

SIDMOUTH TOWN
(Sidmouth)

07/0640/FUL

Target Date: 24.04.2007

Applicant: Mr Blood
Location: 4 Roselands, Sidmouth
Proposal: Erection of single storey and first floor extensions

CONSULTATIONS

County Highway Authority

No comments.

South West Water

No comments.

Environment Agency

No comments.

TOWN/PARISH COUNCIL

Recommend Refusal.

The Town Council consider the proposal to have an adverse detrimental impact in terms of unacceptable overlooking, from first floor window, and overbearing size of the two storey element.

WARD MEMBER(S)

The initial comments of the Ward Member(s) are -

Councillor Liverton – “Objection – the single storey extension is very close to the boundary and will be oppressive to the next door neighbour number 5 Roselands. Concerns have also been expressed regarding loss of light from No. 5. “

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 received

Concerns regarding the proposal to enlarge the kitchen with a new second floor element. It is felt that this two storey feature will have implications for No. 3 Roselands in that it will result in a loss of light reaching the rear garden area.

Strong objections to the erection of the single storey extension on the south east elevation as the extension will bring the bulk of the building closer to the boundary. It will produce an undifferentiated wall to the view from the kitchen.

The objectors also feel that it should be noted that properties (Nos. 1 – 5) in Roselands are of similar design dating from 1934 and that none have projected southwards further from their original building line into the boundary of the garden region between the houses themselves. Objections were also raised to the proposed pitched roof for this extension, as it is felt that it does not fit architecturally with the existing second floor gable end.

Support

No letters received.

RELEVANT PLANNING HISTORY

No planning history.

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy C06 (Quality of New Development)

East Devon Local Plan (1995-2011)

Policy D1 – Design and Local Distinctiveness

Policy H7 – (Residential Extensions): Relating to the satisfactory design, amenity, transport and environmental considerations set out in local plan policies.

Policy S1 - (Built-up Area Boundaries for Area Centres and Local Centres)

Policy S3 - (Development Within Built-up Area Boundaries): Relating to the preservation of the character of the townscape.

SITE LOCATION AND DESCRIPTION

The site refers to a two storey detached dwelling located within the Built Up Area Boundary of Sidmouth, to the east of Station Road, and not within any areas of special designation. The dwellings sits alongside the road in line with the neighbouring dwellings positioned to the south east and north west. The rear garden of the property backs onto Blackmore Field and sits behind the Pavillion and stand. A hedge, small trees and foliage form the boundary and provide screening at the rear.

The property is rendered with a face brick work course around the base of the property, and has a hipped roof. There is a single storey extension to the rear of the property and a detached garage.

The properties in Roselands, although not identical, share their character and appearance, constructed of a similar design with similar features.

To the north west, the detached garage, driveway and timber fence form the boundary and enclose the rear garden.

To the south east, a timber fence, small trees, foliage, and the neighbouring detached garage form the boundary and enclose the rear garden of the application site.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of extensions in two parts as follows:

- The erection of an extension over the existing single storey extension at the rear (north east) of the property to form a two storey extension measuring 3 metres in depth, 3.3 metres in width and 7.2 metres in height, to provide an extended kitchen with an en-suite bathroom above.

The extension is to be set down from the ridge of the main house, have a hipped roof and be rendered to match the existing property.

- The erection of a single storey extension on the side (south east) elevation of the property measuring 2.4 metres in width, 4 metres in length across the side elevation of the property, and 4.2 metres to the ridge of the roof, with a window at the front and rear but a blank end wall facing the neighbour (No.5)

CONSIDERATIONS AND ASSESSMENT

The issues for consideration are the impacts of the development on the character and appearance of the dwelling, on the character and appearance of the street scene and on the amenity of neighbouring properties.

Character and appearance

a) Two storey extension

Currently the existing single storey extension at the rear of the property forms a utility and cloakroom area adjoining the kitchen. The proposals seek to enlarge the existing kitchen by using the utility space within the single storey extension at ground floor level. It is also proposed to provide an en-suite bathroom at first floor level by extending up over the existing extension.

The proposals do not extend further into the rear garden. However, the first floor element adds an additional 2.9 metres in height creating a two storey extension 7.2 metres in height overall.

