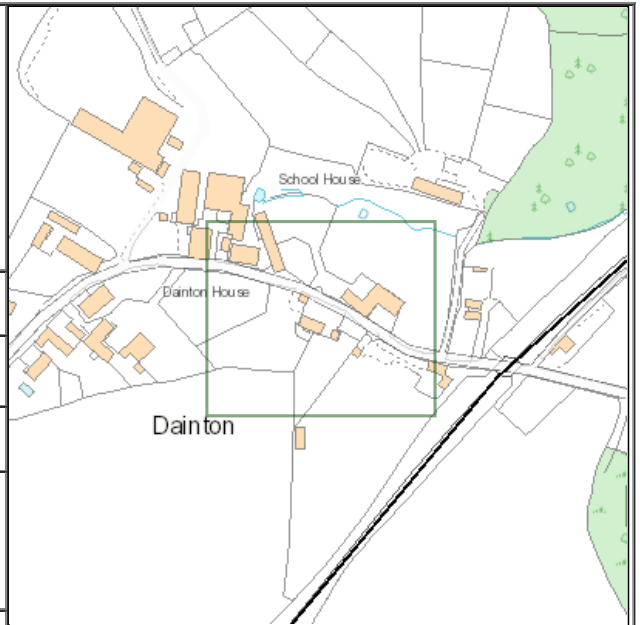


Planning Committee Report

Chairman: Cllr. Linda Goodman-Bradbury

Date	22 March 2023
Case Officer	Niki Warner
Location	Dainton Folly Dainton Devon TQ12 5TZ
Proposal	Single storey rear extension, rear dormer, replace first floor glazing on front elevation with rooflights and provide a new pitched roof over existing garage/store
Applicant	Mr & Mrs Farley
Ward	Ipplepen
Member(s)	Cllr Alastair Dewhurst
Reference	22/02223/HOU



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED - Indicative Plan



1. REASON FOR REPORT

The applicant is a staff member

2. RECOMMENDATION

APPROVE subject to the following conditions:

1. Works shall proceed in accordance with approved plans.
2. Bird and bat boxes should be installed, as illustrated in the submitted Preliminary Ecological Appraisal (by Green Laned Ecology dated July 2022). Provision shall be made for bee bricks and hedgehog holes.

REASON: to provide biodiversity net gain.

3. DESCRIPTION

The Site

Dainton Folly is a stone barn converted to domestic use in 1991, located in the hamlet of Dainton, approximately 1.2 miles to the east of the village of Ipplepen.

The applicant made a previous application for more significant changes to the front elevations, and on advice from the Planning Officer withdrew the application and resubmitted this proposal, with changes that make the proposal more sensitive to its agricultural history and that is more respectful of the vernacular context that it sits within.

The proposal seeks to remove a small lean to at the rear of the house and replace with an extension. 7m deep and 8.8m wide at the ground floor and a modest gable extension at first floor on the rear elevation.

The fixed pane glazing panels on the front elevation are to be replaced with smaller openable rooflights. And three rooflights will be added to the rear. There will be no increase in the volume of roof glazing.

A new pitched slated roof is proposed to be added to the existing and currently flat roofed garage/store.

3.1. Principle of Development

The application is for adaptations and extensions to an existing dwelling. Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments supports minor developments of this nature, where the design and materials are complementary to the existing building and on a scale that is appropriate to the existing building.

3.2. Impact upon the character and visual amenity of the area

The works are mainly to the rear of the property and predominantly at ground floor. They are not visible from the public domain and are of a high quality, with local stone detailing, render, and dark brown UPVC windows to match the existing fenestration of the house.

The proposal is considered to be in harmony with the host dwelling and it is considered that it will have no adverse effects on the character or visual amenity of the area.

3.3. Impact on the residential amenity of surrounding properties

Dainton Folly is opposite other residential properties, but to the rear is surrounded by open countryside, as the extension is to the rear, this will not affect the amenity of neighbouring properties.

3.4. Impact on ecology/Biodiversity

The protected species survey found no evidence of roosting bats, house sparrows nest in another part of the building.

The property is located within the Landscape Connectivity Zone for Greater Horseshoe Bats associated with the South Hams SAC but is not within a Pinch Point nor does it impact on any Existing Mitigation Feature. In accordance with the South Hams SAC HRA Guidance 2019, there is unlikely to be a Likely Significant Effect and therefore detailed HRA is not required. The site is also in a Great Crested newt alert zone.

3.5. Flood Risk/Drainage

The site is within Flood Zone 1 and not in a critical drainage area, there are no drainage or flooding concerns posed by this development.

3.6. Highway safety

As the proposal is a modest extension, the traffic generated from the site would be unchanged and would have no additional undue impact on highway safety

3.7. Conclusion

The proposed development is considered to be acceptable and therefore it is recommended that planning permission be granted, subject to conditions.

4. **POLICY DOCUMENTS**

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S7 Carbon Emission Targets

S22 Countryside

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN2A Landscape Protection and Enhancement

EN3 Carbon Reduction Plans

EN8 Biodiversity Protection and Enhancement

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

5. **CONSULTEES**

TDC Biodiversity Officer

Condition and informative please.

ISSUES

The Preliminary Ecological Assessment found no sign of roosting bats. House sparrows nest in another part of the dwelling. Please condition installation of bird and bat boxes to provide biodiversity net gain and apply an informative.

CONDITION REQUIRED

Bird and bat boxes should be installed, as illustrated in the submitted Preliminary Ecological Appraisal (by Green Laned Ecology dated July 2022).

REASON: to provide biodiversity net gain.

INFORMATIVE REQUIRED

Although the protected species survey found no evidence of roosting bats, there remains a possibility that they might be present at the time that works take place. All bats and nesting birds are protected by law.

The applicant should notify the building contractor in writing of the potential presence of bats within the roof fabric. The contractor should be instructed to take care when stripping roof materials, especially gently lifting rather than sliding slates or tiles. If any bats are found during works:

- All work in the vicinity of the bat should stop immediately. The bat should be left in situ and gently covered until advice is obtained.
- Advice should be sought immediately from your bat worker or the National Bat Helpline (0845 1300 228). Works must not resume until their advice has been followed;
- Bats should not be handled (in exceptional cases, gloves must be worn);
- If the bat is active and flies no attempt should be made to catch it and it should be permitted to depart/ exit the building of its own accord.
- If any nesting birds are discovered in the course of the demolition, works should cease until the fledglings have departed the nest.

Teignbridge District Council's Biodiversity Officer can provide further information.

6. **REPRESENTATIONS**

Neighbours were notified by letter

No representations have been received

7. TOWN / PARISH COUNCIL'S COMMENTS

Ipplepen Parish Council have no objections to this application

8. COMMUNITY INFRASTRUCTURE LEVY

This development is not liable for CIL because: It is less than 100m² of new build that does not result in the creation of a dwelling.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development

10. CARBON/CLIMATE IMPACT

The extended elements will be insulated to high levels, the rest of the house is having additional insulation in the gable ends to improve thermal efficiency. Most of the stone is reclaimed from local sources, any additional stone needed is coming from local quarry, which is around a mile away. Applicant is keen to keep carbon footprint to a minimum and these modest changes will help make the overall footprint for the whole house lower.

11 HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

Business Manager – Strategic Place