

HONITON ST MICHAELS
(Honiton)

07/0863/FUL

Target Date: 18.05.2007

Applicant: Duralife Windows

Location: Unit B5 Reme Drive, Heathpark Industrial Estate, Honiton

Proposal: Erection of conservatory

CONSULTATIONS

County Highway Authority

No comment

Environment Agency

No comment

TOWN/PARISH COUNCIL

Approve

WARD MEMBER(S)

No comment

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
07/0204/FUL	Erection of Conservatory	Approved	16.03.2007

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 S3 – Development within Built-up Area Boundaries

SITE LOCATION AND DESCRIPTION

Units B4 and B5 Reme Drive are situated within the Built up Area Boundary of Honiton, and not within any areas of special designation. The units comprise of what appears to be a comparatively modern development of a two storey complex that also houses Heathpark Garage and Quicks Archery in the smaller units. The complex comprises of face brick work to the principle Reme Drive elevation with grey powder coated composite metal cladding to the side gable end elevations and composite metal roof sheeting. There are a series of roller shutter doors in the front (north) and side (west) elevations. There is an additional single storey flat roof extension serving as the main pedestrian entrance and an extensive forecourt parking area to the front of the building.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a Victorian style, rosewood PVC-U wood effect conservatory measuring 6.6 metres in width, 4.2 metres in depth and 3.1 metres to the ridge height. The conservatory is to be situated in front of the main pedestrian entrance at the front of the building.

CONSIDERATIONS AND ASSESSMENT

The issues for consideration are the impacts of the development on the character and appearance of the building and the impacts on vehicular movement at the site.

This application is an amendment to the previously approved application (07/0204/FUL) for the erection of a conservatory measuring 3.8 metres in width, 3.8 metres in depth and 2.9 metres to the ridge height.

The conservatory again is proposed to be situated on the front (north) elevation of the single storey extension building fronting Reme Drive. This is to serve as the main pedestrian access to the building with the aim of display model conservatory being on view to members of the public at all times.

The purpose of the conservatory is to act as a display, a product attached to the building. The conservatory should remain an ancillary element to the primary use of the building.

The site is located amidst an extensive industrial estate. This revised application for a larger conservatory raises concerns as the external alterations to the building are no longer comparatively minor within the context of the size and appearance of the existing building. The new conservatory proposed is larger, almost to the size of the single storey extension which currently exists on the front of the industrial unit,

There is an extensive forecourt to the front of the building which provides ample space for vehicular movement at Heath Close and the proposed conservatory does not obstruct the access to the site. It is also not envisaged that objection to the conservatory on visual grounds could be reasonably sustained.

However, the proposed conservatory is considerably larger than the previous conservatory approved on the site and no longer appears as an ancillary element to the building. It is therefore considered inappropriate development on this industrial site.

It is considered that the size and design of the proposed 'display' conservatory is unacceptable as it creates a large prominent addition to the existing single storey extension which cumulatively create a projection prominent on the site with a domestic design which is out of keeping with the industrial appearance of the site.

CONCLUSIONS

This type of overtly domestic structure is not appropriate for an employment site of this nature. The previous approval for a more modest structure was more easily absorbed into the local scene.

RECOMMENDATION

Reasons for Refusal

The proposal for the erection of a conservatory, to be situated in a prominent location on the front north west elevation of the existing single storey extension of the industrial unit, represents an inappropriate development due to its size, domestic design and siting, creating an unacceptable structure which is out of keeping with the industrial appearance of the site. Consequently the proposal would be contrary to Policies S3 (Development within Built-up Area Boundaries) D1 (Design and Local Distinctiveness) of the East Devon Local Plan and policy C06 (Quality of New Development) of the Devon Structure Plan (2001 - 2016).

Note to Applicant

Refused drawings

List of Background Papers

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