being sub-ordinate the adjacent properties. The existing hedges serve an important function in the overall landscaping and this is particularly the case with respect to the south boundary of the barn property and the north road frontage, where the new hardstanding parking area is proposed for the Meetings. These should be retained as part of any permission to ensure the changes remain sympathetically screened to a road which is well used by walkers.

East Devon AONB Partnership Plan Strategy Policy Reference(s)

P2- provide advice and support on planning policy and development to enable the special qualities of the historic and landscape character of the AONB to be protected, conserved and enhanced.

Further references

Landscape Character Assessment & Management Guidelines for NCA, Devon and East Devon

East Devon AONB Partnership Plan (2019)

National Planning Policy Framework (NPPF)

EDDC Landscape Architect - Chris Hariades

The landscape proposals as indicated on the submitted site plan, drawing no. 19093 L01.01, generally appear acceptable in terms of landscape/ visual impact subject to confirmation of the following:

Visibility splays: It is not clear from the submitted details the extent of vegetation clearance required to create the required visibility splays and whether this will enable the retention of sufficient existing hedge to provide adequate screening to the proposed parking areas along the road frontage. Also the proposed ground treatment between the road edge and the line of the splays should be indicated.

Proposed foul drain run through garden of The Meetings: The indicated line of the proposed drain run shows it passing through the root protection areas of the two trees in the front garden of The Meetings. An arboricultural impact statement by a suitably qualified professional should be provided to verify that the proposed drain line will not adversely impact these trees, failing which an alternative line should be considered, possibly through the rear garden and out to the road via the proposed car park.

DCC Flood Risk Management Team

We are currently receiving a very high volume of both major and minor planning application consultation requests.

We note that we are not a statutory consultee for the above planning application because it is not classed as a major development. However, where Planning Case Officers have specific concerns regarding the surface water drainage aspects of minor planning applications, we are willing to provide advice where possible.

If this is one of these instances, we would be grateful if you could outline your concerns before the consultation request is added to our system. If we have been consulted in error, we would be equally grateful if you could let us know.

Other Representations

No third party representations have been received.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 7 (Development in the Countryside)

Strategy 22 (Development at Exmouth)

Strategy 44 (Undeveloped Coast and Coastal Preservation Area)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 48 (Local Distinctiveness in the Built Environment)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D8 (Re-use of Rural Buildings Outside of Settlements)

EN5 (Wildlife Habitats and Features)

TC7 (Adequacy of Road Network and Site Access)

Exmouth Neighbourhood Plan

Policy EN1

Policy EN3

Policy GA3

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

Site Location and Description

This application relates to a redundant single storey agricultural building situated on the southern side of Maer Lane, as well as an area of agricultural land to the east of the building and the immediately neighbouring property, known as The Meetings. Access to the site is off Maer Lane. Except for in the immediate vicinity of the site,

Maer Lane has a hedge on either side of it. The lane is a single carriageway lane, which also forms part of the local cycle network.

The site is located within the valley of the Littleham Brook and, consequently, the land rises to the south, and drops further into the valley on the northern side of the road. The southern side of Maer Lane is within the East Devon Area of Outstanding Natural Beauty (AONB) and the Coastal Preservation Area (CPA). These designations do not apply to land on the northern side of Maer Lane. All the land surrounding the site is outside the built-up area of Exmouth.

As well as the aforementioned neighbouring property, Maer Farm is located on the opposite side of the lane. That property is currently being converted into a number of residential units.

Proposed Development

Planning permission is sought to convert the building into a residential property. This would also involve the erection of a single storey extension on the southern (rear) elevation of the property. It is also proposed to change of use of an area of agricultural land, to the east of The Meetings, into a parking area; this would serve The Meetings, as parking for that is currently within the site of the proposed dwelling. Parking for the proposed dwelling would be provided within its curtilage.

Consideration and Assessment

The main issues for consideration are the principle of development, visual impact, and impact upon privacy, highway safety and ecology.

Principle

In planning terms, the application site is located in the countryside, where Strategy 7 (Development in the Countryside) seeks to protect the countryside and prevent unsustainable development. The Exmouth Neighbourhood Plan also contains a built-up area boundary which mirrors that of the Local Plan, so the site is also considered to be in the countryside by the neighbourhood plan.

However, the Local Plan also contains Policy D8 (Re-use of Rural Buildings Outside of Settlements) which, subject to meeting the criteria listed within the policy, offers support to development of the nature proposed by this application. Therefore, it is considered that planning policy offers general support for the proposal. The remainder of this report will consider whether the proposal meets the criteria listed in Policy D8, as well as examining other relevant matters.

Whilst Policy EN1 of the Neighbourhood Plan supports development within the Built-Up Area Boundary for Exmouth, it states that development outside of the BUAB is to be considered against Local Plan policies where the Neighbourhood Plan is silent. In this case Policy D8 of the Local Plan is the relevant policy.

The relevant criteria to Policy D8 are considered as follows.

