

KILMINGTON
(Newbridges)

05/0680/FUL
(FULL)

4 May 2005

Applicant:

Mr & Mrs Lane

Location:

8 Meadow Bank
Axminster
(Grid Ref: 327072/98104)

Proposal:

Single storey side extension

Consultations

County Highway Authority
No highway objection

South West Water
No objections

Planning History

App. No.	Year	Proposal	Date and Decision
03/P1239	2003	Single storey side extension & double garage	Withdrawn

Representations

No letters of representation have been received.

Town Council

Kilmington Parish Council supports this application.

Ward Member

No comments

Location

The site refers to the side (north) garden area of number 8 Meadow Bank, Kilmington.

Meadow Bank is a modern development of brick built houses and the character and appearance of the area of this part of Kilmington is typically semi detached bungalows set in sizeable plots, built in simple form. No 8 is at the end of a cul de sac and has a larger than average plot. The area immediately to the north is open land. There are protected trees on a bank to the north of the site.

Planning Background

In 2003 an application for a side extension was withdrawn as there were concerns regarding the proximity of the extension to the protected trees.

The Proposed Development

The proposed development is for the erection of a single storey side extension (4.3 x 9.25 x 2.5m to eaves) to be built in block and render with matching roof tiles. Although the roofline would

follow the existing, the extension would be set back slightly from the façade. The extension would house a dining/sitting room, and a w.c./shower room.

The design approach is informed by the character and appearance of the area and is consistent with the host dwelling.

The application is before Development Control Committee for consideration because the applicant works for East Devon District Council.

Planning Policy

East Devon Local Plan (Revised Deposit 2003):

- D1 (Design and Local Distinctiveness)
- H7 (Residential Extensions)

Observations

The site is in the Built Up Area Boundary. Policy H7 is permissive of residential extensions in the Built Up Area Boundary providing certain planning criteria are met. The main issues are:

- The impact on the character and appearance of the area which is an Area of Outstanding Natural Beauty.
- The impact on residential amenity; and,
- The impact on protected trees.

Impact On Character & Appearance Of The Area

The vicinity of the site is suburban and is at the end of a cul de sac. It is not open to views from the north because it is relatively well screened by trees. The side and rear garden boundaries are delineated by planting and fencing which means that the proposal would largely be obscured from view within the vicinity.

Notwithstanding the proposed materials, the design of the extension reinforces the key characteristics of the area, and would relate well to its context within the vicinity, and would not significantly affect the suburban form. The level of accommodation proposed is not contentious and considered to be acceptable.

The site is considered to be of a sufficient size to allow an extension of this scale to be constructed whilst maintaining suitable private amenity space.

Impact On Trees

There is a row of trees on a hedge-bank to the north of the property, protected by a Tree Preservation Order (ref. TPO 17/1988). There are three principal trees in this row in the vicinity of 8 Meadowbank, details of which are as follows (from east to west):

- T1. Medium aged oak of approximately 8m in height. Suppressed and of poor quality.
- T2. Mature, multi-stemmed ash of approximately 17m in height. Pollarded at a height of 7-8m. Mean crown spread radius 7-8m.
- T3. Medium aged, twin-stemmed oak of approximately 14m in height. Mean crown spread radius in region of 6m, although highly eccentric. Of relatively poor quality.

The proposed extension is approximately 8m from the trees and outside the root protection areas of the trees. The crown structures of the trees are such that there would be scope for some

significant pruning works irrespective of the outcome of this application. The development is not considered to have a negative impact upon the health or future wellbeing of the trees.

Conclusion

Given the above it is considered that the proposal is in accordance with the relevant policies and the recommendation is to approve.

Recommendation

APPROVE subject to the following conditions:-

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this decision, and constructed as approved.
Reason – In accordance with the requirements of Section 91 of the Town & Country Planning Act 1990.
2. Prior to commencement of any works on site (including demolition), tree protection details, to include the protection of hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority. These shall adhere to the principles embodied in BS 5837 and shall indicate exactly how and when the trees will be protected during the site works. Provision shall also be made for supervision of tree protection by a suitably qualified and experienced arboriculture consultant and details shall be included within the tree protection statement. The development shall be carried out strictly in accordance with the agreed details.

In any event, the following restrictions shall be strictly observed:

- (a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.
- (b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in National Joint Utilities Group (NJUG) Publication Number 10 1995.
- (c) No changes in ground levels or excavations shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.

(Reason - To ensure retention and protection of trees on the site in the interests of amenity and to preserve and enhance the character and appearance of the area

3. 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.)

List of Background Papers

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