

WITHYCOMBE RALEIGH  
Exmouth

07/0385/FUL

Target Date: 02.04.2007

Applicant: Mr Woodley

Location: 109 Withycombe Village Road

Proposal: Garage and utility room extension to proposed dwelling  
(amendment to 06/0896/FUL)

### **CONSULTATIONS**

#### County Highway Authority

No comment

### **TOWN/PARISH COUNCIL**

Objection on the grounds of over development

### **WARD MEMBER(S)**

No comments have been received

### **REPRESENTATIONS**

#### Objections

2 letters have been received raising the following points:

- Development including previous and current amendments represents development creep from original approval
- Dwelling with garage and utility is of an abhorrent scale , and imposing for the dimensions of the plot
- Development will protrude closer to neighbouring boundaries

#### Support

No letters have been received

### **RELEVANT PLANNING HISTORY**

<b>App.No:</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
06/0896/FUL	Erection of detached dwelling and construction of access (amendment to 05/2363)	Approved	19.09.2006
05/2363/FUL	New Dwelling	Approved	21.10.2005
05/1226/FUL	Dwelling	Refused	10.06.2005
03/P1987	Erection of two bedroom self contained annexe	Approved	09.10.2003
97/P1409	Erect conservatory	Approved	03.10.1997

## **PLANNING POLICIES**

### Government Guidance

PPS 3 - Housing

### Devon Country Structure Plan (2001-2016)

Policy ST5 - Development Strategy  
Policy CO6 - Quality of New Development

### East Devon Local Plan (1995-2011)

Policy S3 - Development within Built up Area Boundaries  
Policy D1 - Design and Local Distinctiveness

## **SITE LOCATION AND DESCRIPTION**

The site is the side garden of 109 Withycombe Village Road, a property to the rear of a group of dwellings fronting directly onto Withycombe Village Road. This site is accessed from Dening Court, a complex of sheltered housing for the elderly. Any development would be seen in the context of Dening Court. To the rear (south-west) of the site is the listed St Johns Church and Church Hall. The plot is relatively level and there are good views through to the church from Dening Court. A self-contained separate annex has been built to the north-west of the existing house. This proposed plot is to the south east of the original house.

## **PROPOSED DEVELOPMENT**

The current application seeks to amend a previous permission issued for a new dwelling in 2006 by the addition of a single storey side extension that would be used as a garage and utility facility. In this regard the extension would have a 3.8m side projection from the dwelling and protrude 1.7m to the rear and 1.2m to the front (the front section being formed under a wrap around mono pitched roof also forming a porch for the dwelling). The remaining roof section for the extension would take the form of a pitched roof running at right angles to the main dwelling (creating a valley between the extension and main dwelling).

## **CONSIDERATIONS AND ASSESSMENT**

### Background

An earlier application for a larger detached dwelling was refused in April 2005; this was for reasons of the perceived harm to the setting of the listed church and the loss of quality to the ambience of Dening Court. A subsequent application for a smaller semi detached dwelling was approved in October 2005. It was considered that this later scheme preserved views through to the Church and was less dominating in the streetscape. A further application was then approved which gave permission for a detached dwelling. This too was substantially smaller than the earlier refusal for the detached dwelling.

The current application seeks to amend the most recently approved scheme for a detached dwelling by means of an extension. As the principle has already been established, the main issues relate to the design and massing of the resulting building and the potential impact on neighbour amenity.

### Design

In terms of design and massing, this was a critical issue with the previous schemes. Although significant concern has been raised from near neighbours and the Town Council, the current scheme remains 2.3m, narrower in length at first floor and 1.5m narrower in length along the ground floor than the refused scheme in 2005. This reduction is considered to maintain the appropriate spacing between properties (particularly at first floor, which is not being extended) and on this basis is considered acceptable. Conditions which were imposed on the previous permission issued would be reapplied to again prevent any further increase in size and scale without the submission of a planning application for formal consideration.

### Neighbour amenity

The impact on neighbour amenity is considered unaffected from the previously approved scheme as the additional development solely takes place at ground floor level. While it extends towards the rear boundary of 111 Withycombe Village Road, the height is limited to 4.7m with the majority of the bulk and massing pitched away from the boundary. In this regard there should not be any harmful dominating or overpowering impacts. Furthermore there remain no side elevation windows which could cause over looking. It should also be borne in mind that No. 111 is some 40 metres away from the party boundary with the new dwelling.

### **CONCLUSIONS**

The extensions proposed are modest in scale and kept to single storey. In this regard the gap between dwellings is maintained and only a limited impact on the street scene would result. By reason of the positioning and size of the addition, it should not harm neighbour amenity and the application is therefore considered to be in accordance with the adopted Local Plan. The revised design is also considered to be acceptable in terms of its impact on the Listed Church.

### **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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing building.  
(Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building.)
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, doors, rooflights or other openings other than those shown on the plans hereby permitted shall be formed in the south east elevation of the new dwelling.  
(Reason - To protect the privacy of adjoining occupiers.)
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within Schedule 2 Part 1 Classes A, B, or E for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings, or for the provision within the curtilage of any building or enclosure, swimming or other pool, [other than any enclosure approved as part of the landscape management scheme]  
(Reason - To protect the setting of the listed church and amenities of adjoining occupiers.)

5. No dwelling shall be occupied until its means of boundary enclosure has been erected in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.  
(Reason - In the interests of preserving and enhancing the character and appearance of the area and/or protecting the privacy of local residents.)
6. The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.  
(Reason - To avoid pollution of the environment.)
7. No works for the construction of the building hereby permitted shall be undertaken on Sundays or Public Holidays. On other days no construction work shall be undertaken outside of the following hours: 08.30 hours and 17.30 hours Mondays to Fridays inclusive and 0900 hours and 12.30 hours on Saturdays.  
(Reason - To protect adjoining occupiers from excessive noise.)
8. Development shall not begin until a scheme to deal with possible contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the environment when the site is developed. Development shall not begin until the measures approved in the scheme have been implemented.  
(Reason - To ensure that contamination of the site is corrected prior to development.)

#### Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policy C06 (Quality of New Development)
2. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S3 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness)
3. The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.
4. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.

#### Approved plans

R10307/1

#### List of Background Papers

Application file, consultations and policy documents referred to in the report.