

COLYTON
(Coly Valley)

05/1449/FUL
(Full)

20/07/05

Applicant:

G Eastwood

Location:

Greenfield
Colyton Hill
(NGR: 22509283)

Proposal:

Proposed replacement dwelling

Consultations

County Highway Authority
Does not wish to comment

South West Water
No objections

Environment Agency

General comments regarding foul and surface water drainage and storage of oil.

Parish Council

"Colyton Parish Council recommend refusal to this application. It is felt the 'footprint' is being enlarged at a degree to big for the site creating overdevelopment. Also the proposed development being a two storey building would be more prominent in an Area of Outstanding Natural Beauty from the surrounding area. It is recommended to replace the bungalow with a bungalow"

Ward Member

Cllr. Dr. Waterworth has commented;

"Whilst supporting the need for a replacement and recognising the appropriate design for the proposal, a bungalow would be more suitable in this prominent location, even accepting that the footprint would have to be larger to provide reasonable accommodation."

Representations

No letters of representation have been received.

Location

"Greenfield", is a detached bungalow set in a linear plot that slopes gently down from north to south. It is located in an isolated position within open countryside, on high land approximately 1 mile to the southwest of Colyton. Pedestrian access to the front of the property is off the south side of the Old Sidmouth Road, with vehicular access off the local road running parallel to the rear boundary. The access serves an existing single, garage, constructed from corrugated sheeting and in a state of some disrepair.

The existing property on the site features rendered elevations and a hipped roof and is of a modest scale.

The site is mostly laid to lawn with the boundaries generally marked by hedging. There are a number of mature trees behind the earth bank that marks the boundary with the road to the north, and further screening is provided by mature trees to the north and west. The site is within an Area of Outstanding Natural Beauty.

The Proposed Development

The proposal seeks planning permission to replace the existing bungalow with a chalet style bungalow with a slightly increased height and footprint.

Planning Policy

The following policies of the East Devon Local Plan (Revised deposit – 2003) are applicable to this proposal;

- D1 – Design and Local Distinctiveness
- EN1 – Development in Areas of Outstanding Natural Beauty
- H9B – Replacement of Existing Dwellings in the Countryside and Green Wedges

The following policies of the Devon Structure Plan (2001 - 2016) are applicable to this proposal;

- C03 - Areas of Outstanding Natural Beauty

Observations

It is considered that the main issues in the determination of this application are the design of the proposal and its effect on the character and appearance of the surrounding area of outstanding natural beauty, together with whether the increase in the size of the proposed dwelling accords with the provisions of policy H9B of the East Devon District Local Plan.

Design and external appearance

The proposed replacement building would have an increased foot print and an additional level of accommodation (albeit within the roof space) which would increase both the height and massing of the building. However, it is considered that both the existing property and its replacement would be largely screened by trees along the north boundary and the main view of the proposal would be at some distance from the south from the valley bottom. Furthermore although visually more prominent it is likely that from this side the replacement would be viewed against a backcloth of trees and not be in an exposed position.

The existing dwelling is a relatively modest bungalow of no architectural or historic merit and which in no way reflects the local vernacular in terms either of its design or use of materials. The proposed replacement is also not of a design that particularly reflects local

traditions but which in itself is considered to be acceptable in the locality and does have some more traditional elements such as pitched roof dormers and gables. The proposed use of natural materials such as random rubble stone work on the front elevation and slate on the roofs would also help the proposal to blend in well with its surroundings.

Increase in size, scale and height

Local Plan policy on replacement dwellings in the countryside states that proposals will be permitted provided that the replacement is located on or adjacent to the existing building's footprint and be of a similar size, scale, height and mass.

Although the height and massing would increase it is considered that the level of increase is acceptable. The amended survey drawing indicates the outline of the proposed dwelling against the existing building and demonstrates that although the massing of the roof area would be greater the actual height of the proposal would increase by less than a metre. The footprint of the building would increase from the existing 78.7 m² to a proposed 121.7 m². With the addition of an extra storey of accommodation within the roof space the resulting total floor area would be approx. 199.2 m². Therefore the increase in footprint is just over 40 m² of which approx. 10 m² would be the proposed conservatory. If a modern replacement bungalow were allowed on the site which it appears the Parish Council and Ward Member would prefer then this footprint is likely to be increased even further to allow a dwelling reflecting modern accommodation standards. It is considered that by allowing an increase in the footprint and a slight increase in the building's height that the replacement building would be more visible but that the improvement in the design and materials would compensate for this.

Conclusion/Summary

The proposed replacement dwelling does have an increased floor area and massing over the existing bungalow but the overall height increase is relatively modest. Although it is accepted that, due mainly to the increased roof area, the proposal would be visually more prominent from the south and east, this would be against a backdrop of mature trees. Furthermore the improvement in design and the use of natural materials is considered to compensate for the increased size of the building. In conclusion it is not considered that the proposal would have an adverse affect on the surrounding Area of Outstanding Natural Beauty and is recommended for approval.

Recommendation

Approve subject to the following conditions:-

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Suggested 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 Article 3 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 development of the types described in Classes A, E and G of Part 1 and Class A of part 2 of Schedule 2 (which includes enlargement, improvement or other alteration, , sheds, greenhouses, huts, garages, oil storage tanks, fences and walls) shall be undertaken on the premises, other than hereby permitted, or unless the prior written consent of the Local Planning Authority has been obtained.  
(Reason – In the interests of the character and appearance of the surrounding area, designated to be of outstanding natural beauty).

### **List of Background Papers**