

# Planning Statement

Including statement of heritage significance

Proposed extensions and alterations to existing dwelling, including demolition of building currently used to store vehicles, and demolition of outbuilding and replacement with three bay garage/car port at Moor Farmhouse, Talaton, Exeter, EX5 2RF

Prepared on behalf of Helen Watton and Morgan Bower  
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## 1.0 Introduction

- 1.1 This Planning Statement has been prepared by Dalton Aram Planning on behalf of the applicants, Helen Watton and Morgan Bower, to support a householder planning application seeking permission for proposed extensions and alterations to existing dwelling, including demolition of building currently used to store vehicles, and demolition of outbuilding and replacement with three bay garage/car port at Moor Farmhouse, Talaton, Exeter, EX5 2RF.

## 2.0 Planning history

- 2.1 There are two Unique Property Reference Numbers (UPRNs) for the site available on East Devon District Council website. UPRN: 010096159972 identifies Moor Farmhouse and UPRN: 010000271936 identifies Moor Farm.
- 2.2 There are no applications available under Moor Farmhouse but there are seven applications available under Moor Farm.
- DWELLING  
Ref. No: 75/C0038 Status: Refused
  - PRIVATE RESIDENTIAL DWELLING  
Ref. No: 76/C0445 Status: Approved
  - DWELLING  
Ref. No: 76/C1653 Status: Refused
  - DWELLING  
Ref. No: 79/C0690 Status: Approved
  - BUNGALOW  
Ref. No: 79/C1801 Status: Approved
  - Conversion of a barn to a single storey 1-bed dwelling.  
Ref. No: 22/1909/FUL Status: Approved
  - Conversion of a barn to a one bedroom dwelling.  
Ref. No: 23/0261/FUL Status: Approved

## 3.0 Site and surrounding area

### 3.1 Surrounding Area

- 3.1.1 Talaton is a village in East Devon just over half a mile to the west of the River Tale. It lies between Aunk a mile and a half to the north west, Colestocks a mile and a half to the north east and Newtown a quarter of a mile to the south. Honiton is just under six miles to the east.
- 3.1.2 Talaton is not located within a designated landscape i.e. a National Landscape/Area of Outstanding Natural Beauty (AONB).

- 3.1.3 The area is characterised by a mix of residential properties, and surrounding farms and agricultural land. The settlement is compact with a mix of building styles from across the periods, ranging from the 15th Century Church of St James to more recent housing development.
- 3.1.4 The site, Moor Farmhouse, is located on the southern edge of the settlement 80m to the south east of the Parish Hall.
- 3.1.5 The area immediately surrounding the application site is characterised by a cluster of dwellings to the north and west and by open fields and farm land to the south and east.

### 3.2 Site

- 3.2.1 The site comprises a rendered former farmhouse which has been extended several times over its lifetime. The original house appears to have been a two-up two-down property with a central staircase between the rooms.
- 3.2.2 At some point a two-storey side extension was added to the southeast with a single storey lean-to added to the rear, north east.
- 3.2.3 Later another single storey lean-to was added to the north east elevation.
- 3.2.4 An adjoined outbuilding to the south east has been converted and incorporated into the dwelling with a later lean-to extension added to this.

## 4.0 Statement of heritage significance

- 4.1 The application site is approximately 27m to the south west of a terrace of three listed buildings; Cobblers, Bakers Cottage and Moor Park.
- 4.2 The three dwellings are listed under one entry, BAKERS COBBLERS MOOR PARK COTTAGE, which are identified as Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for their special architectural or historic interest on 123 October 1988 (list entry no. 1307082).
- 4.3 The list entry description describes the properties as follows:

*“Row of 3 cottages. Probably C18, some C20 modernisation. Plastered cob on stone rubble footings; stone rubble or cob stacks topped with C20 brick; thatch roof. Plan: row of 3 cottages facing south-south-east, say south. Cobblers is at the left (west) end and has a 2-room plan. Bakers in the middle, and Moor Park Cottage at the right end both have 1-room plans. There are end stacks and axial stacks in the party walls. 2 storeys with secondary outshots to rear. Exterior: overall irregular 6-window front of mostly C20 casements without glazing bars but Bakers includes a couple of C18 flat-faced mullion windows containing rectangular panes of leaded glass and old casement catches. Cobblers front doorway contains a C20 plank door under a contemporary thatched hood. Bakers and Moor Park Cottage have C20 doors, the latter is glazed. Roof is continuous across all three cottages and is steeply hipped to left and gable-ended to right. Interiors: not inspected but apparently have plain yet sturdy carpentry detail.”*

- 4.4 The list entry highlights that the building derives its significance from its group value, vernacular and use of traditional materials such as thatch.

