

NEWBRIDGES  
(Kilmington)

08/1208/FUL

Target Date: 02/07/2008

Applicant:

Mr T Hoad

Location:

5 Whitford Road, Kilmington, Axminster

Proposal:

Two storey extension

### **CONSULTATIONS**

#### County Highway Authority

Does not wish to comment

#### South West Water

No comments received

#### Environment Agency

No comments received

### **TOWN/PARISH COUNCIL**

Recommends approval

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

The initial comments of the Ward Member Iain Chubb are -

“This application is more acceptable compared to the first application; it extends to the rear and does not affect the street scene. It provides the room that a modern family requires in a home, whilst not being too large an extension that is overbearing”.

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.

### **REPRESENTATIONS**

#### Objections

No letters of objection have been received

#### Support

No letters of support have been received.

## **RELEVANT PLANNING HISTORY**

<b>App.No:</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
08/0808/FUL	Extension	Withdrawn	28.04.08

## **PLANNING POLICIES**

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

Policy CO4- Areas of Great Landscape Value

Policy CO6 – Quality of New Development

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

Policy S5- Countryside Protection

Policy D1 – Design and Local Distinctiveness

Policy EN2- Areas of Great Landscape Value

Policy H10- Extensions to Dwellings in the Open Countryside

## **SITE LOCATION AND DESCRIPTION**

5 Whitford Road is semi-detached, two storey, half brick half rendered property located outside of a pre-defined built-up area boundary of Kilmington. The property has a hipped roof design and forms the end pair of a row of semi-detached houses and is designated as an Area of Great Landscape Value.

## **PROPOSED DEVELOPMENT**

The proposal is for a two storey extension to the rear of the property. The extension would have a hipped roof design and would extend the width of the house (albeit with a 500mm gap to the party boundary) and would measure 5.0 metres in depth, 5.6 metres in width and 7.7 metres in height to the ridgeline.

## **CONSIDERATIONS AND ASSESSMENT**

The main issues to consider in determining the application are in terms of size, scale and design and the impact on the character and appearance of the property and the visual impact on the area designated as AGLV and the impact on the residential amenity of the surrounding neighbouring properties.

### Background

Members are advised of a previous application (08/0808/FUL) for a two storey side extension which was subsequently withdrawn following comments (non-material planning considerations) from our Estates department regarding effect on the potential for the neighbouring properties to extend and the associated impact on the value of the property.

## Character and Appearance

Whilst the proposed extension would represent an overly bulky and incongruous addition to the property which would be over dominant and out of character with the form of the property it would be difficult to warrant a refusal on design grounds given the fact that the extension would be located at the rear of the property and would not be visible from public vantage points.

## Impact on Landscape

Despite being located in an Area of Great Landscape Value the extension would be sited at the rear of the property and as such despite the excessive size of the extension would not be visible from the highway and would be well contained within the site.

## Impact on Residential Amenity

The main issue in the consideration of this application is that of the impact on the residential amenity of neighbouring property 6 Whitford Road. The proposed extension would be sited just 0.5 metres away from the neighbouring boundary on the southern side of the site and at 5.0 metres in depth would be overbearing on the neighbouring semi-detached property. The design of the extension would further exacerbate the overbearing impact with its pitched roof reaching a total height of 7.6 metres. Whilst it is accepted that hipped roof design is more acceptable than a gable in terms of the massing of the building it is considered that the proposal by reason of its excessive depth and height and proximity to the neighbouring property would be overbearing and over dominant which would adversely affect the amenity of the neighbouring property.

It should be noted that in principle there is scope to extend this property and whilst the applicant has been approached to significantly reduce the depth of the extension this understandably does not create the living space required. An alternative option would be for a two storey side extension on the northern side of the site which would have a minimal impact on the amenity of the neighbouring property (set at a higher ground level) and subject to good design will have minimal visual impact on the character and appearance of the area. Another alternative would be a significantly reduced two storey rear extension and a subservient side extension. Such a construction could well provide the same amount of accommodation without impacting on neighbours.

No windows are proposed on the southern elevation of the extension and as such overlooking would not be an issue.

## **CONCLUSIONS**

In conclusion it is considered that the proposed two storey extension is unacceptable due to its excessive size and scale and the associated overbearing and over dominant impact on the neighbouring property. As such the proposal is recommended for refusal.

## **RECOMMENDATION**

**REFUSE** for the following reason

1. The proposed extension by reason of its position, projection, height and proximity to the boundary would appear as overbearing and over dominant and would adversely affect the amenities of the adjoining neighbour to the south, contrary to Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policies D1 (Design and Local Distinctiveness) and H10 (Extensions to Dwellings in the Open Countryside) of the Adopted East Devon Local Plan.

List of Background Papers

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