

Consultee Comments for Planning Application

1/0097/2021/FUL

Application Summary

Application Number: 1/0097/2021/FUL

Address: Raleigh East Putford Holsworthy Devon EX22 7UG

Proposal: Proposed wooden lodge for no.1 holiday let with car parking and access track and creation of new garage & car port for existing dwelling

Case Officer: Debbie Fuller

Consultee Details

Name: Mr Matthew Millichope

Address: Torridge District Council, Riverside, Riverbank House Bideford, Devon EX39 2QG

Email: Not Available

On Behalf Of: Environmental Protection Officer

Comments

In relation to the above application, it is noted that the application site is in close proximity to agricultural buildings which appear to be outside the ownership of the applicant to the east. Depending on the use of the buildings, there is the potential for detriment to residential amenity. For example, livestock accommodation may result in an adverse impact from noise, odour and fly nuisance associated with livestock. However, it is acknowledged that the proposed dwelling is to be used as a holiday let where occupants will be transient as opposed to permanent residents. Subsequently, any concerns for residential amenity are significantly minimised. The Environmental Protection Team considers it prudent to ensure a condition is imposed stipulating the use as holiday accommodation only.

The proposed development will be served by an existing non-mains foul drainage provision that discharges to a watercourse. The applicant will need to ensure the existing provision has sufficient capacity to accommodate additional loading. This Authority must be satisfied that the receiving watercourse has a continual annual flow as per the requirements of DEFRA's General Binding Rules. The applicant should be asked to provide video footage and photographic evidence of the watercourse and its flow as well as any formal maps that indicate its presence.