## 5.0 The proposal

### 5.1 Overview

- 5.1.1 The applicants are proposing to make several changes to their dwelling, some of which require planning permission, and some of which are allowable under Permitted Development (PD) rights. All changes have been included on the supporting drawings for completeness.
- 5.1.2 The house is in a poor state of repair and needs to be full refurbished.
- 5.1.3 The applicants recently purchased the property knowing that it would need to be completely renovated and refurbished. However, since buying the property they have also identified issues with the existing south east extensions/conversion which will mean that they need to be demolished as they are not fit for purpose.

### 5.2 Extensions and external alterations

- 5.2.1 It is proposed to demolish the extensions to the south east as these are in poor condition. The conversion of the outbuilding into part of the house is substandard and the lean-to extension is not fit for habitation.
- 5.2.2 It is proposed to build a two-storey side extension with this angled to face directly south. This will make the most of the view while also increasing the space in the yard to the east.
- 5.2.3 The two-storey element would be the same width of the house opposed to the existing extension which is wider.
- 5.2.4 On the north east elevation the original lean-to extension is proposed to be partially made into two storey with a gable end facing the yard. The gable takes its design cues from Moor Lane House to the north west.
- 5.2.5 Two porches are proposed, one for either side of the house. A leaded solid roof porch for the western elevation and a glazed one for the yard, east, side of the property.
- 5.2.6 A small extension to the west elevation is proposed to house the plant for the air source heat pump (ASHP) [see section 5.5].

### 5.3 Demolition of building used as parking for vehicles

- 5.3.1 There is currently a dilapidated building immediately adjacent the south east elevation of the dwelling which is used for parking vehicles.
- 5.3.2 The building is in a poor state of repair and it is proposed to demolish the building and remove from site to enable the construction of the new extension.

#### 5.4 Car port and garage

- 5.4.1 At the end of the yard to the south east of the dwelling is a dilapidated outbuilding. The building is partially collapsed, and it is unclear what its function originally was.
- 5.4.2 It is proposed to demolish this outbuilding and replace it with a three-bay car port/garage with two of the bays being enclosed with the final being open sided. The building would be constructed in timber with timber cladding.
- 5.4.3 The applicants would like to future proof the house as much as possible by installing an array of solar panels [Appendix 1] on the car port which would generate the electricity that the heat pump needs to heat the house.

#### 5.5 Other works

- 5.5.1 The applicants are looking to make a number of internal changes to the building, including altering the location of the staircase, however, it is noted that these do not constitute development and are shown on the plans for completeness.
- 5.5.2 The render on the existing property is concrete which is failing and blown in places. This is currently being removed and it has been identified that the lower sections of wall are cobb with the gable ends above the wall plate being brick. It is proposed to re-render the cobb wall sections with lime render with the upper gable sections being timber clad. It is noted that these do not constitute development and are shown on the plans for completeness.
- 5.5.3 It is considered that a proposed roof window on the rear, north east, elevation falls within permitted development. Under Article 3, Schedule 2, Part 1, Class C (other alteration to the roof of a dwellinghouse) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the "GPDO"). The proposed roof window would not exceed more than 0.15 meters beyond the plane of the slope of the roof and would not be on a side elevation. Consequently, planning permission would not be required. It is, however, included on the drawings for completeness.
- 5.5.4 Given the sites rural location the property is not connected to any gas mains and as such has been heated by oil. The applicants are looking to future proof the house by installing an air source heat pump (ASHP) to replace the existing oil system. The ASHP would be placed on the ground adjacent to the new extension.
- 5.5.5 It is considered that a proposed ASHP falls within permitted development. Under Article 3, Schedule 2, Part 1, Class G (installation or alteration etc of air source heat pumps on domestic premises) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the "GPDO"). The proposed ASHP would not exceed more than 0.6 cubic meters and would not be within 1m of the boundary. Consequently, planning permission would not be required.

