

COLY VALLEY
(Colyton)

08/0935/FUL

Target Date: 30.05.08

Applicant:

Mr D Hawkins

Location:

Land adjacent to 27 Coly Vale, Colyton

Proposal:

Erection of 2 Bedroom dwelling

CONSULTATIONS

County Highway Authority

Recommends the following conditions:

There shall be no obstruction to visibility greater than 900mm above adjoining road level, forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before works commence on the erection of the dwelling hereby permitted and shall thereafter be maintained at all times.

Reason – To provide adequate visibility from and of emerging vehicles.

The site access drive (parking area) shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for distance of not less than 10.5 metres back from its junction with the public highway.

Reason – To prevent surface water, mud and other debris being carried onto the public highway.

TOWN/PARISH COUNCIL

The Parish Council does not object but concern is expressed to the change of visual impact and highway safety.

WARD MEMBER(S)

No comments received

REPRESENTATIONS

Objections

3 letters have been received raising the following points:

- Not in keeping with the area
- Loss of light, outlook, privacy and view
- Local children will be vulnerable to the extra traffic generated
- Will add to parking problems at this cross roads

RELEVANT PLANNING HISTORY

There is no relevant planning history of the site. However, the Committee's attention is drawn to a permission for an attached dwelling close by (07/3230 granted on 15 February 2008) between 10 Coly Vale and 9 River View Drive. The circumstances of that proposal differ materially from the current application and it is not considered that a precedent has been set to indicate that a dwelling in this prominent position would be acceptable.

PLANNING POLICIES

Government Guidance
PPS3

Devon Country Structure Plan (2001-2016)

Policy ST1 - (Sustainable Development)
Policy CO6 - (Quality of New Development)
Policy TR10 - (Strategic Road Network)

East Devon Local Plan (1995-2011)

Policy S4 – (Development Within Built-up Area Boundaries)
Policy D1 – (Design and Local Distinctiveness)

Supplementary Planning Guidance

SITE LOCATION AND DESCRIPTION

27 Coly Vale is a former semi-detached Council house situated at the cross roads formed by Coly Vale, Courtney Drive and River View Drive.

PROPOSED DEVELOPMENT

The proposal is to erect an attached two bedroom house at the side of No.27 between the existing house and the side boundary with the western most leg of Coly Vale on land measuring approximately 20m x 8m.

The property already has a two storey projection at the rear and the proposed house would extend to its current depth of 9.6m and extend 5.0m towards the return frontage of Coly Vale to within 1.6m of the boundary fence. Two parking spaces would be constructed with access onto Coly Vale.

The dwelling would be rendered with hipped tiled roofs to match the existing pair of houses.

CONSIDERATIONS AND ASSESSMENT

The application is to be considered on the effect it might have on the rural character of the settlement and its potential impact on the amenity of neighbouring properties.

Character

The site occupies a prominent position at cross roads in the centre of the Coly Vale estate towards the southern end of the village. The estate has allowed for the planning of four pairs of semi-detached houses on each corner in plots of similar size. Each dwelling in this group of houses has some space at the side of each house and most have enough space where it might be possible to physically accommodate a small house. However, this would clearly be at the expense of the setting and character of the estate which, whilst not spacious, avoids being cramped especially on this prominent corner.

It is strongly considered that the dwelling would have a materially harmful effect on the existing character of these streets at this point of the cross roads.

Effect on Neighbours

Situated behind Nos. 27 and 28 are two similar properties, Nos. 25 and 26, erected in tandem. There is a similar arrangement at the rear of Nos. 11 and 12 on the other corner. This leads to a relatively poor outlook from these properties at the rear which has existed since the properties were built. The property immediately behind the application site is not so materially affected but will result in a similar outlook to the other properties. The proposal would be 12m from its front elevation but there would be no windows from habitable rooms facing NO.25. Having regard to the historic situation and the fact that there would be no loss of privacy it is not felt that No. 25 nor 26 would be materially affected.

CONCLUSIONS

Whilst the garden at the side of the house is reasonably spacious it is not considered that the construction of a separate 2 bedroom house is appropriate bearing in mind the cramped nature of the proposed plot compared to those in its immediate surroundings. Refusal is therefore recommended.

RECOMMENDATION

REFUSE for the following reasons:

1. The proposal would, in this prominent position in the street scene, result in a cramped form of development out of keeping with the character of its surroundings in this central position in the estate contrary to Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policies S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan 1995-2011.
2. It is considered that planning permission in this case would be likely to create a precedent for similar development nearby the cumulative effect of which would be further likely to result in development out of character to its surroundings contrary to Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2011 and Policies S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan 1995-2011.
3. The creation of an additional dwelling on this site generates demand for additional formal and informal open space facilities in the locality. The proposed development does not include any mechanism for the provision of such services and as a result is contrary to the requirements of Policy RE3 (Open Space Provision in New Housing Developments) of the adopted East Devon Local Plan 1995-2011.

List of Background Papers

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