

SEATON
(Seaton)

07/0873/FUL

Target Date: 28.05.2007

Applicant:

Roscli Developments Ltd

Location:

Springmead, Colyford Road, Seaton EX12 2SN

Proposal:

Demolish existing bungalow and erect two dwellings with integral garages

CONSULTATIONS

County Highway Authority

Observations:

The frontage apron is wide enough and long enough to accommodate two-way traffic. Visibility is satisfactory and therefore provided on-site parking and turning is provided for each property then no highway objection would be raised.

Recommendation:

THE DIRECTOR OF ENVIRONMENT, ECONOMY AND CULTURE, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, RECOMMENDS THAT THE FOLLOWING CONDITION SHALL BE INCORPORATED IN ANY GRANT OF PERMISSION:-

1. A turning area, parking spaces (two for each dwelling) and access drive thereto shall be laid out and maintained for those purposes in accordance with the approved plan (drwg no. 1585/1/03A). Reason: To ensure the provision of adequate facilities within the site for the traffic generated by the development.

TOWN/PARISH COUNCIL

(02/05/07) Members unanimously recommended refusal of the plan before them for two-2 storey houses. Whilst they agreed that the plot was sufficiently large, the properties within the area are all bungalows, and to erect 2-storey dwellings would be out of keeping and out of character with the area. They also believed that there would be loss of light and privacy to neighbours if the proposed dwellings were more than one storey.

(26/06/07) Members recommend Refusal of this application. They believe the amendment merely turns the proposed dwelling around and does not address the objections already raised. They reiterate that the development on this site should be for bungalows only, to ensure that the properties are in keeping with other properties and with the character of the area and do not result in loss of light and privacy to neighbours. They reiterate their previous request that no hedges or Devon banks should be removed from the site.

WARD MEMBER

(Councillor J Knight) "Having visited the above site from Riverdale Orchard I can only see this application as an encroachment to their privacy, the western side of the building with so many windows proposed will severely overlook the occupants of the two adjoining properties in Riverdale Orchard upstairs into their bedrooms and downstairs into their lounge and complete loss of privacy within their back gardens. These two houses would severely cut out the amount of light that these properties already enjoy. Looking at the ridge height it would enable even more window to be put in at later date and cause even more overlooking to the adjoining resident's properties. This site is not suitable for houses and would be more in keeping if bungalows were put on situ."

In the event that this application comes to Committee, I reserve my position until I am in full possession of all the relevant facts and arguments for and against.

REPRESENTATIONS

Objections

Four letters have been received raising the following points:

- Roofs of any development should not be higher than existing;
- Concern for trees, hedges and Devon bank along rear of site;
- Loss of light and privacy to Riverdale houses;
- Two storey dwellings out of character with area and intrusive;

PLANNING POLICIES

Government Guidance

PPS1 Delivering Sustainable Development
PPG 3 Housing

Devon Structure Plan 2001-2016

Policy ST1 - Sustainable Development
Policy ST5 - Development Priority 2001 – 2016
Policy ST16 – Local Centres and Rural Areas
Policy TR10 – Strategic Road Network
Policy CO6 – Quality of New Development

East Devon Local Plan 1995 - 2011

Policy S2 - Built-up Area Boundary for Area Centres and Local Centres
Policy S4 – Development Within Built-up Area Boundaries
Policy D1 - Design and Local Distinctiveness
Policy D2 - Sustainable Construction
Policy TA1 - Accessibility of New Development

SITE LOCATION AND DESCRIPTION

Springmead is an existing bungalow behind the main frontage dwellings on the west side of Colyford Road and within the Built-up Area Boundary of Seaton. Access to the site is via a 52 metre long drive (5 - 6 metres wide) running between dwellings on the Colyford Road. The main area of the site measures approximately 37m x 30 m (average) and is given as 0.2 ha. The site is entirely surrounded by residential properties; two storey houses to the north and west; bungalows to the east and south; and the area is well landscaped with trees and hedgerow boundaries. The land is generally level, but rises to the west where the floor levels of the closest houses in Riverdale Orchard are some two metres higher than on the application site.

PROPOSED DEVELOPMENT

The proposal is to replace the Mid 20th Century reconstructed stone bungalow, that faces east, with two 2-storey dwellings facing north-south on the plot. Both houses are shown with four bedrooms; one is faced in brick with concrete double roman tiles and the other is rendered with a slate roof.

