

COLYTON
(Coly Valley)

05/1545FUL
(Full)

08/07/05

Applicant: Mr Green

Location: Stoneleigh, Lower Church Street
(NGR: 24669406)

Proposal: Loft conversion with dormer

Consultations

County Highway Authority
No comments received

South West Water
No objections

Environment Agency
No comments

Parish Council

"No objections"

Ward Member

Cllr. Dr. Waterworth has commented:-

"Seems to be appropriate with dormer on the rear and flat roof in fibre glass."

Location

The property is a terraced house with rendered elevations and a natural slate roof. The terrace features a variation in building line, roof line and materials. It is located in the centre of the village to the southeast of the church and within the conservation area. There are neighbouring residential properties to all sides. At the rear of the property is a residential development of modest bungalows.

The Proposed Development

The proposal seeks planning permission for the construction of a large dormer window on the rear roof slope of the property. This would feature hung slate cheeks, a fibreglass roof and softwood casement windows. The overall measurements of the proposal would be 1.8 metres by 1.5 metres.

The application also seeks permission for the insertion of a velux window on the front roof slope of the property, although a conservation roof light would be preferable it is considered that this element of the application is permitted development and does not 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
- EN16 – Preservation and Enhancement of Conservation Areas
- H7 – Residential Extensions

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

- C07 – Historic Settlements and Buildings

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 Conservation area.

On the rear roof slope of the property a large dormer window is currently under construction. The main view of this proposal is from St. Andrews Close (a development of bungalows to the rear of the site). The view is at a fairly acute angle and it is only possible to get a full view of the proposal from the gardens of Nos. 12 and 13 St. Andrews Close, as a mature conifer tree within these gardens blocks direct views of the proposal. It is evident that other properties along Lower Church St. to the west of the site already benefit from dormer windows both flat and pitched roof, and that these are more widely visible than the proposal site.

In comparison with the other dormer windows visible along the rear roof slopes of the terrace the dormer appears to be overly large for the roof of the property and incongruous within it, although the materials are matching. The proposal would dominate the roof slope and be out of keeping with the scale, character and appearance of the cottage and the conservation area. The dormers in the other properties within the vicinity are smaller and are considered to be in scale and of a more appropriate design.

Conclusion/Summary

On balance although public views of the proposal are limited it can be seen from some vantage points both public and private within the Conservation Area. The proposal is considered to be out of scale with the host building and over dominant on the rear roof slope. Officer view is that a dormer reduced considerably in scale and designed with a more traditional pitched roof would be more appropriate. As it stands the present proposal is considered to be detrimental to the character and appearance of the property itself and that of the surrounding conservation area.

Recommendation

Refuse for the following reasons

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**Reasons for Refusal**

1. The proposed development by virtue of its size, scale and form represents an incongruous and over dominant addition to the roof slope of the property itself and to the roofscape of the terrace of buildings within a designated conservation area. The proposal is therefore contrary to policies D1 (Design and Local Distinctiveness), EN16 (Preservation and Enhancement of Conservation Areas) and H7 (Residential Extensions) of the East Devon District Council (Revised Deposit) Local Plan and policy C07 (Historic Settlements and buildings) of the Devon Structure Plan 2001 – 2016.

**Further Recommendation**

That enforcement action be authorised to seek the removal of the dormer extension and the restoration of the roof back to its original form prior to development.

**List of Background Papers**

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