

NEWTON POPPLEFORD
AND HARPFORD
(Newton Poppleford and
Harpford)

07/1962/FUL

Target Date: 6.09.2007

Applicant: Mr & Mrs K. N. Bewes
Location: Little Meadow, High Street, Newton Poppleford
Proposal: Two storey rear extension and rear dormer window extension

CONSULTATIONS

County Highway Authority

No comments.

TOWN/PARISH COUNCIL

Recommend approval.

Members visited the site to view the proposal and the objection raised by the neighbour but could see no reason in the public interest to raise objections.

WARD MEMBER(S)

The initial comments of Councillor Potter are:

"I am unable to support the application. The apex of the 'new natural slate roof' will be much closer to the first floor landing window of The Cottage Loaf thereby taking away a great deal of the light currently enjoyed. I therefore oppose this application."

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 pitched roof over the dining room extension would block natural light into a neighbouring landing window
- The pitched roof would block views from the landing window

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy CO3 – Areas of Outstanding Natural Beauty
Policy CO6 – Quality of New Development

East Devon Local Plan (1995-2011)

Policy D1 – Design and Local Distinctiveness

Policy EN1 – Development Affecting Areas of Outstanding Natural Beauty

Policy H7 – Residential Extensions

SITE LOCATION AND DESCRIPTION

Little Meadow is a semi-detached property located within the built-up area boundary of Newton Popleford which fronts onto the main A3052 road through the village. The two storey property benefits from a loft conversion and a gradient in the land which slopes away to the rear such that the accommodation is arranged over four floors. The rear of the house shows a tenement adjoined by a two storey mono-pitch addition and a single storey conservatory structure. The land in the ownership of the property extends 90m from the rear of the house although this is interrupted by Back Brook, a tributary of the River Otter, to the immediate rear of the main garden area. The dwelling is adjoined by Cottage Loaf to the east and neighboured by Peshurst to the west.

PROPOSED DEVELOPMENT

The proposal is for the removal of the mono pitch structure and the conservatory and their replacement with a two storey pitched roof extension. The new extension would occupy the same footprint as the existing structures but represents an increase in scale. The new extension shows a large window at ground floor level in the rear elevation and a further window in the side (west) elevation facing towards neighbouring Peshurst. In addition, the existing dormer window to the rear roof slope is proposed to be increased in width by 2 metres.

CONSIDERATIONS AND ASSESSMENT

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

Design and Impact on the Surrounding Area

The only alteration to the front of the dwelling is the installation of a roof light which would not require planning approval. The proposed changes to the rear of the house would be obscured from the main road and public vantage points and would therefore have no significant impact on the character and appearance of the surrounding area. The form and scale of the development would respect the original house, with the extension being set down from the tenement and matching the pitch of its roof. The extension would also be white painted render which would match the main house. The fenestration detailing shows a slight departure from the existing single glazed casements and sash windows with the introduction of UPVC double glazed windows. However, some attempt has been made to relate the new fenestration with the existing and it is not considered that the new windows would be sufficiently detrimental to warrant refusal of the application, particularly given the obscured location.

Impact on Residential Amenity

The large window proposed in the side elevation would look towards neighbouring Peshurst and would be separated by a distance of 5 metres which is currently a shared driveway area. Given the proximity of the two houses and the open nature of the driveway, it is recommended that this window should be obscure glazed and non-openable in order to protect the amenity of neighbouring residents. The window would serve the ground floor dining room which would also benefit from the large window proposed to the north elevation.

The proposed extension would be obscured from adjoining Cottage Loaf by a two storey extension located on the boundary with Little Meadow. The only potential impact on the amenity of this property would therefore be on the available natural light into a first floor landing window. Currently, the mono-pitch element at the rear of Little Meadow slopes away from this window but the proposed alterations include introducing a pitched roof which would be sited closer to this window. The impact would be to reduce available natural light to some extent, although it is not considered that the proposed roof would lead to a significantly detrimental impact on this property. The property would still retain a degree of natural light from the window and given the use of the area as a landing, it is not considered that it would detract sufficiently from the amenity to warrant refusal of the application. The proposed extension of the dormer window would not add to existing levels of overlooking arising from the current dormer.

CONCLUSIONS

The extension would appear subservient to the main house in its scale, and the form would also respect the main house by matching the width of the tenement. The materials would also match the main house, with slate roofs and painted render walls. The fenestration detailing represents a slight departure from the existing, but it is not considered that this would lead to significant harm to the property or the surrounding area given the obscure location at the rear of the house. A recommended condition to use obscure glazing and a non-openable design for the proposed window to the west elevation would prevent any significant impact on neighbouring Penshurst. The pitched roof to the two storey extension would reduce the available natural light into a neighbouring window in Cottage Loaf. However, given the use of the area as a landing, it is not considered that this would give rise to an unreasonable loss of amenity.

RECOMMENDATION

APPROVE subject to the following planning 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. Notwithstanding the submitted details, the proposed window to the west elevation shall be obscure glazed and non-openable and shall be retained as such thereafter.
(Reason – To protect 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 west 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, policies CO3 and CO6.
2. The proposal complies with the East Devon Local Plan, Revised Deposit, September 2003, policies D1, EN1 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.

List of Background Papers

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