

# DELEGATED REPORT

**Application No:** 21/3164/FUL

**Location:** Wyld Court Mill Wyld Court  
Hawkchurch  
Axminster  
EX13 5TZ

**Proposal:** Attached double garage extension replacing an existing utility room/porch and conversion of a roof space to habitable use.

**Development Type:** Householder Developments

**Date of Site Visit:** 19.01.22

## **POLICIES**

Adopted East Devon Local Plan 2013-2031 Policies

EN17 (Notifiable Installations)

D1 (Design and Local Distinctiveness)

EN9 (Development Affecting a Designated Heritage Asset)

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There is no Hawkchurch Neighbourhood Plan at present.

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**Consultation Period End Date: 04.02.2022**

## **CONSULTATIONS**

Conservation

08/02/22 - CONSULTATION REPLY TO  
LISTED BUILDING CONSENT/CONSERVATION AREA  
PLANNING APPLICATION AFFECTING LISTED BUILDING

21/3164/FUL

Wyld Court Mill, Wyld Court, Hawkchurch, Axminster

Attached double garage extension replacing an existing utility room/porch and conversion of a roof space to habitable use.

Wyld Court Mill (the mill) is a 20th century addition to the wider setting of Wyld Court a former 16th century manor house, now cottages with a later Victorian wing attached to the rear and former stable block to the north-east corner. Wyld Court and later Victorian wing is listed as a Grade II heritage asset.

In context of the heritage assets evolved setting and relationship with the mill, OS Maps demonstrate there was a smaller built footprint to the south end of the mill, which is no longer evident, resulting in the footprint and built form as it is read today being a 20th century addition to the historic setting. Aesthetically the Mill is a two storey dwelling with an exposed

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regular timber frame at first floor including a half brick and timber porch fronting the street and single storey side extension attached to the southern gable end.

In summary Wyld Court Mill is a 20th century addition to the wider setting associated with Wyld Court and holds limited value in context of the aesthetic and historic functional relationships associated with the built form through which the Grade II heritage asset is experienced and understood.

Assessment of harm

In respect of the historic value attributed to the mill and the limited inter-visibility between the mill and Wyld Court. The works as proposed to provide a single storey attached double garage extension to the south end gable and conversion of the roof space for habitable use. Would as a result of mass, scale and design continue to preserve the character and legibility of the existing setting through which the significance of the heritage asset is experienced.

In summary, the proposed works are considered to satisfy EN9 of the New East Devon Local Plan (2013-2031) and Para. 206 of the NPPF21 in respect of preserving the existing setting of the heritage asset located to the south-west.

DATE: 08.02.2022

INITIALS: SLG

Clerk To Hawkchurch Parish Council

22/12/21 - No objections

## Other Representations

2 letters of objection have been received raising the following matters:

Overlooking from ground floor side window

Overlooking from rear first floor windows/balcony

Constructing garage would impede ability to manoeuvre and allow parking on third party land

Use of timber cladding inappropriate

## OFFICER REPORT

In terms of objections received from neighbours to the site:

In regard to overlooking the ground floor window proposed on the gable of the extension this would face the north side of Wyld Court as opposed to the immediate neighbour The Granary. Between the front of this dwelling and the window there would be a distance of approximately 25m and the angle would be acute. There is also an intervening hedge between the window and the neighbour's front drive.

In terms of views from the proposed balcony at first floor level on the rear elevation of the extension, the distance from this element of the proposals to the nearest windows of The Granary would be approximately 25m - one on the front elevation and one within the side gable at first floor level. Whilst it is considered there would be some scope for views from this balcony to the neighbouring property given the respective orientation of the buildings, the nearest part of the land of The Granary is its drive and front garden. Given the distance from the proposed balcony and windows of the neighbouring property it is not considered that the effect arising would be sufficient to form an objection and subsequent success at appeal.