The proposed two storey element is to be set down, subservient, appearing as a lesser element to the main dwelling. The hipped roof of the extension follows the roof line of the hip of the main dwelling. The proposed extension is to be finished in matching render and roof tiles. All detailing is proposed to match existing finishes.

Windows are proposed in the rear extension. Two windows are proposed at first floor level, one small window on the inside south east elevation and a larger window on the rear north east elevation. It is considered that these windows should be conditioned obscure glazed to prevent overlooking of neighbouring properties.

An additional window is proposed in the rear north east elevation at ground floor level looking into the rear garden. This window is considered acceptable.

b) Single storey

The proposals also seek to enlarge the property and provide additional living accommodation at ground floor level by constructing a single storey extension on the south east elevation of the dwelling.

The proposed extension has a lean to roof and is rendered with face brickwork and render to match the main dwelling.

Windows are proposed in the front (south west) and in the rear (north east) elevations

It is considered that the proposed extensions would not detract from the character and appearance of the existing dwelling or have an adverse impact on the street scene.

It is considered that the scale, height and massing of the extensions proposed appear as a subservient element to the original dwelling.

Neighbour Amenity

Neighbouring properties are situated to the north west and to the south east of the site. The existing detached garages, to the north west and south east, timber fence, shrubs and small trees enclose the rear garden and provide screening at ground floor level from the neighbouring properties.

The main neighbouring properties affected by the proposal are firstly, 5 Roselands situated on the south east side of the site, and the neighbouring property 3 Roselands to the north west of the site.

There are no neighbouring dwellings immediately to the rear of the site.

The detached neighbouring property number 5 Roselands has a detached garage to the rear which screens and separates the rear garden of the application site. A timber fence continues to run between the two properties forming the boundary between the side garden area of the application site and the driveway of No 5 Roselands. An amenity space of approximately 7 metres exists between the two properties.

The single storey extension proposed is to be constructed on the south east elevation facing the side (north west) elevation of the neighbouring property 5 Roselands. The extension proposed extends 2.4 metres closer to the boundary between the two properties. No windows are proposed facing the neighbouring property.

It is considered that the single storey extension proposed is acceptable. It is considered that sufficient amenity space remains between the two properties and that the extension proposed would not be overbearing and creates no privacy concerns.

The extension proposed over the existing single storey extension at the rear of the dwelling creates a two storey element most visible to neighbouring property 3 Roselands situated to the north west of the site. An amenity space of approximately 8 metres exists between the two properties and the detached garage and driveway of the application site separate the screen the rear gardens of the dwellings.

The first floor element adds an additional 2.9 metres in height creating a two storey extension 7.2 metres in height overall, however, the proposed two storey element is to be set down, subservient, appearing as a lesser element to the main dwelling and no windows are proposed in the north west elevation facing the neighbouring dwelling 3 Roselands.

Due to the separation and position of the dwellings it is considered that the proposed two storey element of the extensions proposed would not be overbearing, creates no privacy concerns and would not result in an unacceptable level of loss of light into the neighbouring garden.

It is considered that the proposed development will have no overriding adverse impact on neighbour amenity.

CONCLUSIONS

It is considered that the size, design and finishing materials of the proposed extensions are acceptable and that the development will have no significant adverse impact on the character and appearance of the dwelling house or on the privacy or amenity of neighbouring properties. There are no planning objections to this proposal.

In identifying the main issues above the application is considered to be in accordance with the relevant planning policy.

RECOMMENDATION

APPROVE subject to the follow 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) Any windows at first floor level of the proposed two storey extension shall be obscure glazed and retained as such in perpetuity. No other first floor windows shall be inserted at a future date without the prior written consent of the Local Planning Authority.

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 – 2016 Policy C06 (Quality of New Development)
2. The proposal complies with the Adopted East Devon local Plan 2006 Policy D1 (Design and Local Distinctiveness)
3. The proposal complies with the Adopted East Devon Local Plan 2006 Policy S3 (Development Within Built-up Area Boundaries)
4. The proposal complies with the Adopted East Devon Local Plan 2006 Policy H7 (Residential Extensions)
5. The proposal does not affect the privacy or amenity of neighbouring properties.
6. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.

Approved plans

Site plan, existing and proposed elevation drawings.

List of Background Papers

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