

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended)**

PLANNING PERMISSION

TO	APP NO	1/0651/2021/FUL
c/o Studio Charrette	PARISH	Northam (41)
The Clubhouse	REGISTERED ON	6th August 2021
50 Grosvenor Hill	DECISION ON	7th October 2021
London		
W1K3QT		

The Torrige District Council pursuant to the provisions of the above-mentioned Act hereby grant planning permission for the

Proposal: Internal alterations to roof void including dormer window to front with bifolding/sliding doors and Juliet balcony, first floorextended balcony to front, Insertion of bifolding doors (front and rear) at ground floor level and ancillary works to garden comprising wooden (oak) raised beds and kitchen bar.

Location: Coast House College Close Westward Ho! Bideford Devon EX39 1BL

In accordance with the above numbered application and plans submitted therewith SUBJECT TO the following conditions and reasons:

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

Reason: To ensure the development is carried out in accordance with the approved plans.
- 3 The development shall be undertaken in accordance with the recommendations and mitigation measures set out in the submitted 'Protected Species Survey' prepared by Richard Green Ecology Ltd, received 06th August 2021.

Reason: To ensure that the development does not result in a harmful impact on protected species.

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PLANS SCHEDULE:

Plan Type	Reference	Received
General	.12	.DG 11.06.2021
Proposed Elevations	.13	.DG 11.06.2021
Proposed Elevations	.14	.DG 11.06.2021
Proposed Elevations	.15	.DG 11.06.2021
Proposed Elevations	.16	.DG 11.06.2021
Proposed Roof Plan	.17	.DG 11.06.2021
Proposed Floor Plans	.18	.DG 11.06.2021
Proposed Floor Plans	.19	.DG 11.06.2021
Proposed Floor Plans	.20	.DG 11.06.2021
Location Plan	.11	.DG 11.06.2021

STATEMENT OF ENGAGEMENT:

The National Planning Policy Framework (paragraphs 38) requires local planning authorities to work positively and proactively with applicants to achieve sustainable development. Throughout the application process guidance has been given to the applicants and all outstanding issues have been identified.

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The scheme is therefore considered appropriate and in accordance with Policies:

North Devon and Torrige Local Plan 2011-2031:

ST01 (Principles of Sustainable Development); ST04 (Improving the Quality of Development); ST06 (Spatial Development Strategy for Northern Devon's Strategic and Main Centres); ST10 (Transport Strategy); ST14 (Enhancing Environmental Assets); DM01 (Amenity Considerations); DM02 (Environmental Protection); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM08 (Biodiversity and Geodiversity); DM25 (Residential Extensions and Ancillary Development); NOR (Northam Spatial Vision and Development Strategy);

Government Guidance:

NPPF (National Planning Policy Framework); NPPG (National Planning Practice Guidance); NERC (Natural Environment & Rural Communities); WACA (Wildlife & Countryside Act 1981);

It is therefore considered that subject to the compliance with the attached conditions and taking into account all other material planning considerations, including the development plan the proposal would be acceptable.

NOTE TO APPLICANT

Your attention is drawn to Condition(s) that may appear on this consent that may require certain details to be agreed prior to either the development being commenced, or certain works being carried out. It is important to recognise that failure to comply with such a condition or conditions may render any development carried out unauthorised, and open to the possibility of enforcement action.

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Shaun Harrington

Planning Manager

NOTES

1. This permission does not grant consent for works involving the demolition of a non –listed building in a Conservation Area or a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, for which, by virtue of Sections 8,60,74 and 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a separate Listed Building Consent or Conservation Area Consent may be required.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval 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. Within 8 weeks (display of advertisement), 12 weeks (householder and minor commercial applications) or 6 months (all other applications) of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for the giving of a notice of an appeal, but 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 appears to the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)



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3. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority, or by the Secretary for the Environment, and the owner of the land claims the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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 of the district in which the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part V1 of the Town and Country Planning Act 1990.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
5. Please now apply to Torridge District Council for an official postal address for your new property asap. Please go to our website (www.torridge.gov.uk/SNN) which contains more information about the process.
6. **THIS IS NOT A BUILDING REGULATION APPROVAL**
Please contact Building Control on 01237 428724 for further advice