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As far as parking and manoeuvrability 2 spaces are proposed within the garage replacing those already utilised alongside the existing small side outshut. There is no proposal within the proposals to utilise third party land; it is understood the applicant together with neighbouring properties has common usage of the hard standing in front to manoeuvre vehicles. Given those circumstances it is not considered an objection could be raised on highway grounds.

In terms of the proposed materials it is considered the use of timber cladding would be appropriate for the gable of the extension; this would match with the proposed garage doors. Render for the rest of the building would echo the main house. The stone clad plinth is also considered appropriate.

## Assessment

Would the development harm the character and qualities of the area in which it is proposed to an extent that could justify refusal of planning permission?

NO

Would the proposal respect the form, height, mass and scale of development in the area?

YES

Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?

YES

Is the proposed development of a suitable design and appearance in relation to the main/existing building(s)?

YES

Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?

YES

Would the proposal leave adequate garden area and green space to prevent the extension appearing as an overdevelopment of the site?

YES

Would the proposal enable the retention of all good quality trees at the site and adjacent to the site which are important local landscape features?

YES

Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?

NOT APPLICABLE

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If sited within a Flood Zone 2 or 3 is the application accompanied by an acceptable Flood Risk Assessment?

NOT APPLICABLE

Does the proposal comply with DCC Highways standing advice such that it does not adversely affect highway safety?

YES

Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?

YES

Has the proposal been designed to prevent excessive overlooking or loss of privacy to any of the neighbouring properties and their gardens?

YES

Has the proposal been designed so that it would not adversely affect the setting of any listed buildings, conservation areas or areas of special landscape designation?

YES - LB

If the building is listed, would the proposal preserve the special architectural or historic interest of the building and its setting?

NOT APPLICABLE

If sited within a Conservation Area, would the proposal preserve or enhance the character and appearance of the Conservation Area?

NOT APPLICABLE

Met Office Safe Guarding Sites

NOT APPLICABLE

Notifiable Installations

The site lies approximately 380m to the north of Hazardous Substance Location which is classified as being on the outer edge. It is believed though that the use associated with this constraint has now ceased in any case.

## Construction Impacts

The Council operates a Construction Site Code of Practice that requires all those carrying out building works irrespective of size to minimise environmental disturbance to local residents covering areas such as hours of work, general operations, noise and dust and ancillary activities such as access for construction vehicles.

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If the answer was No to any of the preceding questions or there are comments from any party please discuss the relevant issue/s in more detail in the space below detailing why the proposal is or is not acceptable in relation to the issue/s raised with reference to relevant policies and guidance and any conditions proposed to address the issue.

The application is, in all other respects including design and potential impact on neighbouring amenity considered to be acceptable.

## Conclusions

Having regard to your answers to all the preceding questions, is the application considered to be acceptable?

YES

**Decision Route**      **Member of Staff**    NO      **EDDC owned building / land**      NO

## CONCLUSION

Approve the application.

## RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.  
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.  
(Reason - For the avoidance of doubt.)
3. The extension hereby permitted shall be used only in conjunction with, and ancillary to, the use of Wyld Court Mill Hawkchurch as a single dwelling house and the extension shall not be used as a separate dwelling or for any commercial, industrial or business purpose.  
(Reason - The building is unsuitable for independent residential occupation due to its relationship with adjacent dwellings and/or it is in an unsustainable/inaccessible location where a separate unit of accommodation would not be adequately served by a range of service and facilities and a commercial use could cause undue noise to adjoining occupiers in accordance with the requirements of Policy D1 - Design and Local Distinctiveness and Strategy 3 - Sustainable Development of the Adopted East Devon Local Plan 2013-2031.)

## NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email [cil@eastdevon.gov.uk](mailto:cil@eastdevon.gov.uk).

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## Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

## Plans relating to this application:

CUDD 2107-003 SHT 1 REV C	Proposed Combined Plans	03.12.21
CUDD 2017-003 SHT 2 REV C	Sections	03.12.21
	Location Plan	09.12.21
	Block Plan	09.12.21
CUDD 2107-002 REV 1D	Proposed Elevation	11.12.21