

SOUTH HAMS DISTRICT COUNCIL

Notes to accompany Decision Notices

Building Regulations - This decision is not a decision under the Building Regulations and the applicant should ensure that all necessary approvals for the same proposal and same plans are obtained before commencing any work on the site. See www.devonbuildingcontrol.gov.uk for further information.

Discharge of Conditions - If your application has been approved with conditions then any pre-commencement conditions must be discharged before work starts. The fee to discharge conditions is per request, not per condition, and it is therefore more cost effective to discharge all conditions at once. Listed Building Consents are exempt from fees.

Amending your permission (only applies to planning permissions) - If you want to change some details of your planning permission and it is a very small change you can apply for a Non Material Amendment. Larger changes may need a Variation of Condition application to amend the plans condition or a new Planning Application.

Adherence to approved plans/conditions - Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Right of Appeal - further information about appealing can be found at:

http://www.planningportal.gov.uk/uploads/pins/procedural_guide_planning_appeals.pdf

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/planning/appeals/ Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be made within **12 weeks** of the date of this notice.
- Minor Commercial Appeals must be made within **12 weeks** of the date of this notice.
- Other planning appeals must be made within **6 months** of the date of this notice.
- Certificate of Lawfulness Appeals (Section 195 of the Town and Country Planning Act 1990) - There is no time limit for submission of an appeal.
- Listed Building Consent or Conservation Area Consent Appeals (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990). Appeals must be made within **6 months** of the date of this notice.

Advertisement Consent Appeals (Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007).

- Appeals must be made within 8 weeks of the date of this notice.

High Court Challenge/Judicial Review

As there is no third party right of appeal the only route available for an objector to challenge a decision is through the courts. Legal advice should be sought before considering this option.

Purchase Notices

If the Local Planning Authority or the Planning Inspectorate 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 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 requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Disabled Persons

Where any planning permission granted relates to buildings or premises to which the public are to be admitted (whether on payment or otherwise) or to premises in which persons are employed to work, your attention is drawn to Sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act, 1970 and to the British Standards Institutions Code of Practice for Access for the Disabled to Buildings.

Site Notices

If any site notices are still on or near the site relating to this application, it would be appreciated if you could now remove them please

Dated this 08 April 2025
Application ref. 3861/24/HHO

Patrick Whymer
Head of Development Management
for and on behalf of the Council



In any correspondence please quote application number:
3861/24/HHO

Householder Application REFUSED

Town and Country Planning Act, 1990
Town and Country Planning (Development Management
Procedure) (England) Order, 2015

Application: 3861/24/HHO

Received: 4 December 2024

Proposal: Householder application for alterations & extensions to dwelling & construction of new detached garage (part retrospective)

Location: Higher Manor
Ringmore
TQ7 4HJ

Applicant: Mr and Mrs Keith and Mary
Bedborough
Higher Manor Bungalow
Ringmore
Kingsbridge
TQ7 4HJ

Agent: Mr David Glassock
David Glassock Architecture
38 New Meadow
Ivybridge
PL21 9PT

The South Hams District Council hereby **REFUSE** permission to carry out the development described above **for the following reasons:**

1. The proposal by the virtue of increased scale, massing and visual prominence, together with large amounts of glazing, would cause harm to the tranquillity levels, dark skies, appearance and character of the National Landscape. The proposal is therefore contrary to the provisions of Section 85 of the Countryside and Rights of Way (CROW) Act; paragraphs 135, 187, & 189 of the NPPF; policies DEV23, DEV24 and DEV25 of the JLP; policies RNP2 (2, 5), RNP13 (1,3,4) and RPN15 of the Ringmore Parish Neighbourhood Plan, and Lan/P1, Lan/P4 and Lan/P5 of the South Devon AONB Management Plan 2019-2024.
2. Insufficient information regarding the foul drainage solution has been proposed and the application therefore does not accord with the requirements of DEV25 (8) of the Joint Local Plan.

Dated this 08 April 2025
Application ref. 3861/24/HHO

Patrick Whymer
*Head of Development Management
for and on behalf of the Council*

INFORMATIVES

1. This decision relates to drawing numbers:
 - P 01 'Site Location Plan'
 - P 08 Rev A 'Proposed Site Plan'
 - P 09 Rev A 'Proposed Roof Plan'
 - P 10 Rev A 'Proposed Ground Floor Plan'
 - P 11 Rev A 'Proposed First Floor Plan'
 - P 12 'Existing and Proposed Garage Elevations'
 - P 13 'Proposed Elevations'
 - P 14 'Proposed Elevations'All received 4th December 2024

2. This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35(2) of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) in determining this application, the Local Planning Authority has endeavoured to work proactively and positively with the applicant, in line with National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS