

EXMOUTH  
(Withycombe Raleigh)

04/P2017  
(FULL)

01.10.04

Applicant: Mr A Marsh

Location: 19 Forton Road  
(NGR: 01468227)

Proposal: Retention of large wooden garage/shed.

### **Consultations**

County Highway Authority  
Does not wish to comment

Environment Agency  
No comment

### **Representations**

None

### **Town Council**

No objection

The Council's Planning Committee at its meeting last evening considered the above proposal. The Committee resolved not to support Enforcement Action, as consideration was premature as the application still awaits determination.

### **Ward Member**

Cllr Mrs Taylor (preliminary view)  
Concerns over this structure and I think it should be considered by the Development Control Committee with enforcement in the event of refusal.

Cllr. Chamberlain (preliminary view)  
(18/08/04) This is a retrospective application for a timber garage extension for a property that has already exceeded its permitted development rights by virtue of a large kitchen extension  
The timber extension is in itself is unattractive and does not fit in well in design terms

(30/08/05) I still maintain that this inappropriate building should be refused on the basis of design materials used and size.

### **Location**

Forton Road is located within a built up residential area of Exmouth and provides an important link between the Town centre and housing in the north of the town. The street scene comprises a mix of semi-detached houses and bungalows on rising land. The application premises is a semi detached property, located immediately adjacent a pair of bungalows set on a lower level. There is land to the front side and rear of the house, although it is aligned obliquely within its plot.

### **The Proposed Development**

The retrospective application has come about following a complaint that a timber garage was erected without planning permission.

The garage the subject of this application, which requires planning permission, has been constructed on the side garden of the property. It is angled in design to take account of the wider front section and narrower rear and extends across the whole width of the dwelling.

The garage measures 3.0m (rear) 5.6m (front) x 5.1m (side). It has a height of 2.5m and a garage and personnel door in the front elevation.

**Planning Policy**

East Devon Local Plan Revised Deposit September 2003

- Policy D1 Design and Local Distinctiveness
- Policy H7 Residential Extensions

Devon Structure Plan 2001 to 2016

- C06 Quality of New Development

**Observations**

The main issues with this application that need consideration relate to the structure's design and impact of the structure within the street scene and the impact on the neighbour's amenity.

In terms of design the garage is built in line with the existing dwelling and retains the building line with both the host dwelling and the neighbouring property. However the form and massing of the development appears as an alien feature within the street scene which is characterised by brick and render finishes with hipped tiled roofs. The use of timber albeit now weathered appears significantly discordant with the host dwelling and surrounding properties. While the weathering of the natural material will continue to soften the developments impact within the street the bulky nature of the development cannot be overcome so easily.

The impact on amenity is solely limited to the bungalow at number 17. With this element, only the impact of the structure needs consideration, as there are no side windows that could cause over-looking. Despite the height and change in ground levels where the garage sits above that of the neighbouring bungalow the structure is only 2.5m high and is not considered to cause any loss in amenity in terms of dominating impacts or an over bearing nature.

**Conclusion/Summary**

Despite the softening in impact of materials it is considered that the garage that has been constructed at 19 Forton Road represents an alien intrusion into a street scene that is characterised by a traditional mix of house designs. The provision of a harsh and bulky flat roofed development therefore appears discordant and out of character with the rest of the street scene. The application is therefore considered contrary to planning policy.

**Recommendation**

REFUSE on the following grounds:-

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### Reason

The proposed garage, by reason of inappropriate timber cladding, represents an uncharacteristic and harmful addition to the street scene, thus undermining the character and appearance of the area and the application is therefore considered contrary to Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001 to 2016 and Policies D1 (Design and Local Distinctiveness) and H7 (Residential Extensions) of the emerging East Devon Local Plan Revised Deposit September 2003

### **FURTHER RECOMMENDATION**

- (1) That the Head of Legal and Member Services be authorised to take such legal action as is considered necessary to remedy the alleged breach of planning control, including the replacement of the timber cladding on the front and side elevations with render, it being expedient to do so because the use of timber cladding is out of character with the street scene and represents a bulky and alien addition that is out of character with the street scene.

**Compliance period 2 months**

### List of Background Papers

The file containing all letters, consultations, and documents referred to in the report.