## 6.0 Policy context

### 6.1 Development Plan

- 6.1.1 Planning applications are required to be determined in accordance with the development plan, unless there are material considerations to indicate otherwise<sup>1</sup>. The development plan in this instance comprises the East Devon Local Plan 2013-2031 (the “Local Plan”).
- 6.1.2 East Devon District Council has also started work to prepare its new Local Plan (the “emerging Local Plan”) that will ultimately replace the adopted plan.
- 6.1.3 However, in February 2023 the Council’s leader put forward a motion that no further discussions or decisions on potential sites would take place until Government with regard to housing supply were made. It was agreed that council officers would only continue technical work needed to support production of the Local Plan, such as water, sewerage and other environmental matters.
- 6.1.4 Therefore, it is considered that the emerging Local Plan is at an early stage of production and carries little to no weight at this point.
- 6.1.5 The application site is located outside of any Built-up Area Boundary and in a location classified as countryside.

### 6.2 Relevant Local Plan Strategies

- 6.2.1 Strategy 7 (Development in the Countryside) highlights that development in the countryside outside the Built-up Area Boundaries and outside of site-specific allocations will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:
1. Land form and patterns of settlement.
  2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.
  3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.
- 6.2.2 Strategy 46 (Landscape Conservation and Enhancement and AONBs) highlights that development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance, the quality and local distinctiveness of, the natural and historic landscape character of East Devon. Development will only be permitted where it:
1. conserves and enhances the landscape character of the area;
  2. does not undermine landscape quality; and
  3. is appropriate to the economic, social and well-being of the area.

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<sup>1</sup> Section 70(2) of the Town and Country planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004

### 6.3 Relevant Local Plan Policies

6.3.1 Policy D1 (Design and Local Distinctiveness) states that to ensure new development, including the refurbishment of existing buildings to include renewable energy, is of a high-quality design and locally distinctive. Proposals will only be permitted where they:

1. Respect the key characteristics and special qualities of the area in which the development is proposed.
2. Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.

6.3.2 Policy TC7 (Adequacy of Road Network and Site Access) states that planning permission for new development will not be granted if the proposed access, or the traffic generated by the development, would be detrimental to the safe and satisfactory operation of the local, or wider, highway network.

### 6.4 Relevant National planning policy

6.4.1 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The 'golden thread' running through the NPPF is the presumption in favour of sustainable development the meaning of which is set out by the Government in Section 2, paragraphs 7 to 14 of the Framework. The NPPF explains that the planning system has three overarching objectives, economic, social and environmental, to achieve sustainable development.

6.4.2 A core principle of the NPPF is to promote good design and the creation of high-quality buildings.

6.4.3 Section 16 of the NPPF provides guidance in relation to the conservation and enhancement of the historic environment.

6.4.4 Paragraph 200 of the NPPF highlights that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

6.4.5 Paragraph 201 of the NPPF states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision (paragraph 202).

6.4.6 Paragraph 203 of the NPPF explains that in determining applications, LPAs should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and



- c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.4.7 Paragraph 205 explains that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 206).
- 6.4.8 Paragraph 207 of the NPPF highlights that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.4.9 Paragraph 208 of the NPPF highlights that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.4.10 Paragraph 115 of the National Planning Policy Framework (NPPF) states:  
*“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.*

## 7.0 Planning considerations

### 7.1 Principle of development

- 7.1.1 The site is located beyond any built-up area boundaries designated by the Local Plan and is consequently within an area classified as countryside. Strategy 7 (Development in the Countryside) of the Local Plan highlights that development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located.
- 7.1.2 Moor Farmhouse comprises an existing lawful dwelling. Alterations and enlargement of the dwelling would, in principle, be acceptable subject to the usual material considerations which are considered below.

### 7.2 Character of the site and its surroundings

- 7.2.1 The extensions are to the south, east and west of the existing property with the lane running to the north of the dwelling. The submitted site plan shows that there is sufficient space to accommodate the proposed extensions and car port/garage without resulting in a cramped form of development or over-development of the site. Adequate space would be retained for the dwelling as amenity and turning areas.

