

**Planning and Regeneration**

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Mid Devon District Council Planning

A 'Good Two-Star Service' as rated by the Audit Commission

For office use only	
Application Number	
Date Received	Fee Received

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr and Ms

First name

Paul and Katy

Surname

Cartwright and Macleod

Company Name

Address

Address line 1

Yeo Vale Four Mills Lane

Address line 2

Address line 3

Town/City

Crediton

County

Devon

Country

Postcode

EX17 3BT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ben

Surname

Hancock-Parr

Company Name

Carpenter Oak

Address

Address line 1

The Framing Yard

Address line 2

Cornworthy

Address line 3

Town/City

Totnes

County

Country

United Kingdom

Postcode

TQ9 7HF

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Porch extension to replace existing structures

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Existing main home and externally accessed W/C: red brick. Existing outbuilding: timber cladding.

Proposed materials and finishes:

Brick and timber

Type:

Roof

Existing materials and finishes:

Existing main home and externally accessed W/C: plain tiles. Existing outbuilding: bituminous roofing felt. Existing lean-to porch: polycarbonate.

Proposed materials and finishes:

Flat green roof

Type:

Doors

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber or Aluminium Clad Timber

Type:

Windows

Existing materials and finishes:

Existing main home: uPVC. Existing outbuilding: treated timber.

Proposed materials and finishes:

Aluminium clad timber framed windows

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

P01 Site Location Plan V.13
P02 Existing Site Photographs V.13
P03 Existing Block Plan V.13
P04 Existing Ground Floor Plan V.13
P05 Existing Roof Plan V.13
P06 Existing Elevations 1 V.13
P07 Existing Elevations 2 V.13
P08 Existing Outbuilding Elevations V.13
P09 Existing Street Elevation V.13
P10 Proposed Block Plan V.13
P11 Proposed Ground Floor Plan V.13
P12 Proposed Roof Plan V.13
P13 Proposed Elevations 1 V.13
P14 Proposed Elevations 2 V.13
P15 Proposed Street Elevation V.13
P16 Proposed Views from Four Mills Lane V.13
P17 Proposed View to Porch South Elevation V.13
Yeo Vale Design and Access Statement 2024
Yeo Vale Wildlife Trigger Table
Yeo Vale Ecological Survey 2024
Yeo Vale Heritage Impact Assessment 2024

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

The proposed works will give the potential for at least one car to be parked within the western garden wall of the property where currently this is not possible.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

23/00829/HOUSE

Date (must be pre-application submission)

30/05/2023

Details of the pre-application advice received

A previous Householder Application (Ref: m23/00829/HOUSE) for a similar porch extension was submitted and refused in 2023.

This new application seeks to respond to the criticisms of the previous application.

The reasons given for refusal were as follows;

The Local Planning Authority is of the opinion that the proposed development, by reason of its height, bulk, massing, and design would fail to read as architecturally sympathetic, harming the appearance of the building and setting of the conservation area. The porch would be visible in public and private views, and would harm the character and appearance of this part of the conservation area by dominating the elevation, visually turning the property around, elevating the status of the rear of the property, and eroding the relatively industrial character of the lane through the increased encroachment of domestic features. It is considered that there are no substantial public benefits which would outweigh this harm. As such, it is contrary to Policies DM1 and DM25 of the Mid Devon Local Plan and guidance within the National Planning Policy Framework.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Ben

Surname

Hancock-Parr

Declaration Date

20/04/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ben Hancock-Parr

Date

20/04/2024