

Reference No: 21/01583/HOUSE
Parish: Holcombe Rogus 29



TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF FULL PLANNING APPLICATION

Name and Address of Applicant:

Mrs Amanda Hill
Steers House
Holcombe Rogus
Devon
TA21 0PN

Name and Address of Agent:

Mr Alasdair Robertson
Alasdair Robertson Architecture
Togford
Vellow Road
Stogumber
Nr Taunton
TA4 3TN

Date Registered : 10th September 2021

Date of Permission : 10th November 2021

Proposal: Erection of extension to existing annex to connect with outbuilding

Location: Steers House Holcombe Rogus Devon TA21 0PN

Site Vicinity Grid Ref: 305904/118818

MID DEVON DISTRICT COUNCIL HEREBY GRANTS FULL PLANNING PERMISSION FOR THE ABOVE DEVELOPMENT

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.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and be so retained.
4. The annex accommodation, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling currently known as Steers House and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation or for commercial purposes.

REASONS FOR CONDITIONS:

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with the Mid Devon Local Plan 2013-2033 DM1, DM11.

4. The proposal is for ancillary accommodation and new permanent residential use would require formal planning permission with an assessment required over the acceptability in policy terms given the location of the site and relationship of the proposed dwelling and surrounding properties, in accordance with policies S1 and S13 of Mid Devon Local Plan (2013-2033) and guidance in the National Planning Policy Framework.

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

The application seeks permission for erection of extension to existing annex to connect with outbuilding. The proposal is considered to respect the character, scale, setting and design of the existing dwelling. The proposal will not result in an overdevelopment of the dwelling curtilage and the proposal will not lead to adverse impacts on the living conditions of neighbouring properties. On this basis the application scheme is considered to be in accordance with policies S13 DM1 and DM11 of the Mid Devon Local Plan 2013-2033 and the National Planning Policy Framework.

Statement of Positive Working

In accordance with Paragraph 38 of the National Planning Policy Framework, the Local Planning Authority has worked proactively and positively with the applicant.

In accordance with the National Planning Policy Framework, the Local Planning Authority has also involved the community in the consideration of this application.

DEVELOPMENT PLAN POLICIES:

Mid Devon Local Plan 2013 – 2033

S13 - Villages

DM1 - High quality design

DM11 - Residential extensions and ancillary development

Relevant Plans

The plans listed below are those approved. No substitution shall be made.

Plan Type	Reference	Title/Version	Date Received
Site Location Plan			05/08/2021
Block Plan	2117-03	Proposed	05/08/2021
Proposed Various	2117-04	Plans and Elevations	05/08/2021

A copy of the approved plans will be available on Mid Devon's online planning facility.

Website: <http://www.middevon.gov.uk/planning>

Signed:

Angharad Williams
Interim Development Management Manager

Date: 10th November 2021

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND SEPARATE CONSENT MAY BE REQUIRED. PLEASE CONTACT OUR BUILDING CONTROL DEPARTMENT FOR MORE INFORMATION.

Please refer to notes attached

NOTE – Failure to adhere to the details of the approved plans or to comply with the above conditions constitutes a contravention of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken.

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If you want to appeal against the Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable is set out in Section 114 of the Town and Country Planning Act 1990.