

Consultee Comments for Planning Application

1/0753/2021/FUL

Application Summary

Application Number: 1/0753/2021/FUL

Address: Great Knowle Barn Pyworthy Holsworthy Devon EX22 6JY

Proposal: Creation of attached single-storey annexe, change of cladding to approved barn conversion and increase of domestic curtilage

Case Officer: Tristan Otten

Consultee Details

Name: Mrs Cathy Withall

Address: 4 Stanhope Close, Holsworthy, Devon EX22 6HT

Email: Not Available

On Behalf Of: Parish / Town Council

Comments

The Parish Council object to this application.

The original permission was granted under 1/0839/2020/AGMB and allows for the conversion of this agricultural building into a dwelling house that will have an internal floor space of 350 m2 plus. With an average 3 bed new build being 95m2 to 125m2, the original application approval allows enough space to provide the extra accommodation this application is seeking without the need for an annexe.

The proposed balcony on the east elevation will cause privacy issues with the property to the south. The covering letter with the application states that the view from the balcony is screened by existing outbuildings, this is not the case as the east and part of the south elevations are clearly visible from the bedroom windows and kitchen windows of property to the south.

Under ClassQ/AGMB approval it does not allow for any increase in footprint approved. If the proposed annexe, cladding change and increase in curtilage had been included in the original application then we would not have supported it. The original planning was only passed in November 2020, the decision was Class Q, Part 3, Schedule 2 of the Town and Country Planning Act (General Permitted Development) (England) Order 2015.

If TDC approve this application then they must attach tree preservation orders and conditions to the existing hedgerow and also a condition to provide adequate screening on the south elevation of the balcony.

The Parish Council have requested that this application be called in and put before the Planning

Committe.