

HONITON
(St Michael's) 06/1620/COU
(FULL) 7.08.06

Applicant: Mr and Mrs Beazer

Location: 50 Manor Crescent
(Grid Ref: 316312 99932)

Proposal: Change of use from self contained annex to independent dwelling
and erection of porch

Consultations

County Highway Authority
No comment

Environment Agency
No comments

Planning History

App. No.	Year	Proposal	Date and Decision
P2383	1989	Two storey extension (Full)	22.11.89. Approved

Representations

4 letters of support have been received.

Summary of Reasons for Support

1. Likely to result in housing which is suitable for young families at a price they can afford.
2. Two smaller family homes far more practical than a five bedroom house and one bedroom annex as at present.
3. Will look exactly like the other houses on the estate and have decent size bedrooms.
4. Do not have trouble parking in the area.
5. Applications which use existing buildings to provide new housing should be encouraged as they protect greenfields and are in keeping.
6. Proposal may stop some of the on-street parking as people tend not to block a private access.
7. No restriction on parking in Lower Brand Road which is nearby.

Parish/Town Council

"From the information available we recommend the proposal should be refused for the following reasons:-

1. The road is at present very congested and this would not assist.
2. There are traffic implications, particularly for emergency vehicles.
3. The site would be over-developed.
4. The proposals would be out of keeping.
5. The proposals would encourage further parking."

Location

50 Manor Crescent is an end terrace two storey dwelling that occupies a plot with highway frontages to the front and side within a predominantly residential area towards the southern edge of the town. Manor Crescent itself is a looped cul-de-sac and the site is located adjacent to the corner of the junction where it rejoins itself (see attached location plan).

In common with the other properties in the terrace, the original part of the building is designed with a pitched tiled roof of gabled form with a face brick external wall finish at ground floor level with plain tile hanging above on all three elevations. There exists a projecting porch and side canopy with a lean-to tiled roof on the front elevation. The site backs onto a service lane that gives access to two rows of linked single garages, one of which is in the same ownership as No. 50. However, there is no off-road parking provision for vehicles within the curtilage of the

property itself. Access from Manor Crescent is, therefore, only pedestrian at present. The rear garden of the property is entirely screened by timber panel fencing of stepped design on a brick plinth wall of a total height just in excess of 2 metres.

Planning Background

The original building has been significantly extended, following a grant of planning permission in 1989 (application 89/P2383 refers), in the form of a two storey addition providing a kitchen, shower/utility room and bed/sitting room on the ground floor with two bedrooms and an en-suite bathroom above.

Externally, this extension takes the form of a straightforward continuation of the wall and roof eaves and ridge lines of the original dwelling and incorporates an identical design, with matching wall and roof finishes. It extends the width of the building from 5.2 metres, as originally built, to 9.2 metres. No. 50 is currently a 5 bedroom property with internal connections between the original dwelling and the later extension at both ground and first floor levels via the dining room and landing respectively. However, the extension has been used, and is currently in use, as a self-contained annexe.

The Proposed Development

Full planning permission is now sought for the sub-division of the property and the change of use of the two storey extension to create an entirely independent dwelling.

Externally, the only alteration to the building would comprise the addition of a modest lean-to entrance porch on the gable end elevation. This would be faced externally in brick with a tiled roof with materials to match the existing. The only other likely works would involve the provision of boundary treatment between the retained rear garden area of the original dwelling and that of the proposed new dwelling.

No dedicated additional off-road parking provision for the proposed dwelling is envisaged, although the applicants have stated that a hardstanding for a vehicle could be created within the prospective rear garden with access taken from either the rear service lane or direct from Manor Crescent.

A copy of the submitted floor plan details, both existing and proposed, together with site layout and elevation details, is attached for Members' information.

Planning Policy

Devon Structure Plan 2001 – 2016

- ST1 Sustainable Development
- ST3 Self Sufficiency of Devon's Communities
- ST5 Development Priority 2001 – 2016
- ST15 Area Centres
- C06 Quality of New Development
- TR2 Co-ordinating Land Use/Travel Planning
- TR5 Hierarchy of Modes

Adopted East Devon Local Plan

- S1 Built-up Area Boundaries for Area Centres and Local Centres
- S3 Development within Built-up Area Boundaries
- D1 Design and Local Distinctiveness
- TA1 Accessibility of New Development
- TA6 Adequacy of Road Network and Site Access
- TA8 Parking Provision in New Development

Observations/Appraisal

The proposal falls to be considered having regard to the following issues that are discussed in turn:-

Settlement Policy - As the application site is located within the built-up area boundary of the town as defined in the Local Plan, there would be no objection in settlement policy terms to the principle of new residential development in the form proposed subject to consideration of the detailed issues set out below.

