

SEATON  
(Seaton)

07/1729/FUL

Target Date:21.08.2007

Applicant:

Mr J. Knight

Location:

4 Maple Close, Seaton

Proposal:

Retention of steps as an amendment to planning permission ref 06/1453/FUL (single storey side extension)

### **CONSULTATIONS**

County Highway Authority

No objections

### **TOWN/PARISH COUNCIL**

Members recommended Approval

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

No Comments

### **REPRESENTATIONS**

Objections

One letter of objection:

- The step well is more like a viewing platform which is quite different than the ordinary steps in the original plan.
- Anyone standing on this step has a clear view into my conservatory and all areas of my garden.
- The steps/step well should revert to that originally proposed or make the suggestion that the two sides of the step well should be raised to the same height as the doorway.

### **RELEVANT PLANNING HISTORY**

<b>App no.</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
06/1453	Single storey side extension and pavement crossing	Approved	10.08.2006

### **PLANNING POLICIES**

Devon County 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

Policy S4 - Development within Built- Up Area Boundaries

### **SITE LOCATION AND DESCRIPTION**

The site refers to a detached bungalow located within the Built-up Area Boundary of Seaton and not within any areas of special designation. The dwelling forms part of a mixed arrangement of forms and sizes within the streetscene of this residential cul-de-sac, including single and two-storey dwellings. The levels rise to the west of the site, thus the application site is elevated from the neighbouring dwelling to the east.

The property has been extended on its eastern elevation (Application Reference 06/1453).

The neighbouring dwelling to the east is two-storey and appears a similar height in the streetscene to the elevated bungalow. However, the garden of this neighbouring dwelling is lower than the application site. The west facing elevation of the neighbouring dwelling has a single bathroom window.

### **PROPOSED DEVELOPMENT**

Full Planning Permission is sought for the retention of three steps in a variation to permission 06/1453. The original proposal showed the steps to access the extension at the rear in a linear form. However the extension was constructed with the steps at a right angle to be adjacent to the bungalow with a surrounding wall running parallel.

### **CONSIDERATIONS AND ASSESSMENT**

This application comes before committee as the applicant is a Member of East Devon District Council.

On examination of the two plans it would appear that the top step of the four has been built in the correct position. This application therefore relates to the impact the three remaining steps have on the site and the surrounding area.

#### Character and appearance

The steps have been built of materials appropriate to the bungalow since they are made of brick and paving slabs.

Given their position at the rear and their small scale it is considered that the steps have no impact on the character and appearance of the bungalow and surrounding area.

#### Neighbour Amenity

Neighbouring properties are located to the east and west. Objection has been raised to the proposal from the neighbour to the east on the grounds that it causes a loss of privacy and amenity since the top step forms a viewing platform. It is also suggested that the steps should revert to the original proposal or the sides of the step well raised to the height of the adjacent doorway. The neighbour estimates that to reduce the loss of privacy a three meter high fence would have to be erected on the boundary. Initially there had been a window in the position of the current door that leads to the top step. It was considered at the time that

although some overlooking was inevitable it would not exacerbate the current issues of overlooking given that the number of windows facing this property was reduced. It would appear from site visits to both the applicant's property and the objector's property that the top step is not used as a viewing area but as an access to and from the back garden of the property.

However on comparison of the two proposals it would appear that the permission for the top step (the fourth step) exists and this proposal is for the retention of the three remaining steps at a right angle to the dwelling.

Given the height of the wall surrounding the steps it is considered that these three steps would not cause any undue overlooking of the neighbouring property or give rise to amenity issues.

## **CONCLUSIONS**

It is considered that the design and finishing materials of the three steps are acceptable and that the development has no overriding 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

### 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 S4 (Built Up Area Boundary for Area Centres and Local Centres)
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, approved floor plan, amended floor plan, photos of constructed steps

### List of Background Papers

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