

Committee Date: 02.06.2009

OTTERY ST MARY TOWN
(Ottery St Mary)

09/0886/FUL

Target Date: (23.06.2009)

Applicant:

EDDC

Location:

26 Winters Lane, Ottery St Mary

Proposal:

Two storey extension to dwelling

CONSULTATIONS

County Highway Authority

No comments

TOWN/PARISH COUNCIL

Awaited

REPRESENTATIONS

PLANNING POLICIES

Government Guidance

Planning Policy Statement 1 - Delivering Sustainable Development

Devon Country Structure Plan (2001-2016)

Policy CO3 – Areas of Outstanding Natural Beauty

East Devon Local Plan (1995-2011)

Policy D1 – Design and Local Distinctiveness

Policy S4 - Development within the Built Up Area Boundary

Policy H7 - Residential Extensions

Policy EN1 (Developments Affecting Areas of Outstanding Natural Beauty)

SITE LOCATION AND DESCRIPTION

The property known as '26 Winters Lane' is situated within the settlement of Ottery St Mary. The application seeks planning consent for a two storey side extension to an EDDC property.

PROPOSED DEVELOPMENT

The extension will house an additional two bedrooms to the existing property on the north east elevation. The elevation will be rendered to match the existing dwelling with matching roof materials. At its widest point the extension will be 3.1 metres in width, 2.5 to eaves level and a length of 4.8 metres (measurements approx.).

CONSIDERATIONS AND ASSESSMENT

The application is brought before the Development Control Committee as East Devon District Council are the applicant.

The main issues concerning this application are the design impact of the proposal on the existing dwelling and the street scene, and the impact on the amenity of nearby neighbouring properties. The overhang 1st floor is unsightly; however, this element will be screened from the street scene by the exterior wall which is approximately 2.5 metres in height. The overhang element does allow for the retention of a pedestrian walkway beneath.

The extension is subservient to the main dwelling in terms of scale and size. The ridge of the roof is lowered and the extended building wall is recessed from the front elevation which faces the highway.

In terms of neighbour's amenity the additional windows will not increase the existing element of overlooking to a detrimental degree. The windows are at the same height at first floor levels and are not positioned closer to neighbouring properties. Therefore, the proposal is considered acceptable in relation to policy D1 of the adopted local plan.

CONCLUSIONS

For the reasons outlined above the proposal is considered acceptable.

RECOMMENDATION

APPROVE subject to the following planning 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.)

Reason for Approval

The proposal complies with the Devon Structure Plan 2001-2016 Policy CO3 (Areas of Outstanding Natural Beauty).

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), H7 (Residential Extensions) and EN1 (Developments Affecting Areas of Outstanding Natural Beauty).

The proposal does not harm the natural beauty of the landscape designated as an Area of Outstanding Natural Beauty.

List of Background Papers

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