

EXMOUTH WITHYCOMBE  
RALEIGH  
(Exmouth)

07/1211/FUL

Target Date: 21.06.2007

Applicant: Mr B Daniels  
Location: 61 Chichester Close, Exmouth  
Proposal: Proposed loft conversion with flat roof dormer to rear

### **CONSULTATIONS**

County Highway Authority

No comments.

### **TOWN/PARISH COUNCIL**

Recommend refusal.

“Objections on the grounds of overlooking, lack of privacy and out of character.”

### **WARD MEMBER(S)**

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

Councillor Brenda Taylor:

“I am objecting to the proposed amended plans for a large dormer window in the property at 61 Chichester Close, Exmouth. My concerns are the overlooking of the adjoining property, also this large structure is totally out of keeping with the surrounding area.”

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

3 letters have been received raising the following points:

- The dormer window would overlook neighbouring properties and constitute an invasion of privacy
- The proposal is out of keeping with the area

Support

1 letter has been received.

## **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 H7 – Residential Extensions

## **SITE LOCATION AND DESCRIPTION**

61 Chichester Close is a semi-detached, single storey property situated within the built-up area boundary of Exmouth. 59 Chichester Close adjoins the western elevation whilst number 63 is located approximately 4 metres away to the east. To the north of the property, a cycle track crosses behind the dwelling at a distance in excess of 30 metres away. Between the house and the cycle track are a number of protected trees, whilst beyond the cycle track the rear gardens of properties on Colleton Close face towards the proposal site. These gardens are approximately 50 metres from the proposal site at their closest point.

## **PROPOSED DEVELOPMENT**

The proposal is for the construction of a flat-roof dormer window to the rear roof slope. The proximity of the cycle track to the proposal site necessitates an application for planning permission as the development would be to a roof slope fronting this highway.

## **CONSIDERATIONS AND ASSESSMENT**

### Design and Impact on the Surrounding Area

The dormer window would occupy a secluded location to the rear roof slope where it would be obscured from the street scene. Views from Colleton Close and the cycle track to the rear are screened by a range of established hedging and protected trees. Whilst the dormer window would not necessarily complement the existing property, it is considered that the secluded location and the scale of the development at 3 metres in width would not detract significantly from the character and appearance of the dwelling. Comparatively prominent dormer windows have been added to the front roof slope of 6 and 8 Chichester Close, although these properties are situated at the opposite end of the road and some distance from the proposal site.

### Impact on Residential Amenity

A degree of overlooking would arise from the addition of the dormer window, particularly towards neighbouring 59 Chichester Close. The existing screening on the boundary between the semi-detached properties would not be sufficient to prevent overlooking from first floor level. However, the proposed development would not lead to an unusual relationship in the context of the area. This is because permitted development rights would ordinarily allow for such development to proceed without the need for planning permission to be obtained. Only the proximity of the cycle path to the rear necessitates this application. The dormer would also be set in from the side boundary thereby minimising over looking into adjoining gardens. Objections from residents in Colleton Close concerning overlooking were also received, however the distance of 60 metres between the site and these properties is such that the impact is not considered significant. The screening afforded by the protected trees and hedging would further reduce this potential impact.

## **CONCLUSIONS**

The proposed dormer window is not considered to detract significantly from the locality due to the secluded location at the rear of the house and the level of screening from public vantage points. The proposal is not considered to be out of keeping given that this type of development can often be undertaken without the need for planning permission. Only the proximity of the cycle path to the rear necessitates a planning application and the level of overlooking which would arise is not considered to be unusual.

## **RECOMMENDATION**

APPROVAL subject to the following 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 provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order with or without modification no windows shall be inserted in the side elevations of the dormer hereby permitted without the prior written consent of the Local Planning Authority.  
(Reason – To protect the privacy of adjoining occupiers.)

### Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 -2016, policy CO6.
2. The proposal complies with the East Devon Local Plan, Revised Deposit, September 2003, policies D1 and H7.
3. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.
4. The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.

### Approved plans

Drawing 1, Drawing 2, Drawing 3, Drawing 5, Drawing 6B, Drawing 7B, Drawing 8, Drawing 9A

### List of Background Papers

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