- 7.2.2 It is considered the nature and scale of the proposed extensions and alterations along with their material's palette would be in keeping with the character and appearance of the existing dwelling and buildings in the vicinity.
- 7.2.3 It is also considered the nature and scale of the proposed car port/garage would be in keeping with the character and appearance of the existing dwelling and buildings in the vicinity.
- 7.2.4 The proposal would, therefore, accord with Policy D1 and Strategy 46 of the Local Plan and policy within the NPPF.

### 7.3 Visual impact

- 7.3.1 As explained in section 3.2 above, the existing dwelling has been extended numerous times leading to a discordant appearance. This, coupled with the large, dilapidated building which is used to store vehicles immediately adjacent to the south, means that the site has quite a complicated appearance.
- 7.3.2 The proposed extensions and alterations, along with the removal of the vehicle building, try to harmonise what is currently a very chaotic expanse of differing building forms.
- 7.3.3 The proposed material's palette for the extensions to the dwelling and for the car port are considered to be in keeping with the character and appearance of the existing dwelling.
- 7.3.4 The site is not located within a designated landscape. The extensions and car port/garage would also be read as being part and parcel of the site's residential use. In addition, the proposal would not significantly alter the site's appearance externally or be incongruous with the existing street scene.
- 7.3.5 There are also mature hedges and trees which border the site to the south and existing outbuildings, within the applicants' ownership, and barns, not in the applicants' ownership, to the east which would help to visually screen the extensions and alterations from view in the surrounding landscape.
- 7.3.6 It is, therefore, considered that the proposed development would not undermine the character of the surrounding area and landscape.
- 7.3.7 The proposal would, therefore, be in accordance with Strategy 46 and Policy D1 of the Local Plan.

### 7.4 Impact on the setting of nearby listed building

- 7.4.1 It is acknowledged that there are three listed buildings within relatively close proximity to the north east of the dwelling.
- 7.4.2 The proposed extensions and alterations are generally confined to the south of the dwelling and mostly screened from view by existing outbuildings on the eastern side of the yard. The only exception is the slightly amended lean-to alteration and two storey gabled section which could be glimpsed past, and over, the outbuildings.
- 7.4.3 Any glimpsed views would, because of the complementary materials pallet, be read in context with the existing dwelling.

7.4.4 Consequently, it is considered that the proposal would not harm the significance, setting or character and appearance of the nearby listed buildings.

#### 7.5 Residential amenity

7.5.1 It is considered that the distance of separation between the extensions along with the alterations to the windows and neighbouring properties ensures there is no significant adverse amenity impact in terms of loss of privacy or overlooking.

7.5.2 The extensions are unlikely to give rise to any significant additional adverse impacts in terms of noise and disturbance.

7.5.3 The proposal would, therefore, be in accordance with policy D1 of the Local Plan.

#### 7.6 Access and parking arrangements

7.6.1 Vehicular access to Moor Farmhouse is via an existing entrance to the north between the dwelling to the west and outbuildings to the east. It is noted that the vehicular access to the site would be unaltered in relation to this application.

7.6.2 There are ample parking provisions within the site and this would be supplemented by the car port/garage which would provide three spaces. Subsequently there are no road safety or other highway issues arising from the proposal.

7.6.3 There is also adequate room within the site to provide on-site turning facilities.

7.6.4 The proposal would, therefore, provide a safe and convenient access for vehicles and would not adversely impact the safety of the surrounding highway network in accordance with policies TC2 and TC9

#### 7.7 Tree and landscaping

7.7.1 There are no trees or hedges that would be impacted by the proposal.

## 8.0 Summary

8.1 The development subject to this application is considered appropriate as it would be in keeping with the character and appearance of the existing property.

8.2 In addition, the proposed extensions and alterations would not harm the character and appearance of the surrounding area and would be read in context with the nature of the site's existing residential use.

8.3 Further, the development would not harm the amenity of neighbouring residential properties in terms of noise and disturbance or contribute to any greater loss of privacy or overlooking than previously existed.

8.4 The proposal would, therefore, not undermine the character of the surrounding landscape.

- 8.5 The proposed development would not harm the significance, setting or character and appearance of the nearby listed buildings.
- 8.6 Further, the proposed development is unlikely to generate significant additional levels of traffic that would harm the safety of the surrounding highway network and the development is capable of providing a safe and convenient means of access and satisfactory levels of parking.
- 8.7 There are no trees or hedges that would be impacted by the proposal.
- 8.8 The Council is, therefore, respectfully requested to approve the proposed development.