

SIDMOUTH  
(Sidmouth Town)

08/0677/FUL

Target Date: 5 May 2008

Applicant: A Rose

Location: 31 Upper Highfield, Sidmouth

Proposal: Conversion of loft including raising of the roof and installation of dormer windows and velux roof lights

### **CONSULTATIONS**

#### County Highway Authority

Does not wish to comment

### **TOWN/PARISH COUNCIL**

Sidmouth Town Council recommend refusal. The proposal is considered to be overdevelopment of the site such that will result in the loss of amenity to neighbouring properties and will be dominant in the area.

### **WARD MEMBERS**

**Cllr F Newth** – Objects to the application. This application is far to dominant creating less of amenity to Fircone, 10 Sidmount Gardens. Having visited the site the impact would be overbearing to Fircones garden and swimming pool.

In the event that my recommendation and that of the planning officer differs, I wish the application to be referred to the Development Control Committee.

In the event that this application comes to committee, I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

**Cllr G K Liverton** – Objects to the application. This extension of the roof height and installation of dormer windows and velux roof lights (amended application) will be over dominant on this site as it is on raised ground. In my view it is out of keeping with the area and takes away privacy from neighbouring properties and therefore this is overdevelopment of the site.

In the event that my recommendation and that of the planning officer differs, I wish the application to be referred to the Development Control Committee.

In the event that this application comes to committee, I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

**Cllr C Gibbings** – Objects to the application. This is a modest single storey property with attractive hips that fit well with its surroundings. By raising the roof, removing the hips and adding a floor in the way suggested it becomes an out of proportion box with little design features to commend it. I suggest the Design Champion is consulted here.

In the event that my recommendation and that of the planning officer differs, I do not wish the application to be referred to the Development Control Committee.

In the event that this application comes to committee, I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

## **DESIGN CHAMPION**

### **Cllr Dinnis**

What we have here is a very small dated single storey property in need of updating. Although adding a second storey would turn this property into a modest house on this estate, I have no problems with the design other than I feel hipped roof would have been better and more in keeping with previous host building.

The main issues are: 1) the single storey property is situated on a raised footprint therefore making it 2 storey property would give it an over bearing nature to neighbouring properties front and back. In fact it would shadow the neighbours' swimming pool at the back. 2) I think that in this case cost of conversion would be too great. 3) Should this house have been a new application for a 2 storey dwelling I think we would have wanted the datum level reduced by at least one and a half metres. This application should be decided at DC.

## **REPRESENTATIONS**

### **Objection**

5 letters of objections have been received from neighbouring occupiers. Objections have been raised as follows:

- Proposal is out of keeping with other properties in the area
- Not a loft conversion – creating a new house
- Loss of privacy from velux windows
- Overdevelopment
- Proposals make the building too high and dominant in the street scene
- Loss of light

Further letters from the same households have been received repeating the same points.

## **RELEVANT PLANNING HISTORY**

No relevant planning history

## **PLANNING POLICIES**

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

Policy C06 - Quality of New Development

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

Policy D1- Design and Local Distinctiveness

Policy S4 – Built Up Area Boundaries

Policy H7 – Extensions to Dwellings

## **SITE LOCATION AND DESCRIPTION**

31 Upper Highfield is a detached hipped roof bungalow situated in an elevated position, fairly central, at the top of Upper Highfield off of Peaslands Road.

The property is situated within the Built Up Area Boundary of Sidmouth and not within any areas of special designation.

Neighbouring detached properties are situated either side (north and south) and to the rear (west).

## **PROPOSED DEVELOPMENT**

Full planning permission is sought for extensions and alterations as follows:

- Raising of the eaves and ridge height by 1.3 metres finished with gable ends to create first floor accommodation utilising the roof space.
- Construction of dormer windows at first floor level on the front elevation of the property.
- Insertion of 3 velux windows within the rear roof slope
- Insertion of obscure glazed window in the side (south) elevation

## **CONSIDERATIONS AND ASSESSMENT**

### Character and Appearance

The property is a detached bungalow which shares its character and appearance with other bungalows in Upper Highfield. The property is positioned alongside a two storey property to the north and a bungalow of similar character and appearance to the south. There are 13 houses in Upper Highfield, 8 are two story properties and 5 are bungalows. The properties are predominantly finished in render and have hipped roofs.

The proposals seek to increase the height of the dwelling by 1.3 metres creating a larger dwelling similar to a two storey property. The property is set back and remains lower than the neighbouring detached two storey property to the north.

The site sits adjacent an existing two storey property at the top of Upper Highfield. Given the mixture of houses and bungalows in the road the proposal is not considered to be out of keeping with the character and appearance of the area.

It is noted that the roofs in this road are predominantly hipped and the proposed roof is gabled. However the design is not considered to be so detrimental that the Council could reasonably recommend refusal on these grounds.

### Neighbour Amenity

The property Rodings is situated to the north and is set forward of the application site. No windows are proposed on the northern elevation of the proposed extension. It is not considered that the proposals will have an adverse detrimental impact on the amenity of this property.

The properties Fircone and Squirrels are situated to the rear (west) of the application site in Sidmount Gardens. These properties are large with gardens to the side and rear. Fircone and Squirrels have an elevated position and look down across the roof tops of the dwellings in Upper Highfield.

The application site is set down directly in front of the neighbouring property Fircone. A retaining wall and trellis fence currently separate the properties revealing the existing hipped roof top.

Letters of representation have been received from the occupiers of the properties behind in Sidmount Gardens. Objections have been raised to the roof lights in the rear elevation causing loss of privacy and neighbours consider the proposal to be overbearing and out of keeping within the street scene.

The roof lights proposed serve en-suite bathrooms and a stairwell within the property. All windows are proposed to be obscure glazed. The roof lights sit fairly low within the roof slope and are not main room windows.

It is considered that the proposal would not cause any adverse detrimental impacts to the amenity of neighbouring properties to the rear of the site with regard to loss of privacy, loss of light and being domineering.

Loss of view cannot be taken into consideration.

Neighbouring property Woodlands is a detached bungalow situated south of the application site. Previous plans indicated a door with balustrade in the southern elevation of the proposed extension; however, this has been revised and replaced with a smaller obscure glazed window.

Situated to the south of the site the neighbouring property Woodlands receives a substantial amount of direct sunlight. It is considered that the proposal to raise the roof of the dwelling (to the north) by 1.3 metres would not result in an unacceptable loss of daylight detrimental to the amenity of the neighbouring occupiers of Woodlands.

It is considered necessary to condition the side elevation window to be obscure glazed and closed shut at all times to protect the privacy and amenity of neighbouring occupiers.

The proposal is NOT considered to have any adverse detrimental impacts to the amenity of neighbouring occupiers.

## **CONCLUSIONS**

In identifying the main issues above the application is considered to be in accordance with the relevant planning policy.

## **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. 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, other than those hereby permitted, shall be constructed at first floor level on the north and south side facing elevations of the extension hereby granted permission.  
(Reason - To protect the privacy of adjoining occupiers)

3. The new window at first floor level in the south elevation of the extension hereby permitted shall be obscure glazed and non opening and shall be maintained as such.  
(Reason – To safeguard the amenity of neighbours.)
  
4. The roof lights hereby permitted in the rear roof slope shall be obscure glazed and maintained as such.  
(Reason – To safeguard the amenity of neighbours.)

### **Reasons for approval**

The proposed development complies with the Devon Structure Plan 2001-2016, policies CO6 (Quality of New Development).

The proposal complies with the adopted East Devon Local Plan 1995- 2011 Policies S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness) and H7 (Residential Extensions).

The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.

The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.

### List of Background Papers

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