

Ottery St Mary
(Ottery St Mary Town)

07/1425/FUL
(Full)

Target Date: 12.07.2007

Applicant: Mr and Mrs K Phillips

Location: 1 Coleridge Road
Ottery St Mary

Proposal: Erection of new dwelling

CONSULTATIONS

County Highway Authority

Recommends that an additional parking space be provided forward of the dwellings. This could be achieved by widening the existing driveway to 7.75m (with a minimum length of 5.3m) to provide a car parking space for the new dwelling and two car spaces for the existing dwelling (all side by side). Such driveway shall be properly consolidated and surfaced (not loose stone or gravel).

TOWN COUNCIL

Recommends Refusal

- Overdevelopment on a small site
- The position of the dwelling is on a corner thus the lack of car parking space provided could present a major problem.

WARD MEMBER(S)

No comments received.

REPRESENTATIONS

1 letter of comment received.

Summary of comments:

- No objection in principle
- Concerns over capacity of drainage system
- Concerns regarding lack of garaging for both properties and highway safety resulting from on-street parking
- Concerns over potential blocking of goyle to rear of site

PLANNING POLICIES

Government Guidance

- PPS 1 - Planning Policy Statement 1: Delivering Sustainable Development
- PPS 3 – Planning Policy Statement 3: Housing

Devon County Structure Plan (2001-2016)

- CO6 – Quality of New Development
- TR10 – Strategic Road Network

East Devon Local Plan (1995-2011)

- D1 – Design and Local Distinctiveness
- S4 – Development within Built-up Area Boundaries
- TA7 – Adequacy of Road Network and Site Access
- TA9 – Parking Provision in New Development

SITE LOCATION AND DESCRIPTION

The application site relates to the side garden area of No.1 Coleridge Road. This occupies a corner position at the junction of Coleridge Road with Kennaway Drive. The site is relatively level and laid to lawn and patio. The boundary with Kennaway Road is marked by a low brick wall with conifer hedge inside this, which wraps around to the front of the property. The rear boundary is marked by a mature hedge/shrubs beyond which is a steep embankment leading down to an open watercourse.

Coleridge Road is largely characterised by pairs of semi-detached houses in a red/brown brick with tiled roofs. Immediately to the south of the site on the opposite side of the road is a recently constructed detached house. To the north, the properties along the east side of Kennaway Road are single storey and set back from the road with open front garden areas. These properties follow the slope of the land as it rises away from the site.

The site is within the Built-up Area Boundary of the town.

PROPOSED DEVELOPMENT

The application proposes the erection of a detached dwelling on the site (which would involve the demolition of the existing garage and the widening of the driveway).

CONSIDERATIONS AND ASSESSMENT

Comments

The main issues in the determination of the application are considered to be the design of the dwelling and its impact on the character and appearance of the surrounding area, highway safety issues relating to the increased use of the access and the potential impact on neighbouring amenity.

Design – Impact on the surrounding area

The application proposes a relatively simple two storey detached property with lean-to entrance porch to the front and lean-to conservatory to the west elevation. The scale of this would conform to that of surrounding properties but in form (detached dwelling) would be contrary to the predominant pattern of semi-detached houses. Nonetheless, it is noted that on the opposite corner of the road a large detached property has been recently constructed and to a certain extent the proposal would provide balance to this at the entrance to the road. That application (04/1905) was approved under delegated authority in 2004 and no objection was raised by the Town Council.

The proposal would though project forward of the building line of properties to the north of the site in Kennaway Road. However, the angle of alignment and the fact that the property would be primarily read in conjunction with properties in Coleridge Road reduces the potential impact of this. It is also noted that when viewed from the north looking down Kennaway road that the proposal would be screened to a large extent by boundary planting and viewed against the backdrop of the recently constructed property on the other side of Coleridge road.

In terms of plot size it is considered that this is adequate to accommodate a modest detached dwelling such as that proposed.

Highway Safety

The proposal would result in the driveways of two properties accessing onto Coleridge Road in close proximity to its junction with Kennaway Road. Visibility of and from vehicles emerging from the site is considered to be sufficient and no objection is raised in this regard by the Highways Authority. There has been concern raised however regarding the lack of parking space proposed to serve the proposed and existing dwellings. The Highways Authority is satisfied that adequate car parking can be achieved across the site frontage and if necessary an additional space could be created on to Kennaway Road at the rear of the proposed dwelling. It is considered that the widening of the driveway/parking areas at the front of the property along the lines proposed by the Highways Authority would be sufficient. Any proposal to create additional parking space to the rear would lead to the loss of existing boundary screening and would involve construction close to the open ditch along the rear boundary.

Impact on neighbouring amenity/privacy

Potential overlooking of neighbouring properties would be limited to views from first floor bedroom windows which could provide views over the front garden area of No. 17 Kennaway Road on the opposite side of the road to the west and toward the rear garden area of No. 16 Kennaway Road. In the case of No.16 this property is protected from overlooking by mature trees that run alongside the brook at the rear of the properties in Coleridge Road and any overlooking would be at some distance and not significant.

CONCLUSIONS

This proposal would result in the development of a prominent corner plot and the proposal would be clearly visible on the approach from the south along Kennaway road. The existing property is set back from the boundary with this road which results in a relatively spacious feel at the junction of the two roads. However, it is considered that the site could adequately accommodate the proposal and that any harm resulting from the loss of the sense of spaciousness would not be such as to warrant refusal. The proposal would be largely read in the context of the other properties in Coleridge road and in this regard is considered to have an acceptable relationship with them. On balance, the current proposal is considered acceptable and is recommended for approval.

RECOMMENDATIONS

APPROVE subject to the following conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area.)
2. The existing driveway shall be widened to 7.75m (with a minimum length of 5.3m) to provide a car parking space for the new dwelling and two car spaces for the existing dwelling (all side by side). Such driveway shall be properly consolidated and surfaced (not loose stone or gravel) prior to the first occupation of the dwelling hereby approved..

(Reason: To ensure the provision of adequate facilities within the site for the traffic generated by the development.)

3. In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway
(Reason: In the interest of public safety and to prevent damage to the highway.)

4. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include:
- the retention of the boundary hedge along the western boundary of the site or the provision of appropriate alternative planting to this boundary.
 - Further details of any other walls, fences or other boundary treatment

The landscaping scheme shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason: In the interests of amenity and to preserve and enhance the character and appearance of the area.)

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development of the types described in Part 1, Classes A or B (extensions to the dwelling house) and Part 2, Classes A or B (creation of accesses and erection of walls, fences forward of the building) of Schedule 2 to the Order shall be permitted unless previously agreed in writing by the Local Planning Authority.
(Reason: In the interests of amenity and to preserve the character and appearance of the area.)

6. No development shall take place until details of a mechanism for the provision of formal and informal recreational facilities in Ottery St Mary to meet the needs of the development in accordance with Policy RE3 of the adopted East Devon Local Plan 1995-2011 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure adequate provision of open space to meet the needs arising from the proposed development.)

Any other conditions as appropriate to be delegated to the Head of Planning and Countryside Services

Reasons for Approval

- The proposal complies with Devon Structure Plan 2001 – 2016, policies: C06 and TR10
- The proposal complies with East Devon Local Plan policies: D1, S4, TA7 and TA9
- The proposal does not adversely affect the privacy and/or amenity of neighbouring occupiers
- The design and external appearance of the proposal does not hamper the visual amenity of the site and surrounding area.

Note to applicant

CN04 – location plan, 07-01-01 to 07-01-03

List of Background Papers

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