

SIDMOUTH RURAL  
(Sidmouth)

07/1848/FUL

24.08.2007

Applicant:

Mr Burgess

Location:

Halfway House Bungalow, Roncombe Lane, Sidbury

Proposal:

Erection of extension to replace existing conservatory, 2 garages and pump house

### **CONSULTATIONS**

County Highway Authority

No Objection

### **TOWN/PARISH COUNCIL**

Approve

### **WARD MEMBER(S)**

The initial comments of the Ward Member, Cllr Reed, are –

“The growing family resident at this address clearly needs to extend this property. This revised design better demonstrates how this can be achieved without compromising the amenity of neighbours and impacting on the wider countryside, being in the AONB.

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

### **REPRESENTATIONS**

Objections

No Letters received

Support

No letters received

### **RELEVANT PLANNING HISTORY**

07/0979/FUL Extension to replace conservatory,  
two garages and pump house

REFUSAL

06/06/2007

### **PLANNING POLICIES**

Devon Country Structure Plan (2001-2016)

Policy CO3 (Area of Outstanding Natural Beauty)

Policy CO6 (Quality of New Development)

East Devon Local Plan (1995-2011)

Policy S5 (Countryside Protection)

Policy D1 (Design and Local Distinctiveness)

Policy EN1 (Developments affecting Areas of Outstanding Natural Beauty)

Policy H10 (Extensions to dwellings in the Open Countryside)

## **SITE LOCATION AND DESCRIPTION**

Halfway House Bungalow is a small detached property situated off of Roncombe Lane, to the north east of the A375, and located within the open countryside designated as an AONB.

## **PROPOSED DEVELOPMENT**

Full Planning Permission is sought to construct an extension to this small detached bungalow located in the countryside within the Area of Outstanding Natural Beauty. The proposed extension would replace an existing conservatory, two detached garages and a pump room. The proposal will extend largely at the rear but will also have a side projection in the area where the existing garages are located. Within the roof space there would be accommodated a bedroom with en-suite and balcony on the rear (east) elevation.

## **CONSIDERATIONS AND ASSESSMENT**

This is a revised application following the refusal of application 07/0979/FUL. The previous application was refused by reason of its size and scale which was felt to be excessive in relation to the original dwelling. It was felt that the proposals represented an inappropriate design, out of keeping with the dwelling, that would not sit harmoniously within the landscape to the detriment of the AONB.

The issues to be considered in determining this current proposal are the same; whether the proposed extension is acceptable in terms of its impact on the existing property and its setting within the AONB and whether there would be any adverse impact on neighbouring properties.

The neighbouring property, Roncombe Mead, is situated 44 metres north of the site. The nearest neighbouring property is Halfway House which adjoins the rear garden of the site to the south. This property is set down and forward of the application site. Despite the application site being significantly higher than the neighbouring property, due to the position of the dwellings it is considered that there will be no detrimental loss of amenity.

The property is located within the open countryside designated as an AONB where the policy of the Council is to protect the natural beauty of the landscape and to ensure that the size, scale and height or mass is compatible with the existing dwelling.

The revised scheme has sought to reduce the height and visual appearance of the proposed extension. Maintaining its size, the proposed extension on the rear eastern elevation has been set down into the rear garden. The roof line now sits in line with the ridge of the original dwelling and is no longer visible from the west roadside elevation.

However, the proposed extension continues to represent a substantial extension to the existing building and whilst the proposal is to remove some of the existing structures these are reasonably low key and do not add significantly to the overall mass of the building. In particular the extremely large rear gable span is wholly out of keeping with the traditional narrow roof span of the original house which combined with an awkward junction with the existing house would significantly detract from this simple dwelling located in the attractive Roncombe Valley.

## **CONCLUSIONS**

The proposed extension does not sit harmoniously with the existing simple structure resulting in a suburban form whose design is inappropriate for the building and landscape and the additional size would make it more prominent to the detriment of the appearance of the dwelling and the natural beauty of the surrounding landscape.

In identifying the main issues above the application is considered NOT to be in accordance with the relevant planning policy.

## **RECOMMENDATION**

Refuse for the following reason:

The proposed extension, by reason of its excessive size and scale, together with an inappropriate design, would be out of keeping with the dwelling and would not site harmoniously within the landscape and would appear more prominent to the detriment of the natural beauty of the landscape designated as an Area of Outstanding Natural Beauty. The proposed development is therefore contrary to policies D1, EN1 and H10 of the adopted East Devon Local Plan 2006 and policies C03 and C06 of the Devon Structure Plan 2001-2016

### **List of Background Papers**

Application file, consultations and policy documents referred to in the report.