

EXMOUTH HALSDON
(Exmouth)

07/1922/FUL

Target Date: 03.09.2007

Applicant: Mr & Mrs Threlfall
Location: 20 Mount Pleasant Avenue, Exmouth, EX8 4QG
Proposal: Two storey side extension

CONSULTATIONS

County Highway Authority

The site currently accommodates two off-road car parking spaces (a garage and a drive). The development proposal may lead to just one off-road space being available.

The loss of a parking space could be mitigated by widening the existing drive width to 4.8m and dropping the kerbs appropriately to accommodate two vehicles. Such provision could be requested by a suitably worded condition, if the Local Planning Authority considers it necessary and appropriate.

Accordingly, provided two off-road car parking spaces are retained, following the development, no highway objection would be raised.

TOWN/PARISH COUNCIL

Recommend refusal.

“Objection on the grounds of over development, loss of privacy, light and concerns about parking and extra traffic movements on a blind corner.”

WARD MEMBER(S)

The initial comments of the Ward Member (Cllr Miss Elson) are -

“Object to the application. Overdevelopment. Overlooking properties in Willow Avenue / Mount Pleasant Avenue. If Planning Officer disagrees suggest site inspection.”

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

1 letter has been received raising the following points:

- The plans have no dimensions
- The proximity of the extension would threaten privacy and reduce available natural light to a neighbouring property
- The window in the gable end would overlook into a bedroom of a neighbouring property
- The extension would reduce natural light into neighbouring gardens
- The proposal would reduce available parking and may lead to on-street parking on a corner junction

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy CO6 – Quality of New Development

East Devon Local Plan (1995-2011)

Policy D1 – Design and Local Distinctiveness

Policy H7 – Residential Extensions

SITE LOCATION AND DESCRIPTION

20 Mount Pleasant Avenue is a single storey semi-detached property located within the built-up area boundary of Exmouth. Dormer windows have been added to the front and rear roof slopes of the house in order to facilitate a loft conversion which is mirrored by a number of similarly designed properties in the area. The dwelling is located on a corner plot such that neighbouring 22 Mount Pleasant Avenue is distanced by an angular driveway area. This distance has been reduced by the addition of a single storey garage and utility room extension and a later first floor extension above this to number 22.

PROPOSED DEVELOPMENT

The proposal is for the removal of an existing flat roof garage and an adjoining single storey extension to the rear and their replacement with a two storey extension. The replacement structure would increase the width of the existing garage by 0.9 metres and the roof slope would align with that of the main house. The extension would also align with the main building lines at the front and rear of the existing property. In addition, the existing dormer windows to the front and rear are proposed to be continued across the new roof slope.

CONSIDERATIONS AND ASSESSMENT

The main issues to consider are the impact on parking, the design of the proposal and the potential impact on the amenity of neighbouring residents.

Highway Issues

The proposal involves the removal of an existing garage and its replacement with living accommodation which would reduce available off-street parking. However, the property would retain an existing driveway and the Highways Officer noted that this could be widened to accommodate two vehicles if necessary, although the submitted details appear to show that two vehicles can already be accommodated on the driveway. In any event, maximum parking standards would still be satisfied as at least one space would be retained following the development.

Design and Impact on the Surrounding Area

The surrounding area is characterised by a range of architectural styles, with detached properties prevalent although a number of semi-detached properties are also evident along this part of Mount Pleasant Avenue. The dwelling occupies a prominent location on a corner and the proposal site would be visible from a number of public vantage points.

The materials for the extension would match those of the main house and the dormer windows would be hung with tiles to match the existing. Although the scale of the extension would affect the original form of the semi-detached properties, it is not considered that the development, which would match the existing building lines of the main house, would detract from the character and appearance of the dwelling. The proposed dormer windows prevent setting the extension back in an attempt to lend a subservient appearance as this would disrupt the uniformity of the front elevation. The scale of the extension would closely reflect the additions undertaken to 22 Mount Pleasant Road and in this respect would not appear incongruent with the surrounding properties.

Impact on Residential Amenities

The proposal site is obscured from adjoining 1 Willow Close by the existing property and would be sufficiently distanced from dwellings to the rear to prevent any significant impact on these houses. The proposed development would be sited further from these houses than the main dwelling and the dormer windows are not considered to add significantly to overlooking from the existing dormers.

The main impact of the proposal would be on neighbouring 22 Mount Pleasant Avenue which is distanced from number 20 by 5 metres at its closest point. The proposed extension would expand upon the width of the garage adjoining the side of 20 Mount Pleasant Avenue by 0.9 metres. Due to the orientation of the two properties, this would reduce the distance between the two properties to approximately 4.5 metres at their closest point. However, the angled orientation would reduce the impact on available natural light and would also serve to reduce any overbearing impact which may have arisen. The neighbouring property is set slightly higher than number 20 due to a gradient in the land which would further reduce the impact on amenity. While side facing windows serving a breakfast room and master bedroom to no. 20 could be affected it is considered that due to the relationship between the two dwellings the resulting impact would not be excessive.

CONCLUSIONS

The proposal would lead to a reduction in available off-street parking, however the maximum parking standards employed by the Local Planning Authority would still be satisfied as one space would be retained on the driveway. Furthermore, the submitted details show that the current driveway arrangement appears to have provision for two vehicles. The design of the extension would respect the form of the original property by matching the building lines and roof slope of the main house. The scale of the proposal would not overly dominate the existing property and the proposal to use matching materials would help to relate the extension to the main house. Although the extension would be sited in close proximity to neighbouring 22 Mount Pleasant Avenue, the distance which would be retained between the two houses would still allow for a degree of natural light into the breakfast room and master bedroom windows. The angled orientation of the two houses and slight gradient in the land would further help to reduce the impact on natural light and would also prevent a significantly overbearing impact.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason – To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)

2. The proposed window to the rear dormer and the first floor window to the north elevation shall be obscure glazed and non-openable and shall be retained as such thereafter.
(Reason – In the interests of the amenity of neighbouring residents.)
3. Notwithstanding the provisions 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 windows, doors, rooflights or other openings other than those shown on the plans hereby permitted shall be formed in the north elevation of the extended building.
(Reason - To protect the privacy of adjoining occupiers.)

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 -2016, policy CO6.
2. The proposal complies with the East Devon Local Plan, Revised Deposit, September 2003, policies D1 and H7.
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.

Approved plans

047.L01.01

List of Background Papers

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