

EXMOUTH
(Withycombe Raleigh)

05/2344/FUL
(FULL)

21.10.05

Applicant: Mr & Mrs Hicks

Location: 4 Belmont Terrace, School Lane, Exmouth
(Grid Ref: 30102482049)

Proposal: Rear extension

Consultations

County Highway Authority
Does not wish to comment

Environment Agency
No objection

South West Water
No objection

Planning History

App. No	Year	Proposal	Date and Decision
P1644	1983	Extension to dwelling	16.11.1983 Approved with conditions

Town Council

The Town Council has no objection to the proposed development.

Ward Members

Councillor S Wragg recommends approval of the application. The proposal is to create an additional living area to the property and as the extension is to the rear of the terrace I can see no harm to the street scene. The new extension is of a good design its siting and scale would not in my view be an intrusion on adjoining occupiers.

Location

The application site consists of a mid-terraced residential dwelling located within the built up area boundary of Exmouth. The property features a redbrick external finish with a grey slate roof. The terrace of which the property forms a part is characterised by a number of rear wings of various design styles including, hipped, mono-pitch and flat roofed. As such there is no clear uniformity to the rear. The rear garden is enclosed by a painted block work wall along the dividing boundary with adjoining properties. The rear of the terrace is partly visible to public view from the Holly Tree Inn public house situated on Withycombe Village Road.

The Proposed Development

Full planning permission is sought for the erection of a three storey rear extension. The proposed extension would project beyond the existing rear building line and continue the ridge of the host dwelling. The proposed extension would provide additional living accommodation for the applicant. The extension would be constructed of face brick with the third storey element completed in a white rendered finish.

Planning Policy

- PPS1 Delivering Sustainable Development

Devon Structure Plan 2001-2016

- C06 Quality of New Development

East Devon Local Plan (Revised Deposit) September 2003

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

Observations

It is considered there are two main issues in the determination of this application. The first relates to any potential adverse impact upon the amenity of neighbouring residents and secondly the visual impact of the proposed development upon the host dwelling and the character and appearance of the terrace and surrounding area.

Impact Upon Residential Amenity

It is considered the proposed extension by reason of its scale, height and projection sited immediately on the boundary with No. 3 Belmont Terrace would have a detrimental and overbearing effect on the residential amenities of adjoining occupiers. The proposal would extend the rear building line parallel with the furthestmost single storey extension of the adjoining property No. 5. It is considered that the proposal by reason of the orientation of the site, the height and scale would reduce the amount of light to adjoining occupiers, having a claustrophobic and overbearing effect. It would therefore be an un-neighbourly form of development. As such the proposal would conflict with the provisions of Local Plan policy with respect to residential extensions.

Character and Appearance

In addressing the second issue, the comments of the Ward Member who states that the proposed extension sited to the rear would not harm the street scene are noted. The extension would be visible to residents within the terrace and from the Hollytree Inn public house to the south. Whilst other terraced houses nearby feature 2-storey rear projections, the proposed bulk and dominance of the extension would have a detrimental impact upon the character and visual amenities of the area. Indeed the development would not be comparable to the existing rear extensions within the terrace.

Conclusion

To conclude, whilst the personal requirements of the applicant for additional accommodation are acknowledged it is considered that these do not outweigh the harm that would arise from the development in terms of impact upon the amenity of adjoining residents and the adverse impact upon the visual amenities of the area. As such it is recommended that the application be refused in its current form.

Recommendation

Refuse the application on the following grounds

1. The proposed extension, by virtue of its design, scale, bulk and siting would result in an overbearing and incongruous feature which would fail to appear subservient to the main

dwelling and would detract from the visual appearance of the host dwelling, have an adverse impact on neighbouring property and a detrimental impact on the character and appearance of the terrace. As such the proposed development would be contrary to the provisions of Policy C06 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policy D1 (Design and Local Distinctiveness) of the emerging East Devon Local Plan Deposit Draft 2003.

List of background papers

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