

OTTERY ST MARY 05/2384/FUL 01.11.05
(FULL)

Applicant: Mr & Mrs D Perryman

Location: 8 St Marys Park
(NGR: 31052195231)

Proposal: Ground floor extension

Consultations

County Highway Authority
Does not wish to comment

Environment Agency
No objection

South West Water

No objection subjective to informative.

Representations

None

Planning History

App. No	Year	Proposal	Decision
P2362	2003	Retention of timber summer house	Approved
P2163	2003	Extension	Approved
P1321	2003	Extension	Approved.

Parish Council

The Parish Council recommends refusal on the following grounds:

'The proposal represents over-development of the site and it would have a detrimental effect upon neighbouring property to the eastern side'.

Ward Member

Councillor Giles recommends refusal of the application. 'This property has been extensively extended comparatively recently. I am concerned that this application represents overdevelopment of the site and would have a detrimental impact on the street scene.'

'I am also concerned that it would have an adverse impact on the property to the east; the window and door in this elevation would result in overlooking'.

Location

The application site consists of a detached bungalow located on a prominent corner plot leading into St Marys Park. The site is located within the built up area boundary of Ottery St Mary. The property features a redbrick external finish with an interlocking tiled roof. The area is characterised by residential bungalows of similar size and design. The rear gardens slope up and away from the rear elevation to the north. A panelled fence provides the boundary treatment along the east boundary with No. 9 St Marys Park.

The Proposed Development

Full planning permission is now sought for the erection of a single storey rear extension. The proposed extension would project beyond the existing rear building line by 3.0m in line with the east (side) elevation. The extension would measure 6.8m in width and would feature a pitched roof design stepped down from the ridge of the host dwelling. The proposed extension would

provide an extended kitchen area and an enlarged 3rd bedroom. The extension would be constructed of face brick and tiles to match the existing dwelling.

Planning Policy

- PPS1 – Delivering Sustainable Development

Devon Structure Plan 2001-2016

- C06 - Quality of New Development
- ST1 – Sustainable Development

Emerging East Devon Local Plan (Revised Deposit) September 2003

- D1 (Design and Local Distinctiveness)
- 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 character and appearance of the area.

Impact Upon Residential Amenity

The property most potentially adversely affected is No. 9 St Marys Park which is situated at a slightly lower level to the east of the application site. The comments of the Ward Member concerning potential overlooking are noted. In order to address the issue the applicants have relocated the proposed window and door on the east elevation within the main house. This would look out onto the existing side elevation of No. 9 which contains no windows.

It is considered due to the orientation of the site the development would not result in any significant or unreasonable loss of sunlight that would be harmful to the residential amenity of adjoining occupiers. The extension would be stepped in from the boundary of the application site and whilst the extension would be visible at an oblique angle from No. 9 it is not considered that the extension would be so overbearing or reduce outlook to the rear to such a degree as to warrant refusal of the application.

Character and Appearance

The concerns of the Town Council and Ward Member with respect to overdevelopment of the site are noted. The applicants were granted permission in 2003 for a side and rear extension under planning reference 03/P1321. The extension was proposed to be sited on the west elevation away from adjoining residents. However following complications with respect to the siting of the water main and negotiations with South West Water a revised application was submitted 03/P2163 to reduce the scale of the extension omitting the rear projection.

The submitted application now seeks to provide the rear projection to the east at the rear of the existing property. Whilst the roofline of the proposed extension would be visible from the highway it is not considered that this would have any adverse impact upon the character or appearance of the area as to warrant a refusal. Indeed the 2003 (03/P1321) application was granted allowing a rear extension to be sited immediately adjacent to St. Marys Park.

Conclusion

To conclude, the proposed siting, scale and design of the development is considered acceptable and would have no adverse impact upon the character or appearance of the surrounding area. Furthermore, it is considered the proposed development would not be so unduly oppressive or dominating as to substantiate refusal of the application on amenity grounds.

As such it is recommended that the application be approved.

Recommendation

APPROVE subject to the following conditions:-

1. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing building.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building.)
2. Development shall be carried out strictly in accordance with the amended details date stamped 18th October 2005 and letter of the 15th October 2005.
(Reason – In the interests of clarity and to define the permission)
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, doors, or other openings other than those shown on the plans hereby permitted shall be formed in the east elevation of the extended building.
(Reason - To protect the privacy of adjoining occupiers.)

Note to applicant

The applicant is advised that no development will be permitted within 3 metres of the water main without the express consent of South West Water. To establish the exact location of a water main, the applicant should contact South West Water on 0800 169 1144

List of background papers

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