

HONITON ST PAULS
(Honiton)

07/0396/FUL

Target Date: 02.04.07

Applicant: Mr M Pointer
Location: Land adjoining Tracey View, Honiton
Proposal: Erection of Two dwellings

CONSULTATIONS

County Highway Authority

Recommend the following conditions:

The development hereby approved shall not be occupied until a 2.0m wide footway has been constructed across the site frontage to the rear of the proposed parking bay in accordance with a design and specification which shall have been previously submitted to and approved in writing by the LPA in consultation with the Highways Authority.

REASON In the interests of pedestrian safety and to continue the pedestrian network.

The applicant is advised that plans, sections, specifications and calculations of the proposed retaining wall must be submitted to the District Council and subsequent approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980. 9For information this relates to the retaining walls, which are wholly, or partly within 3.7m of a street and which is at any point of a greater height than 1.37m above the level of the ground at the boundary of the street nearest that point).

REASON To ensure any retaining walls are properly constructed in the interests of highway safety.

TOWN/PARISH COUNCIL

Approve

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
04/P1535	One dwelling (outline)	Approved	10.08.07

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy CO6 – Quality of New Development
Policy TR7 – Walking and Cycling

East Devon Local Plan (1995-2011)

Policy S4 – Development Within Built-up Area Boundaries
Policy D1 – Design and Local Distinctiveness
Policy TA9 – Parking Provision in New Development

SITE LOCATION AND DESCRIPTION

The application site is an area of 0.03ha, which was formerly part of the garden of No. 1 Tracey View. The building zone shown is approximately 13 metres by 18 metres.

Tracey View itself is a group of three pairs of semi-detached former local authority houses with pedestrian access only from either Dowell Street to the south and Northcote Lane to the north.

To the west of the houses is a level grassed area used as gardens, but with public pedestrian access also permitted along the footpath shown on the attached plan.

The application site is at the north end of this area and approximately 2.0 metres above Northcote Lane.

Northcote Lane itself is a one-way street. There is no footpath along the site frontage.

PROPOSED DEVELOPMENT

The proposed development is to build a pair of semi-detached three bedroom houses directly fronting onto Northcote Lane. One unit will have a stepped front access from Northcote Lane and the second unit will be accessed from the side off the existing pedestrian path. The site frontage will also include the provision of a lay-by for the parking of two vehicles.

To the rear of the proposed dwellings two small amenity (garden) areas will be provided.

CONSIDERATIONS AND ASSESSMENT

Outline planning permission for one dwelling on this site was granted in August 2004, with all matters reserved. However, the approved drawings do indicate that a lay-by along the site frontage can be provided. At the time the Town Council and Ward Member both indicated that 2 modest dwellings would be preferred.

The current proposal for two dwellings is on the identical plot of land as the outline approval but full details of the proposed dwellings are included.

In the light of the outline permission the key issues in this case relate to the details of the siting and design of the houses and their relationship with immediate neighbours, whether or not the site can satisfactorily accommodate two dwellings, and the visual impact on the street scene.

From the design point of view the houses will be of simple proportions, typical of the area and no windows will be inserted in the side elevations at first floor level so that no overlooking will occur. However, the plot is of limited size and whilst a single dwelling has been permitted, the proposed pair of houses will have very limited private amenity space available. The fronts will be almost directly onto Northcote Lane adjacent to the proposed lay-by, whilst to the rear the western house will have a garden ranging in depth from 2 metres to 4.5 metres only.

The appearance of the Northcote Lane frontage is not attractive, and whilst it is accepted that other dwellings in the locality are simple in form they are set back from the road. These proposed houses will be almost adjacent to the road and also up to 2 metres above road level, resulting in a particularly dominant and bland building which will intrude into the street scene.

This also means that the other dwelling will be within 10 metres of No. 1 Tracey View, resulting in an awkward relationship between the dwellings in terms of mutual overlooking and lack of privacy.

CONCLUSIONS

The conclusions to be drawn from the above comments are that the site is not adequate to accommodate two dwellings whilst maintaining satisfactory standards of amenity and privacy for both existing and proposed residents, and the proposed design and appearance will not enhance the character and appearance of the area.

The applicant is aware of these concerns and has requested that the letter attached to this report should be made available to members.

It will be noted that additional land may be purchased, but this is not part of this application and will not in any event address the concern of the relationship with No 1 Tracey View.

The previous recommendation of the Town Council and local District Council Ward Member to seek two affordable units cannot be guaranteed by the current application. The proposal before Members is for general market housing. In any event, true affordable housing should still enjoy the same standards of privacy and amenity enjoyed by open market housing.

As for procedural matters all agents understand that Case Officers have to present their cases to Senior Officers for ultimate approval and that any comments made by a Case Officer is on a strict without prejudice basis.

RECOMMENDATION

REFUSE for the following reason

1. The proposed dwellings, by virtue of their siting, limited curtilage, appearance and height, will have an intrusive impact on the street scene and adverse impact on the amenities and privacy of adjoining residents contrary to the provisions of Structure Plan Policy CO6 and Policies S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2006

List of Background Papers

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