

STOCKLAND
(Otterhead)

05/1496/FUL
(Full)

26/07/05

Applicant:

Mr Kiefer

Location:

Greystones
Stockland
Honiton
(NGR: 24440464)

Proposal:

Dormer windows

Consultations

County Highway Authority
Does not wish to comment

South West Water
No objections_

Environment Agency
No comments.

Parish Council

“The Parish Council thought the dormer windows were not in keeping with the centre of the village, but would be in favour if the windows looked east instead of west.”

Ward Member

Cllr. Key has commented;

“I support this application as I believe the dormer windows will not spoil the street scene, as they are well above on the higher side of the street there will be no overlooking only over the rooftops opposite.

If the windows were at the rear they would be overlooking neighbouring gardens and depriving those people of their privacy”

Representations

No letters of representation have been received.

Location

“Greystones”, is a detached, two storey, period property (not listed), constructed from stone with a natural slate roof. The property fronts onto the highway and has a simple symmetrical appearance with, on the front elevation, an arched central doorway and two windows at ground floor level and three windows at first floor level. All windows on this elevation are 16-pane timber sashes.

The property is located in the centre of village and is within a Conservation Area and an Area of Outstanding Natural Beauty. To the immediate east of the property is the public house with, to the west, a pair of semi-detached stone built cottages. To the south is a terrace of 5 period properties constructed from local stone with slate roofs.

The Proposed Development

The proposal seeks planning permission to insert three no. flat roof dormers on the front (south) facing roof slope, to serve the loft of the property that would be converted to additional bedroom space. The application also refers to the insertion of 2 no. rooflights on the rear roof slope of the property, however it is not considered that in themselves these would require permission.

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
- EN16 Preservation and Enhancement of Conservation Areas
- H7 Residential extensions

As are the following policies of the Devon Structure Plan, 2001 – 2016;

- C03 Areas of Outstanding Natural Beauty
- C07 Historic Settlements and buildings

Observations

Members are advised that the applicant is a business partner of an elected District Councillor.

It is considered that the main issues in the determination of this application are the impact of the proposal upon both the building itself and on the character and appearance of the surrounding conservation area. Due to the differences in height and the existence of windows at first floor level, which are more directly opposite those on the properties on the south side of the street, it is not considered that the proposal would result in any significant loss of privacy or amenity to neighbouring properties.

The narrow nature of the road at the front of the property means that it would not be possible to see obtain a full view of the proposed dormers, except from a distance. It is likely therefore that the proposed dormers side profile would be their most visible part. Dormers on the front elevation of a property are not a feature of the conservation area in general or more specifically of this main route through the village.

The proposed dormer windows appear to have been designed to reflect the style, period and character of the building. Furthermore they conform to the hierarchy of windows which are a feature in older properties, in that they are smaller than those at first and ground floor level. However, the roof of any building is almost always a dominant structure and whilst the building is not listed it is within a prime location within the conservation area and forms an important part of the historic streetscape. It is considered that the retention of its original structure and shape is important to preserve the character and appearance of the area, which at present has no additions to the roofscape. The addition of the dormer windows would make the building visually more prominent within the streetscene and the conservation area.

Conclusion/Summary

This application is essentially an aesthetic judgement as to whether the proposed dormer windows would preserve and enhance the conservation area or whether they would be detrimental to or detract from its character and appearance. However, it is considered that in principle the addition of any new structures to the primary roofslope of the building would detract from the simple, unadorned character of the roofs within this part of the conservation area to the detriment of the character of the area.

Recommendation

Refuse for the following reason:-

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**Reasons for refusal**

1. The proposed development by virtue of the introduction of new structures to the roof of the property, which occupies a prominent position within the conservation area, would detract from the existing simple, unadorned roofscape of the area and be detrimental to the character of the conservation area. It would therefore be contrary to the provisions of policies EN16 of the East Devon District Council (Revised Deposit) Local Plan and policy C07 (Historic Settlements and buildings) of the Devon Structure Plan 2001 – 2016.

**List of Background Papers**

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