The proposed use and sustainability

It is proposed that the building will be converted to a dwelling, and to change the use of an area of land to domestic use. Whilst such uses are not always supported outside of built up areas, this is located close to other properties which are being converted to dwellings under permitted development (Class Q). One of the key reasons why residential development outside of built up areas is often not encouraged relates to sustainability, as such sites are often remote from services. However, this site is located very close to the built-up area boundary of Exmouth - with the boundary being approximately 160 metres to the south-west along Maer Lane, and approximately 310 metres to the north-west, via a public footpath. Within Exmouth, there is a wide variety of services. Furthermore, public transport, in the form of buses, is accessible on Douglas Avenue, at the end of the aforementioned public footpath, and also at the south-western end of Maer Lane, approximately 400 metres from the site.

Given the above, it is considered that the proposal is acceptable in terms of Policy D8 and being located close to a range of services and facilities.

Capable of conversion

A structural survey was submitted with the application. That document concludes that the building is considered suitable for conversion and, therefore, it is considered reasonable to convert the building and that the proposal complies with that element of Local Plan Policy D8.

Design and Visual Impact

The submitted plans indicate that the original form and design of the building would be retained on all elevations except the southern elevation, where an extension is proposed. The design is such that the existing openings would be identifiable, even if they are not retained as openings. The supporting statement indicates that the existing materials will be recycled and reused where possible, and the materials details provided on the plans are considered acceptable. Despite this it is considered reasonable to impose a condition, in the event that this application is approved, to ensure that the materials used to construct the extension match in type and texture, those of the rest of the development. The proposed materials are considered to be sympathetic to the rural nature of the building.

It is considered that the scale of the extension is appropriate in relation to the existing building.

Given the above comments, it is considered that the design of the proposal is acceptable.

Impact on the countryside, including the AONB and CPA.

As well as being in the countryside, the site is also located in the AONB and CPA; both of those designations provide a level of protection, due to the significance of the landscape. Development within the AONB needing to conserve and enhance the landscape quality of the area.

The application site is located in a valley and adjacent to existing buildings. Those factors would reduce the visual impact of the works to the building to a very small distance, as they provide a significant amount of screening, especially when combined with the hedgerows on the road side and field boundaries in the area.

The proposed change of use would also have a limited visual impact upon the area, and that land is also screened from long distance views by the same features as the building.

It is notable that the East Devon AONB Team has not objected to the application and neither has the Council's Landscape Architect. The points raised by the Landscape Architect regarding the foul drainage run through the grounds of The Meetings received a response from the agent stating that an existing run through will be used. With regard to the Landscape Architects comments relating to the visibility splay and surfacing, it is considered that these details can be reasonable requested by condition.

In order to ensure that the design of the property remains suitable for the location, and that alterations which detract from the appearance are not made, it is considered to reasonable to remove permitted development rights for any alterations to the building. Furthermore, to prevent domestic structures within the curtilage being detrimental to the setting of the building, or impacting negatively on the countryside, it is considered reasonable to remove permitted development rights for outbuildings too.

Given these factors, and as the works would retain the appearance and character of the building, it is considered that the impact on the countryside, AONB and CPA would be acceptable. With regard to the proposal and the need to conserve and enhance the AONB, it is considered that the proposed, through its sympathetic design and re-use of a redundant building of deteriorating appearance meets this test and will enhance the appearance of this part of the AONB.

The proposal is considered to comply with the relevant Local plan policies as well as well as Neighbourhood Plan EN1.

Impact on Agriculture

During a visit to the site, it appeared as though the building is not used for agricultural purposes. There is no indication in any of the information submitted with the application that the building now has any agricultural purpose. However, a small area of agricultural land would be lost to the proposed parking area. The scale of this is small and, therefore, considered that the proposal would not be detrimental to any agricultural uses in the vicinity.

Neighbour Impact

A property known as The Meetings is located immediately adjacent to the site, and the relationship between that property and the application site is a close one. The building in question adjoins the front garden of The Meetings, and one opening would face onto it. However, the plans show that to be obscurely glazed. In order to prevent overlooking from that window, it is considered reasonable to impose a condition ensuring that the

window is permanently fitted with obscure glazing and is non-opening up to a height of 1.7 metres above the floor level of the room in which it is located. Furthermore, a condition to ensure that no further openings are created in that elevation is also considered reasonable.

Views toward The Meetings from windows in the rear elevation would be oblique and screened by boundary treatment.

The aforementioned permitted development right withdrawal would ensure that, following completion of the conversion, no alterations which are detrimental to the amenity of the occupiers of The Meetings are able to take place.

There would be openings on the front elevation of the property. Whilst these would face toward some of the properties currently under construction in Maer Farm, they are set back from the road which separates the two sites. Therefore, it is considered that no loss of amenity would arise from the openings on the northern elevation of the proposed property.

The proposed parking area is not considered to result in any detrimental neighbour amenity.

