

# Planning Statement

**HOUSEHOLDER PLANNING APPLICATION FOR NEW GARAGE**

Land and buildings at ngr 276014 96794 (binneford), yeoford

---

February 2024

Job No. 23.075

---

**newspace**  
ARCHITECTURE



[info@newspacearchitecture.com](mailto:info@newspacearchitecture.com)

The Dairy Barn, Westpoint, Clyst St Mary, EX5 1DJ

©   @newspacearchitecture\_uk

February 2024

Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP

HOUSEHOLDER PLANNING APPLICATION FOR DETACHED GARAGE  
**LAND AND BUILDINGS AT NGR 276014 96794 (BINNEFORD), YEOFORD**

Dear Planning

New Space Architecture are writing to you on behalf of Mr and Mrs Best, in support of a householder planning application for a new detached garage at land at NGR 276014 96794 (Binneford), Yeoford ("The Site").

This Planning Statement should be read in conjunction with the submitted plans (also prepared by New Space Architecture).

**Application Site**

The Site comprises a residential dwelling, located due east of Binneford Farm with the River Yeo dissecting the outer eastern edge of The Site.

According to the district map west, The Site is not subject to any local or national designations.

The Environment Agency flood map for planning identifies The Site as being within Flood Zone 3 and the proposed development area within Flood Zone 2.

Historic England map search confirms the nearest listed building in relation to The Site is Higher Binneford, a grade II listed cottage located approx. 90m south, at an elevated gradient.

**History**

The Site has been subject to a number of associated planning and prior approval applications:

<b>Ref.</b>	<b>Description</b>	<b>Decision</b>	<b>Appeal</b>
23/01619/FULL	Variation of condition for changes to layout	Approved	N/A
22/02343/FUL	Erection of 1no. dwelling following Class Q	Approved	N/A
21/00791/PNCOU	Change of use of agri. building to 2 dwellings	Approved	N/A
20/01780/FULL	2 dwellings following removal of 2 agri. buildings	Refused	Dismiss
19/00322/PNCOU	Change of use of agri. building to 2 dwellings	Approved	N/A
16/01581/PNCOU	Change of use of agri. buildings to 2 dwellings	Approved	N/A

Ref. 16/01581/PNCOU comprised the original Class Q approval for a change of use to dwellings.

Ref. 19/00322/PNCOU was largely a resubmission, submitted on the basis that the earlier permission had lapsed.

Ref. 20/01780/FULL sought to utilise the fallback position in justifying 2no. replacement dwellings in place on agri. buildings. The Planning Inspectorate (PINs) dismissed the appeal (Appendix A), considering the replacement designs to 'lack identity in this context and consequently, would not successfully integrate into the rural surroundings' (para. 10), resulting in harm to 'the significance of the setting of Higher Binneford as it would affect the surroundings within which the listed building is experienced' (para. 15).

Whilst relevant, it is of note that the above appeal was determined against superseded development plan policy.

Ref. 21/00791/PNCOU granted a further prior approval consent, again to reestablish the 3-year limitation for completion.

A replacement dwelling was approved by way of ref. 22/02343/FUL, with variations to the approved plans confirmed through ref. 23/01619/FULL.

### **Proposed Development**

The proposal seeks householder planning permission for a new detached garage.

The proposed description of development is as follows:

#### *Detached garage*

The garage would be located immediately south of the host dwelling, accessed via an existing driveway to the west of the house.

The garage would comprise a single storey, with a pitched, standing seam roof atop a dark cladded exterior, reflecting the main house, with single garage door and separate single door. The garage would contain space for at least 2no. vehicles, along with other domestic storage space.

The applicant intends to improve the functionality of the domestic site, providing secure vehicle parking and other external storage, required both for improved security and in maintenance of the associated land.

Extracts of the proposed elevations and site plan are available at Figure 1.

