



Dartmoor National Park Authority

Decision Notice

Grant of Conditional Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: **0077/23**

To: Mr Thomas Rogers
of 17 Gordon Terrace
PLYMOUTH
PL4 6EP

Agent for: Mr & Mrs Stuart & Emma Weatherby
of Ashlands
TAVISTOCK
PL19 9EW

The Dartmoor National Park Authority hereby grants permission to carry out the development described in the application dated 02 February 2023.

Single storey annex extension to existing dwelling, Ashlands Farm, Grenofen, Tavistock, Devon, PL19 9EW

Subject to the Following Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the Location Plan numbered 2396 (S-) 03, Block Plan numbered 2396 (PL-) 12, and drawings numbered 2396 (PL-) 11 A, 2396 (PL-) 10 valid on 14 February 2023.
Reason: To ensure that the proposed development is carried out in accordance with drawings forming part of the application to which this approval relates, in accordance with policies of the Dartmoor Local Plan.
- 3 Notwithstanding the drawings hereby approved, full details of the Biodiversity Net Gain wildlife mitigation measures (in accordance with the provisions of table 2.2 of the Dartmoor Local Plan) shall be submitted to the Local Planning Authority for approval in writing. The agreed mitigation measures shall be in situ within twelve months of the date of the permission hereby granted. Thereafter, the approved biodiversity enhancement measures shall be maintained in perpetuity.
Reason: To ensure that the development makes a proportionate contribution towards biodiversity enhancement, in accordance with Strategic Policy 2.3 of the Dartmoor Local Plan.
- 4 Notwithstanding drawings hereby approved, the materials to be used in the finishing of the roof of the development hereby approved shall match with those used on the main dwellinghouse and thereafter shall be maintained as such at all times.
Reason: To protect the character and appearance of the building and its impact upon this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5, P3.7 of the Dartmoor Local Plan.
- 5 Notwithstanding the drawings hereby approved, details of any external lighting to be installed or used in association with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To protect statutorily protected species and the character and appearance of this part of the National Park in accordance with policies SP1.2, SP1.5, SP2.2, SP2.6 and P3.7 of the Dartmoor Local Plan.

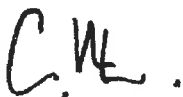
- 6 The rooflight(s) on the development hereby approved shall be of the 'conservation type' with a frame flush with the outer face of the roof slope.
Reason: To protect the character and appearance of the building and its impact upon this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5 and P3.7 of the Dartmoor Local Plan.
- 7 The external timber on the development hereby approved shall be left in its natural colour or shall be stained dark brown or black within three months of its installation and shall thereafter be maintained as approved.
Reason: To protect the character and appearance of the building and this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5 and P3.7 of the Dartmoor Local Plan.
- 8 Notwithstanding the details hereby approved, the photovoltaic panels hereby approved shall be fitted with a black outer frame and surround and shall not protrude more 0.2m beyond the plane of the roof. Thereafter, only photovoltaic panels of the approved design shall be used and maintained on the building. Upon becoming redundant, the photovoltaic panels shall be removed within a period of six months.
Reason: To protect the character and appearance of the building and this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5, and P3.7 of the Dartmoor Local Plan.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 or any Order revoking and re-enacting that Order with or without modification, other than those hereby approved, no extension to the dwelling shall be constructed and no windows, replacement windows or roof lights shall be created, formed or installed in the buildings hereby approved without the prior written authorisation of the Local Planning Authority.
Reason: To protect the character and appearance of the building, its setting and the amenity of this area of the Dartmoor National Park in accordance with policies SP1.2, SP1.5, SP1.6, SP2.7, SP2.8 and P3.7 of the Dartmoor Local Plan.
- 10 The development hereby approved shall not be used or occupied other than for purposes ancillary and subservient to the residential use of Ashlands, Grenofen, and shall not at any time be used, let, sold or otherwise occupied as separate units of accommodation or for business purposes.
Reason: To ensure that the development is only used for purposes ancillary to the existing dwelling and to prevent the creation of an unjustified separate dwelling or business unit in Dartmoor National Park, in accordance with policies SP1.2, SP1.3, P1.7, SP3.2 and 3.7 of the Dartmoor Local Plan.

Working Proactively with the Applicant

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

This decision is not a decision under the Building Regulations or any legislation other than that referred to above.

Dated this 25 April 2023



Christopher Hart

Head of Development Management

NOTE: Failure to adhere to the details of the approved plans or to comply with any conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <http://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

The Party Wall etc Act, 1996

Although there is no direct relationship between the Party Wall Act and planning permission, the Act means that, even though you have planning permission you may not have the right to commence work until you have satisfied the requirements of the Party Wall Act. For more detailed guidance you can obtain a booklet (Code 97PBD008) from the Publications Despatch Centre, Black Horse Road, London SE99 6TT (Tel:0181 619 9191 or Fax:0181 694 0099).