Impact upon Character and Appearance of Area - In view of the very limited nature of the proposed additional physical works required to facilitate the proposed sub-division of the property, namely only the addition of the porch to the gable end elevation of the building, the proposal would not unduly adversely affect the character or appearance of the existing dwelling, including the annexe extension.

The only other likely change of any significance would be likely to involve the provision of a fence between the proposed new unit and the original building. Although it is recognised that this would involve the creation of two plots that would both be appreciably smaller than both the existing and others within the terrace, it is not considered that this would detract from the character or appearance of either the terrace or the wider area or result in over-development of the site. In any event, in visual terms, this reduction in plot sizes would not be readily apparent from Manor Crescent due to the screening afforded by the existing boundary fencing to the rear garden of the property.

Similarly, whilst acknowledging the slightly disproportionate appearance of the proposed dwelling in relation to the other dwellings in the terrace due to its narrower width, it is not considered that this would adversely undermine the integrity of the character and layout of the terrace. In any event, clearly the extension itself has resulted in the existing dwelling being of greater width than the other units due to the more generous plot size being sufficient to facilitate its construction in the first place.

Additionally, the internal floor plan and level of accommodation provided by the extension are such that the property lends itself quite logically to sub-division.

As such, the objections raised by the Town Council on the grounds that the proposal would overdevelop the site and be out of keeping are not supported.

Impact upon Neighbours - In view of the presence of the extension to be converted, the minimal external works proposed to facilitate the development and the separation distances from other neighbouring properties in Manor Crescent afforded by the road carriageway itself and the rear service lane, it is not considered that the proposal would unduly adversely affect the living conditions of the occupiers of nearby properties through loss of amenity or privacy.

The relationship with the original dwelling at No. 50 would be identical to that existing between all the properties in the terrace at present and the proposal would not, therefore, result in a material loss of amenity or privacy to the occupiers of what would become a separate unit.

Highways/Parking - Whilst the objections to the proposal raised by the Town Council on highway safety and parking grounds are noted, these are not supported by the County Highway Authority who raise no objection.

Although it is accepted that either the existing original dwelling or the proposed new unit would have no dedicated off-road parking provision (it is not clear from the submitted details which property would retain use of the garage at the rear of the site), which is not an ideal scenario, it is not considered that any additional on-street parking resulting from the proposal would unduly compromise highway safety interests. Manor Crescent is not a through route and therefore only attracts residents' or visitors' traffic. Additionally, a number of properties have the benefit of off-road parking provision, although it is accepted that some do not and that there is a level of on-street parking. Nonetheless, on the basis of the County Highway Authority's view and the absence of any third party objection on the grounds of likely increased on-street parking, it is not considered that this would represent a sustainable ground upon which to resist the proposal.

The applicants' suggestion of creating a parking space within the rear garden of the proposed dwelling is noted. However, given the impact that this would be likely to create upon the character and appearance of the street scene and the absence of insistence upon such provision from the County Highway Authority, it is not considered necessary in this case to require that an off-road parking facility be provided.

Conclusion

It is considered that the proposal enables an opportunity to realise the provision of a smaller, potentially more affordable dwelling without adversely detracting from the character or appearance of the area or unduly compromising the living conditions of neighbouring residents. The building already exists and, with comparatively little modification, can be converted in a manner that would be sympathetic to the pattern of development in Manor Crescent.

The absence of any proposed off-road parking provision for one of either the existing or proposed dwellings is not considered to represent a material concern given the stance of the County Highway Authority on the matter, the fact that Manor Crescent is a cul-de-sac and the potential for provision to be made in any event under permitted development rights.

Approval is therefore recommended.

Recommendation

APPROVE

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**List of Background Papers**

The file containing all letters, consultations, and documents referred to in the report.