

WITHYCOMBE RALEIGH
(Exmouth)

07/0563/FUL

Target Date: 23.04.2007

Applicant:

Hargreaves

Location:

Land West of Bassetts Farmhouse, Exmouth

Proposal:

Erection of dwelling

CONSULTATIONS

County Highway Authority

I understand the site benefits from a previous planning consent for residential development (03/P2940) to which the Highway Authority raised objection. The current submission is a full application, and while the principle of development is acceptable, I am concerned with three points of details.

1. The proposed turning area would be unusable being located so close to the garage. Vehicles would have to reverse a long distance from or onto the public highway. This issue could be remedied by relocating the turning area within the site to make it usable.
2. Pedestrian/vehicular inter-visibility splays should be provided either side of the access (to the rear of the footway) to that vehicles do not emerge blind directly onto the footway without being able to see pedestrians using the pavement. This issue is particularly important given the close proximity of the site to the adjacent school.
3. The first 6.0m of drive should be properly consolidated and surfaced (not loose stone or gravel).

I am confident these issues can be overcome through the submission of an amended plan. Alternatively these points could be addressed through the imposition of the following conditions:

THE DIRECTOR OF ENVIRONMENT, ECONOMY AND CULTURE, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, MAY WISH TO RECOMMEND CONDITIONS ON ANY GRANT OF PLANNING PERMISSION:

1. A turning area, garage/parking space and access drive thereto shall be laid out and maintained for those purposes in accordance with details which shall have been previously submitted to and approved in writing by the local planning authority.
Reason – To ensure the provision of adequate facilities within the site for traffic generated by the development.
2. The proposed access or drive shall incorporate splays on both its sides to the rear of the existing footway based on co-ordinates of 2.0m x 2.0m.
Reason – To provide adequate visibility from and of emerging vehicles.
3. The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the local planning authority for a distance of not less than 6.0m back from its junction with the public highway.
Reason – To prevent mud and other debris being carried onto the public highway.

Environment Agency

No comments

TOWN COUNCIL

No objection

WARD MEMBER(S)

No comments received.

REPRESENTATIONS

Objections

1 letter has been received raising the following points:

- Boundary division is incorrect (proposed garage seems to be on land not owned by the applicant)
- Light to neighbouring windows will be blocked

Support

No letters have been received

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
06/0418/CAC	Demolish barn and erection of house with associated parking	Withdrawn	23.03.2006
06/0426/FUL	Erection of detached dwelling and construction of new access	Refused	06.04.2006
05/2958/LBC	Demolish barn (re-instate planning permission 94/P1581)	Withdrawn	12.01.2006
03/P2940	2no New Dwellings	Approved	03.12.2004
94/P1581	Demolition Of Barn	Approved	31.01.1995

PLANNING POLICIES

Government Guidance

PPS1 – Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

Devon Country Structure Plan (2001-2016)

Policy CO6 - Quality of New Development)
Policy C07 - Historic Settlements and Buildings

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 a former cleared area to the west of a Grade II listed farmhouse set within the residential area of Exmouth. Formerly the site for a brick built barn, this was given permission in 2004 (03/P 2940) for the demolition and erection of a dwelling. It was considered at that time that the red brick barn with corrugated roof, and which fronted the main road had been extended and modified over time and had very little architectural merit.

PROPOSED DEVELOPMENT

Although the barn has already been demolished, the new dwelling permitted under the previous consent has not been built. This application proposes amending the design, positioning and access for the dwelling based on the established planning permission that already exists.

CONSIDERATIONS AND ASSESSMENT

The site which is forward of the Listed farmhouse is particularly important both in terms of the street scene, the character and appearance of the neighbouring property and the setting of the listed building. While the principle for a new dwelling has already been established, this was with a scheme where the dwelling took the character of the barn and was subservient to the main farmhouse in scale and particularly height. It remains therefore that the main issues with the current application concern its design and height, its position within the street scene and impact on the listed building. In addition the impact on residential amenity will also be considered.