The house on plot one has its attached single storey garage section running parallel with and three metres away from the western boundary of the site. The two storey section is 7 metres away from the boundary and 13 metres away from the corner of the nearest house in Riverdale Orchard.

The side elevation of the house on plot two is between 1.5 and 2 metres away from the eastern boundary and over 30 metres from the neighbouring bungalow on this side. The closest first floor window to the southern boundary is nine metres away from the boundary and 24 metres from the neighbouring bungalow in this direction.

CONSIDERATIONS AND ASSESSMENT

The main issues here are:

How the two-storey design, scale and density of the development relates to the character of the surrounding residential area.

Having regard to the mixed development surrounding the site and the higher ground levels to the west where two-storey houses will appear even higher than on site, it is considered that there is no reason why two-storey dwellings will look out of place here. Because of the abundance of vegetation in the area the site is also not easily viewed in the context of Colyford Road where bungalows predominate. The height of the proposed dwellings will therefore appear as a transition from the higher roofs of Riverdale to the lower roofs of Bungalows on the Colyford Road and to the south.

The density of the development also forms a transition between the larger plots to the south and east and the terraced development to the north. The size and scale of the proposed houses is not unlike others in this vicinity.

The external materials proposed reflect the variety in the area, but further details are required. (see condition below).

Whether or not the privacy and amenity enjoyed by neighbours is harmed significantly.

Neighbours to the west have expressed concern over the likely loss of privacy and light from the house on plot 1. The only first floor window on the west side of this house is small and serves an en-suite shower room. It is 8 metres to the boundary and two metres lower than first floor windows on neighbouring houses. It is considered that no significant loss of privacy will result. The new house on Plot 2 is set at an oblique angle to the rear of the neighbouring house and could only result in loss of low direct sun light from the east onto this house.

Because of the lower floor levels proposed it is not considered that the proposed dwelling will be overbearing or overshadow the existing houses in Riverdale Orchard or anywhere else.

The degree to which trees or hedgerows are necessarily removed.

It is considered unnecessary to remove any trees, shrubs or earth banks of significance from the site and a landscaping condition is recommended.

CONCLUSIONS

The concerns of the Parish Council, Ward Member and neighbours have been fully considered and whilst it is accepted that neighbours would prefer to have no change to the roof levels viewed from their back windows it is considered that any harm done by the proposed houses is insignificant. There is insufficient grounds for refusing the proposed dwellings, because of the prevailing housing densities in the area, the site levels being lower than Riverdale and the overall level of landscaping surrounding the application site.

RECOMMENDATION

APPROVAL subject to the following conditions:

1. A turning area, parking spaces (two for each dwelling) and access drive thereto shall be laid out and maintained for those purposes in accordance with the approved plan (drawing no. 1585/1/03A).
(Reason: To ensure the provision of adequate facilities within the site for the traffic generated by the development.)
2. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall include the retention of all boundary hedgerows and banks and give details of any new boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any tree or other plant that dies during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.
(Reason – In the interests of amenity and to preserve and enhance the character and appearance of the area.)
3. Notwithstanding the details submitted prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.
(Reason – To ensure that the materials are sympathetic to the character and appearance of the area.)
4. No development shall take place until details of a mechanism for the provision of formal and informal recreational facilities in Seaton to meet the needs of the development in accordance with policy RE3 of the adopted East Devon Local Plan 1995-2011 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - to ensure adequate provision of open space to meet the needs arising from the proposed development.)

Notes to applicant:

1. The applicant/developer is asked to discuss the mechanism for open space, as per the condition set out above, with the relevant planning officer of the Authority prior to any details being submitted.
2. To safeguard the amenity enjoyed by existing residents in the area it is considered desirable to retain all boundary hedgerows and banks. Details of these should form part of the plans submitted in discharge of the landscaping condition above.

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 -2016, policies ST1, ST5, ST16, TR10 and CO6.
2. The proposal complies with the East Devon Local Plan, Revised Deposit, September 2003, policies S2, S4, D1, D2 and TA1.

3. The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.
4. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.
5. The proposal is contained within the defined built-up area boundary of the settlement.

List of Background Papers

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