

SIDMOUTH
(SIDFORD)

05/2054/OUT
(OUTLINE)

22 SEP 2005

Applicant: Executors for A M White

Location: 14 Summerfield, Sidmouth
(NGR: 128897)

Proposal: Demolition of existing and erection of 5 no. chalet bungalows

Consultations

County Highway Authority
No comment

Environment Agency
No objections

South West Water
No objections

Representations

33 letters of objection were received to the original plans
22 letters of objection were received to the amended plans

Summary of Objections

- (i) Out of character with the area.
- (ii) Overdevelopment.
- (iii) Traffic problems/inadequate access roads.
- (iv) Effect on property prices.
- (v) Loss of light.
- (vi) Drainage problems.

Town Council

Refuse.

- 1) Gross overdevelopment of the site.
- 2) Plot sizes will be smaller than any other in Summerfield.
- 3) Summerfield is made up primarily of bungalows of diverse styles and this application contravenes Policy D1 (Design and Local Distinctiveness).
- 4) Severe overlooking will be created to all properties especially to Nos.12 and 18 Summerfield.
- 5) Two storey development is totally unsuitable in this lower part of Summerfield and will create loss of amenity and have an adverse impact on other properties in the area.

Amended plans

Refuse. Not an acceptable alteration to the previous application.

Gross overdevelopment of the site.

Plot sizes will be smaller than any other in Summerfield.

Summerfield is made up primarily of bungalows of diverse styles and this application contravenes Policy D.1 (Design and local distinctiveness)

Severe overlooking will be created to all properties especially No 12 and 18 Summerfield.

Two storey development is totally unsuitable in this lower part of Summerfield and will create loss of amenity and have an adverse impact on other properties in the area.

NOTE: Bungalows only and no more than three in number would be acceptable in this location.

Ward Members

Cllr. Drew - Refuse. This is ideal land for building but 5 houses would be over development in this area of mixed design bungalows. They would overlook no. 12/18 Summerfield which would result in loss of amenity for these properties.

I would only recommend bungalows on this plot.

Location

The application site is located within an area of mainly detached single storey dwellings on rising ground in the north of Sidmouth accessed from Sidford Road to the east.

The application site itself is an area of 0.205 ha, which at present contains a modern substantial two-storey dwelling, and slopes from west to east with views to the east across the Sid Valley.

The Proposed Development

The proposed development is to demolish the existing house and replace it with five chalet bungalows, the appearance and size of which are indicated on the attached plans. At this stage indications are that the dwellings will be all the same on identically sized plots.

The original plans indicated conventional two-storey houses, but these were modified in the light of the level of representations being received, and are the plans on which a decision is requested.

As the application is in outline, therefore, on the basis of the submitted plans reserved matters will be means of access, design and external appearance and landscaping. At this stage it is necessary only to establish whether or not the site can accommodate five detached chalet bungalows sited as shown on the attached plans whilst preserving the character and appearance of the area and the amenities of adjoining residents.

Planning Policy

East Devon Local Plan, Revised Deposit, September 2003

- S3 Development within built-up area boundaries.
- D1 Design and Local Distinctiveness

Comment

The site area is 0.205ha and at present accommodates a modern substantial 2 storey dwelling. There are no objections in principle to the demolition of this dwelling and replacement with an appropriate number of smaller dwellings.

As can be seen from the location plan the surrounding dwellings are generally detached dwellings in modest plots, the majority being single storey. Certainly all properties which abut the site are bungalows.

The original plans indicated five detached 'houses' and the submitted drawings suggested five identical narrow houses, and objections were received in terms of both the number proposed and also the change in character of the area.

Amended plans were thus prepared showing five identical plots as before but with elevational drawings showing chalet bungalows with the same footprint size as the houses. The houses would have been 7 metres to ridge approximately, and the chalet bungalows would be 6.25 metres. Drawings suggest the nearest bungalows to be about 5 metres high. The existing house

is indicated diagrammatically as having a ridge height approximately 12 metres above road level (it is set back from the road on rising ground).

The site is in a residential area with satisfactory road access and no apparent traffic or parking problems. Devon County Council Highway Officer raises no objections to the proposed development.

The key issue to be addressed is the compatibility with the character of the area, bearing in mind the need to achieve the density standards of PPG3.

A site area of approximately 0.21ha should accommodate six dwellings if a density of thirty dwellings per hectare is to be achieved (PPG3 minimum).

In this case road frontage is 55 metres, giving each plot a frontage of about 11 metres. Most nearby plots are about 15 metres road frontage. However a row of properties to the north end of Summerfield are narrower and have frontages typically of 12 – 13 metres.

Whilst the properties in the immediate vicinity are single storey, their visual impact on the street scene is minimal by virtue of their siting and low profiles. Thus the chalet bungalows now proposed, albeit slightly higher, can be designed so that the overall impact on the character of the area will be acceptable, bearing mind the fact that the existing dwelling on the site is a substantial two-storey house with a high ridge line.

There will be no direct adverse impact on the privacy or amenity of neighbours.

Conclusion/Summary

The concerns of the Town Council, Ward Member and local residents are appreciated, but in view of the fact that residential development in principle is acceptable on this site and there are no special policies applying in this location, it is considered that the development of the site at the density proposed will not be out of keeping and the advice of PPG3 relating to density should be followed and planning permission granted.

Recommendation

APPROVE subject to the following conditions:-

~~~~~

1. Approval of the details of the design] and external appearance of the building[s]], [the means of access thereto] and [the landscaping of the site] (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason - The application is in outline with one or more matters reserved.

2. The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.

Reason - To avoid pollution of the environment.

3. No development shall take place until a landscaping scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall include provision for tree and shrub planting, hard landscaping and any walling, fencing or other boundary treatment. The landscaping scheme shall be implemented in accordance with the approved details within one year of the substantial completion of [the building[s]] [conversion] [change of use]. Any plants or trees which, within five years from the date of the substantial completion of [the building[s]] [conversion] [change of use], die, become in the opinion of the local planning authority irrecoverably diseased or damaged or are removed, shall be replaced during the next planting season following their demise with specimens of a similar size and species unless agreed otherwise in writing by the local planning authority.

Reason - In the interests of preserving and enhancing the character and appearance of the area.

### **List of Background Papers**

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