

EXMOUTH
(Exmouth Littleham)

05/2596/FUL
(FULL)

22 November 2005

Applicant: Mr and Mrs Burford

Location: Sunny Slope
Bicton Villas
Exmouth
Devon
(NGR: 300588 80928)

Proposal: Erection of detached dwelling

Consultations

County Highway Authority

No comment

Environment Agency

No objection subject to separation of drainage and suitable provision for disposal of surface water

South West Water

No objections however the applicant should note the location of a public sewer within the vicinity.

Planning History

App. No	Year	Proposal	Date of Decision
P1296	1993	Change of Use to dwelling with new access & garage	20.09.1993. Approved
P1228	1996	Conversion of Part of Outbuilding to Annexe	06.09.1996. Approved
3013	2004	Detached house	10.01.2005. Withdrawn
0444	2005	Remove existing single storey building and construct new dwelling, create new drive to Sunny Slope	18.07.2005. Refusal

Representations

10 letters of objection have been received (from 8 addresses)

1 letters of support have been received

Summary of Objections

Insignificant reduction in ridge height that represents minor changes and is not sufficient to justify change in decision. The bulk of the roof area remains the same and does not achieve the 28% reduction claimed.

The application fails to meet the aims of design and local distinctiveness

Development would result in loss of outlook and be over bearing for neighbouring properties

Development would result in increased traffic into Bicton Villas over populating a special area of Exmouth

Proposal does not match the foot print of the existing dwelling and represents over development and a cramped site appearance.

The development could result in land subsidence and damage to neighbouring properties (a legal statement regarding the apportionment of costs has been submitted)

Concern over traffic management during construction period

The resubmitted plans show no reduction in the height of the proposed house.

The supporting statement is misleading, as the location of the proposed dwelling would cause an invasion of privacy

The development would result in the loss of approximately 30% incident sunlight during winter months.

Dormer windows would cause over-looking and be significantly intrusive.

Town/Parish Council

Objection on the grounds that there was not a great difference from the previous application: still over development, loss of privacy and loss of light. A single storey application may be acceptable.

10 letters of representation reported

Ward Member

Cllr Reeves: Provisional view -

Object to the application

“No significant difference to previous applications for this site, which was refused.”

Location

The application site is a parcel of land currently located within the curtilage of a property known as Sunny Slope. This dwelling is located within an elevated position close to the head of the cul de sac of Bicton Villas, itself close to the centre of Exmouth. The site has rising land levels in a northerly direction from its access with Bicton Villas and is bounded to the north and west by fencing and the east by the existing host dwelling. Properties within the road comprise traditional red brick town houses with tiled roofs, although the immediately adjoining property is a cream coloured render. Hipped and gabled roof designs are a predominant feature. Bicton Villas accesses onto the Montpellier Road which form part of the Conservation Area.

To the north of the site has been constructed a new estate of red brick housing. These have been built at a higher level than the application site but have rear gardens that slope down to the boundary fence between their gardens and the application site.

Planning Background

Previous applications for a detached two-storey dwelling have been submitted in 2004 (application ref. 04/3013) and in 2005 (05/0444). The first was withdrawn pending further consideration of design and the second refused following a Site Inspection Committee on the sole ground that the development would adversely affect the amenity of the neighbouring residents at 41 Regents Gate (located immediately to the north of the application site).

The Proposed Development

This application proposes a single detached dwelling two storeys in height with ridged and hipped roof and twin front projecting gables. One would encompass a feature bay window and the second a plain-hipped roof. The property would have a footprint matching that previously

submitted where the north elevation measures 9.4m and a maximum property depth of depth of 11.2m (including front projecting bay window). The main ridge height is 8.1m while the forward projecting gable has a height of 8.4m.

The property would provide accommodation comprising a lounge-dining, breakfast-kitchen area and study on the ground floor and three bedrooms on the first floor. Parking facilities would use the existing driveway and space made available along the north side of the existing site.

For the existing dwelling new access and parking facilities would be provided within the existing garden to the south. Since the original application was submitted an improved splay on land at number 1 Bicton Villas has been constructed to aid visibility.

Planning Policy

Devon Structure Plan 2001 to 2016:

- CO6 Quality of New Development
- TR10 Strategic Road Network

East Devon Local Plan Revised Deposit September 2003:

- D1 Design and Local Distinctiveness
- S3 Development within Built up Area Boundaries

- PPS1 Delivering Sustainable Development

Observations

The main issues with the application remain the same as previously identified, although given the reason for refusal particularly regard will need to be made regarding the proposed dwelling and its relationship within 41 Regents Gate. The issues therefore concern the impact that the development would have on the residential amenity of neighbouring properties, and its design within the street scene. Consideration will also be given to issues raised namely over development, loss of and ground instability.

