

Planning Policy and Assessment

Planning law dictates that Planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan documents for the area relevant to this type of development comprises the Mid Devon Local Plan 2013 – 2033 (July 2020) and any Made Neighbourhood Plan. There is no Neighbourhood Plan of relevance to the application site.

The National Planning Policy Framework (NPPF) is a material consideration.

Policies of the Mid Devon Local Plan and the NPPF which are relevant to this planning application are referred to within the assessment below.

The proposal is for the sub-division of an existing building only, with no external physical alterations. Therefore, planning permission is only required for the change of use to form an additional dwelling. In this respect, there are no design-based considerations and there will be no effect on the character and appearance of the Conservation Area.

The matters for consideration are therefore limited to the principle of development and any detailed matters arising from the creation of a separate dwelling.

Principle of Development

The site is located within the settlement of Bickleigh, which does not have a defined settlement boundary.

Local Plan Policy S14: Countryside states that development outside of defined settlements will preserve and, where possible, enhance the character, appearance and biodiversity of the countryside. Detailed policies will permit appropriate rural uses, including (among others) residential conversion of appropriate existing buildings.

Paragraph 80 of the NPPF confirms that development of isolated homes in the countryside should be avoided, apart from in specified circumstances, which include where: *“the development would involve the subdivision of an existing residential building.”*

As discussed above, this proposal would have no impact on the character and appearance of the area; and would involve the subdivision of a single existing residential building containing annexe into 2 no. separate dwellings. It therefore complies with Local Plan Policy S14 and NPPF para 80.

Parking

Policy DM 5 requires development to provide an appropriate level of parking, taking into account:

- a) The accessibility of the site, including the availability of public transport; and
- b) The type, mix and use of development.

The residential parking standards provided equate to the following requirement for this proposal which would result in 1 no. 4-bedroom dwelling with annexe becoming 2 no. 3-bedroom dwellings:

- Minimum of 1.7 car parking spaces per dwelling,
- Minimum of 4 cycle parking spaces per dwelling.

The submitted plans show sufficient provision to meet these standards within the existing parking area and outbuilding store.