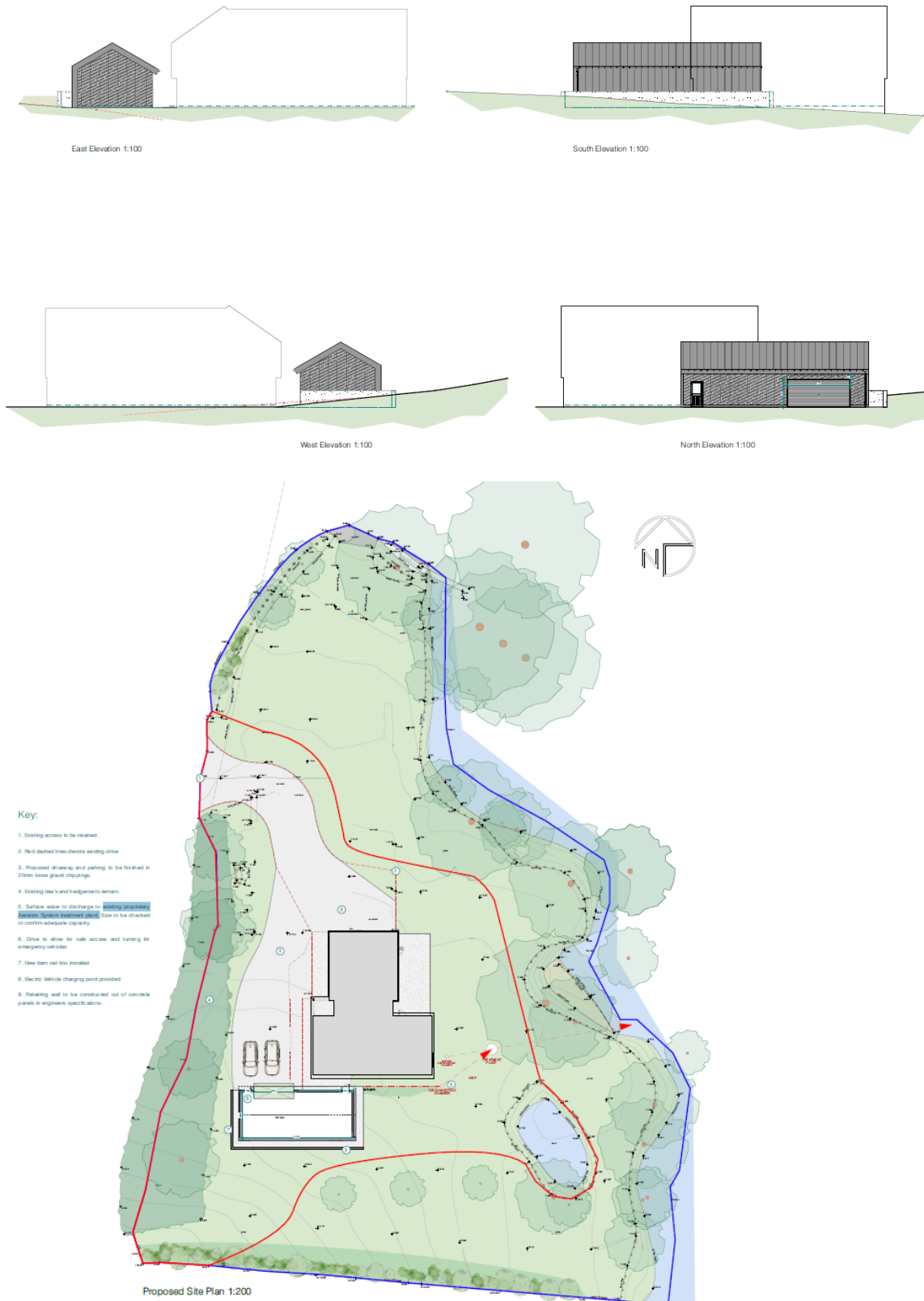


Figure 1 – Extracts of the proposed development

## Planning Assessment

This planning assessment has made regard to the adopted development plan, which comprises the Mid Devon Local Plan (adopted July 2020).

### *Principle of Development*

It is materially relevant the dwelling is now substantially complete and fit for habitation, confirming householder development is appropriate.

The dwelling also establishes the principle for development within The Site, whereby Policy S14 confirms (c) appropriately scaled and designed extensions and other physical alterations to existing buildings is acceptable in the countryside, subject to compliance with other policies.

### *Design and Heritage Setting*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out a requirement for local planning authorities to have special regard to the desirability of preserving the desirability and setting of listed buildings.

This requirement is reflected through Section 16 (Conserving and enhancing the historic environment) of the NPPF, with para. 199 setting out that great weight should be given to the asset's conservation.

In a development plan context, Policy DM25 is relevant and sets out local requirements for development affecting heritage assets, including a presumption in favour of preserving or enhancing all designated heritage assets and their settings.

The Site is within the setting of Higher Binneford, a grade II listed cottage. The significance of this building is its historical thatched roof, building shape and chimney stacks to each side elevation. The buildings contribution has been somewhat lessened by a large, unsympathetic wraparound extension. The setting of this building is also important to its special interest, located relatively isolated within a rural context although it is relevant that the building is closely neighboured by a separate dwelling, which whilst somewhat historic is not in itself listed.

The single storey garage is modest in the context of the host dwelling, comprising single storey and located comfortably within the defined domestic curtilage, a significant distance from the listed buildings. The setting of which would be preserved, as per the current arrangement.

In broader design policy terms, it is considered the additional, detached garage complies with Policy DM11 due to:

(a) Respecting the character, scale and setting of the host dwelling, proposing a shape and appearance which conforms with the visual quality of The Site.

- (b) A substantial amount of domestic curtilage is retained, with less usable space utilised for the proposed garage, which will vastly improve domestic provision and functionality.
- (c) The proposal is a significant distance from neighbours (approx. 90m), resulting in no impact.

The proposal is considered to accord with the development plan on matters of design and amenity.

### *Flood Risk*

As confirmed by the EA, The Site is within Flood Zone 3 and the area of the proposed garage is Flood Zone 2.

In accordance with PPG, the proposal amounts to minor development and, as such, the proposals have provided a plan of the finished floor level, matching the approved dwelling.

On the basis the proposal seeks a non-habitable garage which is considered 'less vulnerable', flood risk for the development is low and it would not increase the risk of flooding elsewhere, with surface water discharged through an existing proprietary Aeration System treatment plant.

### *Ecology*

An additional barn owl box is proposed for the new garage, contributing towards biodiversity gain in accordance with Policy S9.

### Summary and Conclusion

The application seeks householder planning permission for a new detached garage at land at NGR 276014 96794 (Binneford), Yeoford.

The proposal is concluded to comprise high quality, characteristic development which preserves the setting of a designated heritage asset and is neither at risk from flooding nor increases flood risk elsewhere, in accordance with planning legislation and policy.

We trust the local planning authority have all they require to positively determine the application, but if you require any further information, please do not hesitate to get in touch.