Design and massing

In terms of design and height the proposed dwelling is approximately 2.0m higher than the previously approved scheme, with a much larger steeper roof on the road side elevation. While the former barn was of limited architectural quality it retained an attractive simplicity typical of its form. While the roof on the approved scheme was shallow of pitch, this retained that distinctive form. The current scheme is over large and dominating with a cluttered and over domestic front elevation. This has resulted from additional rooflights being added, a new chimney and the addition of a front door of utilitarian proportions.

The design and appearance of the side and rear elevations further adds to the appearance and presentation of an overlarge and cluttered dwelling where the features, form and character fail to relate to the context. The development is therefore considered to be of poor design that harms the character and appearance of the area. The development is therefore considered to be contrary to plan policy and national guidance in relation to design issues.

Street scene impact and setting of Listed Building.

While the previously approved scheme was set forward and on a similar footprint to the brick barn, it formed a visually significant feature within the street and a simplicity that off set the Listed Building. The relationship to the listed building is important as by setting the development forward a courtyard approach is demonstrated which focuses on the main farm house. The current scheme is set back approx. 3m within the street scene such that a more suburban setting is derived. While this style of setting is found locally within residential estates, it is not a scenario or relationship that should be copied around a former agricultural cluster and where the main farmhouse is of a quality that it is Grade II listed. The failure to have regard to the setting and character of the street scene and Listed building is in itself a material consideration and can be demonstrated as a reason for refusal.

Impact on neighbour amenity.

In terms of neighbour amenity the main concern has arisen from the enlargement of the dwelling and its repositioned siting within the plot. By setting the position back, it has resulted in a much larger, and higher expanse of brick walling being adjacent to the side elevation of the farmhouse. While the lack of side elevation windows prevents overlooking, the sheer mass, height and bulk of the property within close proximity to the ground floor kitchen window of the farmhouse, will result in a perception of dominance. Such an outcome is significantly harmful to residential amenity. The application is therefore considered contrary to plan policy.

The garage would be set to the rear of the plot and although some neighbour amenity may be lost by permitting vehicular movement to the rear of the site, the previously approved position would have still resulted in vehicular movement down the side elevation of the property and in the rear garden area. It is therefore considered that only limited weight can be attached to this aspect of the scheme and no material harm demonstrated.

CONCLUSIONS

Although the principle for a dwelling on this plot is already established, the current scheme fails to respect the setting of the listed building, the character of the area and is not of a high enough design quality to meet the objectives of the adopted local plan in relation to this site. In addition the positioning in the plot results in a loss of neighbour amenity and the scheme is therefore recommended for refusal.

RECOMMENDATION

REFUSE for the following reason(s)

1. The proposed development by reason of its height, scale, massing, design and relationship to the adjacent Listed building as well as its position within the street scene would result in a scheme that would be poorly related to the character and context of the area and the design qualities of the adjacent property. The proposed development is therefore considered contrary to the aims embodied within national planning guidance (PPS1 and PPG15), Policies CO6 (Quality of New Development) and C07 (Historic Settlements and Buildings) of the Devon Structure Plan 2001 to 2016 and Policies D1 (Design and Local Distinctiveness) and EN13 (Extension, Alteration or Change of Use of Buildings of Special Architectural and Historic Interest) of the adopted East Devon Local Plan.
2. The proposed development by reason of its height mass and position within the plot, together with the relationship to the neighbouring property would result in significant harm to the neighbours residential amenity in terms of dominance and an overpowering nature. The application is therefore considered contrary to the aims of good design endorsed by (PPS1 – Delivering Sustainable development and Policy D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan.

Informatives

1. The applicant is advised that with any successful resubmission the Council may seek a contribution towards the provision of off site public open space in accordance with adopted Policy RE3 of the Local Plan.

List of Background Papers

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