Residential amenity.

It is recognised that the proposed dwelling is aligned obliquely with the rear boundary fence, that the distance between that proposed dwelling and fence varies from 2.5m to 5.6m and that ground levels rise in a terraced form to the ground floor level of the properties within Regents Gate. While these constraints mean that the bottom garden area of the properties in Regents gate would incur some overshadowing from the proposed development the separation distance and pitch of the proposed roof would mean that the loss to amenity should be limited. This has been significantly improved with the submission of this application where the ridge level has been reduced by approximately 1.1m. The chimney and forward projecting ridge is insignificant for the amenity implications.

The separation distance between rear elevation of the proposed development and conservatory at 41 Regents Gate is approximately 10.5m. However the application site is set lower than that of the conservatory and by reason of the additional reduction in ridge level that has been proposed with this application it is considered that the development would not cause any adverse

dominating or overpowering impacts. The proposed roof slope, which moves most the massing, and bulk away from the boundary with the nearest properties further assists this issue.

Further the positioning and separation distance between the proposed dwelling and the rear elevation of properties within Regents Gate would at its minimum be approximately 13.5 – 14.0m. While this distance would not normally be sufficient between rear to rear elevations to overcome over-looking issues, it is sufficient to negate dominating and overpowering impacts from the dwelling, given the existing ground levels.

As previously recognised the overlooking issue is also over come by this scheme as there are no primary windows proposed on the rear elevation. While two rear facing dormer are proposed within the design these provide light for bathroom and en suite and would be fitted with obscure glazing. If approved a condition restricting the type and position of glazing should be further added to ensure that no additional windows are inserted on this sensitive elevation.

The nearest property is that known as 11 Bicton Villas and located to the west of the application site. Due to ground levels this property is set at a significantly lower level but should not suffer significant adverse impacts because its primary alignment is east west. In this instance therefore the elevations and massing which face each other are such there should not be significant overlooking or dominating impacts. The provision of the parking space for the proposed dwelling is also being sited along this boundary and further helps to offset and move the massing of the proposed building away from the boundary.

Design

The proposed dwelling is sited within a cul de sac location where there is a distinct design of detached and semi detached town houses, at two storey with traditional gable design, pitched and hipped roofs and bay windows. This proposal draws on these primary characteristics and is proposing a red brick facing material with front projecting bay window and gable. This design fits well within the street scene of Bicton Villas. Despite its elevated position it would give an enclosure to the head of the street which should not look inappropriate. It is recognised that the property does not fit with the materials form and appearance of the new dwellings within Regents Gate. However it is the street scene within Bicton Villas that the proposed dwelling addresses and therefore while it is recognised that a bungalow has been suggested as an alternative form of development this would appear inappropriate within this location.

Over development

This issue, results when a proposal appears overly cramped and squashed within a site. For the Bicton Villas location, properties are generally well sized for their plot, have reasonable gardens and side access between the dwellings. While the proposal the subject of this application appears tighter to its boundary than others, the size of driveway, parking and rear terraced garden area indicates that the site is appropriate for the dwelling. The application is not considered as over development.

Other issues

These have been raised by a number of local objections to the application. It must be recognised that views are not material planning considerations and therefore do not materially alter the main issues with the application. While PPG14 requires Local Planning Authorities to have regard to land stability, this is ultimately the responsibility of the applicant. In this instance it is recommended that an informative should advise the applicant of the local concerns regarding this issue.

Alterations at 1 Bicton Villas have already improved the visibility from traffic entering and exiting from the cul de sac and as such the application raised no comment from the Highway Authority.

Conclusion/Summary

The issues that were identified within the previous application and discussed within the Site Inspection Committee meeting remain unchanged and it must be noted that the previous scheme was only refused on residential amenity. This scheme which has a ridge level 1.1m lower than previously submitted is considered to sufficiently address and overcome that reason. The application is not therefore considered contrary to planning policy.

Recommendation

APPROVE subject to the following conditions

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### **Conditions**

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area.)
2. 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, rooflights or other openings other than those shown on the plans hereby permitted shall be formed in the north elevation of the dwelling.  
(Reason - To protect the privacy of adjoining occupiers.)

### **List of Background Papers**

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