

BROADCLYST

05/1961/FUL  
(Full)

13 September 2005

Applicant: Mr and Mrs Palace

Location: Crannaford Cottage  
Exeter  
Devon  
EX5 3BD  
(NGR: 301028 96294)

Proposal: Extension

### **Consultations**

County Highway Authority  
Does not wish to comment

Environment Agency  
No comment

South West Water  
No objections

### **Planning History**

App. No.	Year	Proposal	Date and Decision
P2843	2002	Single Storey Extension & Alteration	07.02.03 Approval

### **Representations**

None

### **Parish Council**

The Parish Council recommends acceptance even though this is a substantial addition. But there appear to be no traffic issues and no suggestion of use other than as ancillary.

### **Ward Member**

Councillor Mrs R Burrow

'I am of the opinion that the proposal would significantly increase the size of this country cottage and be against policy H9 in particular. Already extensive extensions have been permitted at the rear of the property. On this basis I feel that this application should be refused.'

### **Location**

The site refers to a detached two storey cottage, located on an elongated plot in an exposed and elevated setting within the open countryside to the east of Broadclyst. Crannaford Cottage has undergone a two storey rear extension and single storey side extension, however it still maintains much of its original character. Planning permission has been granted for a small single storey extension to the southeast elevation, which has not been constructed.

### **The Proposed Development**

The application being considered proposed the erection of a first floor extension above the existing garage to create an additional wing of bedroom accommodation. Access is proposed through an existing first floor bedroom and also from a stairway leading up from the garage. The extension could be utilised as annex accommodation.

## **Planning Policy**

### **PPS1**

Delivering sustainable development

### **Devon Structure Plan 2001-2016**

C01 Landscape Character and Local Distinctiveness  
C06 Quality of New Development

### **Emerging East Devon Local Plan (Revised Deposit) September 2003**

D1 Design and Local Distinctiveness  
H7 Residential Extensions  
H9 Extensions to dwellings in the open countryside

## **Observations**

### **Design and impact on the character of the site and surroundings**

The proposed extension would raise the roofline of the existing garage by 2.5metres, creating a new recessed ridgeline below that of the host dwelling. Whilst the extension would represent a new wing, the design responds well to the character of the host dwelling and the dropped ridgeline helps to reduce the massing of the extension. In isolation, this extension appears as an acceptable addition to the host dwelling, however attention needs to be given to the cumulative impact of extensions to the property in line with Policy H9.

Crannaford Cottage has undergone a two storey rear extension which already doubles the envelope of the property and the existing garage wing (incorporating conservatory to the rear), at single storey level is fairly unimposing at present. Cumulatively, the proposed extension would represent a significant addition to the host dwelling and would disperse the footprint of the building. Members need to assess whether cumulatively the proposed extension would represent an over-development of the site or undermine the character and appearance of Crannaford Cottage. On balance, it is considered that, given the sympathetic form of the extension and appreciating the small increase in roof height over the existing garage, it would be difficult to reasonably argue that the extension materially harms the character and appearance of the building.

The building is not one that could provide accommodation for those of modest means, given the existing size of the house and plot.

### **Impact on residential amenity**

Given the isolated setting of Crannaford Cottage, there will be no adverse impact on residential amenity.

## **Conclusion/Summary**

Whilst cumulatively the proposal represents a significant addition to the host dwelling, it is not considered that there would be sufficient material harm to the building's character and appearance to sustain a reason for refusal.

**Recommendation**

APPROVE subject to the following condition:-

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Condition

The development hereby permitted shall be begun before the expiration of five years from the date of this permission and shall be carried out as approved.

Reason – To comply with section 91 of the Town & Country Planning Act 1990.

List of Background Papers

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