Given the above, the proposal is considered to comply with the neighbour impact elements of Local Plan Policies D1 (Design and Local Distinctiveness) and D8, as well as Neighbourhood Plan EN1.

Highway Safety

It is proposed to provide visibility splays for the entrances onto the highway. These would enable vehicles to exit the site safely. The proposal would not result in a significant increase in traffic on the road. Given these factors, and has the County Highway Authority has not objected to the proposal, it is considered that the proposal is acceptable from a highway safety perspective.

Wildlife and Ecology Impact

The application was accompanied by a wildlife survey, which concludes that the proposal would not have a detrimental impact on any protected species. The proposal is, therefore, considered acceptable in this regard, subject to a condition to ensure that the development is carried out in accordance with the conclusions and recommendations of the report.

Habitat Mitigation and Appropriate Assessment

The nature of this application and its location close to the Exe Estuary and Pebblebed Heaths. Their European Habitat designations are such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council, and its neighbouring authorities of Exeter City Council and Teignbridge District Council, have determined that housing and tourist accommodation developments in

their areas will in-combination have a detrimental impact on the Exe Estuary and Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of these designations. It is, therefore, essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the financial contribution has been secured. On this basis, and as the joint authorities are working in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

CONCLUSION

The proposal accords with all elements of Policy D8 of the Local Plan. In doing so, it is also considered that the proposal complies with other relevant Local Plan Policies and Strategies including Strategy 46 by conserving and enhancing the AONB through a sympathetic conversion bringing the building back into use, and EN1 of the Exmouth Neighbourhood Plan.

The proposal will result in a dwelling in close proximity to the BUAB of Exmouth and its associated facilities. The proposed design of the dwelling is acceptable and will not harm the landscape or amenity of nearby properties.

The application is therefore considered to be acceptable.

RECOMMENDATION

- 1. ADOPT the Appropriate Assessment forming part of the report; and,**
- 2. 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. No development above foundation level shall take place until a landscaping scheme, relating to all areas of the development, including the vehicle parking and the visibility splays, has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall also give details of any proposed walls, fences and other boundary treatment, as well as details of any hard surfacing. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless any alternative phasing of the landscaping is agreed in writing by the Local Planning

Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031 and Policy EN1 of the Exmouth Neighbourhood Plan).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no works within the Schedule 2 Part 1 Classes A, B, C, D, E, F, G or H, and Schedule 2 Part 2 Class A, for the enlargement, improvement or other alterations to the dwelling hereby permitted (other than works that do not materially affect the external appearance of the building), or for the construction of hard surfaces, other structures or fences within the curtilage of the dwelling, shall be undertaken.

(Reason - The space available would not permit such additions without detriment to the character and appearance of the building and area, or harm to the amenities of adjoining occupiers, in accordance with Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013-2031), and Policy EN1 of the Exmouth Neighbourhood Plan).

5. Prior to the first occupation of the dwelling hereby permitted, the windows shown on drawing numbers 19093 L02.10 (Rev A), 19093 L04.01 (Rev B) and 19093 L02.03 (Rev B), as being fitted with obscure glazing shall have such windows installed. Those windows shall remain fitted with obscure glazing in perpetuity. Furthermore, the obscure glazed window installed in the eastern elevation of the property hereby approved shall be non-openable to a height of 1.7 metres above the floor level of the room in which it is installed; this restriction shall also remain in perpetuity.

(Reason - To ensure that the amenity of the occupiers of other properties is not harmed, and to accord with Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013-2031), and Policy EN1 of the Exmouth Neighbourhood Plan).

6. The development hereby approved shall be carried out in accordance with the Protected Species Survey, dated September 2019, and produced by Richard Green Ecology.

(Reason - To ensure that no protected species are harmed during the course of the development, and to accord with Policy EN5, Wildlife Habitats and Features) of the Adopted East Devon Local Plan 2013-2031), and Policy EN1 of the Exmouth Neighbourhood Plan).

7. Any materials used for external walls or roofs which are not recycled shall match in type, colour and texture those used on the existing building.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local

Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031 and Policy EN1 of the Exmouth Neighbourhood Plan).

NOTE FOR APPLICANT

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:

19093 L01.10 rev A	Proposed Site Plan : visibility splays	28.05.20
19093 REV D	L01.01 Proposed Site Plan	28.05.20
19093 REV A	L01.10 Proposed Site Plan : VISIBILITY SPLAYS	28.05.20
19093 L02.10 rev A	Proposed Floor Plans : ground	28.05.20
19093 L02.11	Proposed roof plans	28.05.20
19093 L03.10 rev A	Sections : proposed	28.05.20
19093 L04.01 rev B	Proposed Elevation : north	28.05.20
19093 L04.02 rev B	Proposed Elevation : south	28.05.20
19093 L04.03 rev B	Proposed Elevation : east	28.05.20
19093 L04.04 rev B	Proposed Elevation : west	28.05.20
19093 OS rev A	Location Plan	28.05.20
	Protected Species Report	23.04.20

List of Background Papers

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