

RALEIGH
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07/1835/FUL

Target Date: 24.08.2007.

Applicant: Mr Ward
Location: White Horse Inn, Woodbury Salterton, Exeter, EX5 1EP
Proposal: Extensions and alterations to dining room and kitchen and new outdoor area with canopy over

CONSULTATIONS

County Highway Authority

No objection

TOWN/PARISH COUNCIL

No objection

WARD MEMBER(S)

No comments have been received from the Ward Member

REPRESENTATIONS

No third party representations have been received

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
02/P2603	Erection of two storey extension	Approved	30.01.2003
01/P2073	Extensions to dining room, Cellar and Toilet facilities	Approved	28.11.2001

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy C06 – Quality of New Development

East Devon Local Plan (1995-2011)

Policy S5 – Countryside Protection
Policy D1 – Design and Local Distinctiveness
Policy D3 – Access for Disabled

SITE LOCATION AND DESCRIPTION

The White Horse Inn is located in open countryside midway between Newton Poppleford and Clyst St Mary on the A3052 road to Exeter. Aside from a scatter of residential dwellings within a few hundred metres, the location is relatively isolated.

The Public House is a two storey building, in a pale render colour with a tiled roof with the central part of the building fronting the highway and extensions to the side set back and deferring to the ridge height of the main building. There are two bay windows on the eastern elevation of the building which add to the overall character of the building. The building has been considerably extended in the last 50 years with permission recently being granted in 2001 and 2002 for a two storey extension and works to the dining room and store rooms on the western aspect of these only the two storey extensions from 2002 has been constructed. Service areas and the kitchen are located at the rear of the building on the ground floor, with a patio on the eastern aspect.

The Public House benefits from a large car park to the east of the building.

PROPOSED DEVELOPMENT

The application seeks permission to add two extensions to the ground floor on the front façade, and a smaller extension to one of the rear store rooms.

The proposed extension on the eastern side of the building will add to an existing flat roofed dining room 8m in length and 3.5m in depth, extending this room further to the north so that it is in line with the existing front façade, excepting a small set back in building line (200mm).

The extension to the west also proposes bringing forward the front building line on this part of the Public House, with the addition of a flat roofed extension 4m in depth, 9.5m in length.

New windows are proposed on the front elevation of a format and size to match the main part of the building. Render of a matching colour to the existing building is proposed.

CONSIDERATIONS AND ASSESSMENT

Background

As stated previously the Public House has had a number of additional extensions, the 2001 and 2002 extensions being the most recent examples.

The issues relevant to the determination of this application are:

- Highway Issues
- The amenity of neighbouring land users
- The design and appearance of the extensions
- Any impact on the character and appearance of the immediate and wider areas

Highway Issues

County Highways have made no objection to the scheme as the works do not affect either the access or any parking provision on site.

Amenity

As the extensions are within the curtilage of the existing public house, and only to the ground floor and taking account of the distance to nearby residential properties (20m) it is not considered that the proposals would be overbearing or facilitate harmful overlooking to neighbouring properties.

Design and materials

Taking into account the existing wall cladding on the main building, the use of a matching coloured render is considered appropriate and also the use of asphalt or felt for the flat roof behind the parapet.

In regard to the proposed design of the extensions, the flat roofed design with a parapet would seem a logical extension in terms of height as it is limited by the position of first floor windows both on an existing bay to the eastern elevation, and also along the existing front façade of the western aspect of the building. However it is considered that on the eastern side of the building the existing flat roofed extension respects the position of a bay window sited towards the front of the building. The proposed additional extension on this elevation would not do this as the bay window would become hidden behind the extension. This is discussed further below.

Similarly the extension to the west also proposes a flat roof across the front façade resulting in an extension of 12m in length with only a small set back from the building line; the existing two storey extension, excepting a small porch and w.c. is set back well behind the front façade of the central part of the public house to a depth of 4m. This is also discussed below.

With regard to the extension to the rear store room, this is considered acceptable as it fits onto the existing building without significantly altering the character of the building.

Character and Appearance of the Public House

The existing form of the building is of a central part of the building with a single storey extension to the east, set back from the front façade and porch. Similarly on the west elevation, the two storey extension is set well back from the front building line. This central part of the building reads very much as the dominant element in the overall form of the Public House.

The proposals would change the character of the front façade by extending to virtually the same building line at the front. This would considerably change how the building is read, and notwithstanding the small set back (200mm) it is considered that this would result in a blurring of the character at the front, so that the effect of the dominant central portion including gable and porch is lost. The original character of the building would effectively be lost behind a mass of large flat roof extensions which would dominate the north east elevations. It is considered the proposals would be to the detriment of the character of the building, which has been substantially extended in the past.

CONCLUSIONS

Although the proposals would have no significant effect on the amenity of neighbouring residential properties, or impact upon the access arrangements or parking facility at this popular Public House, it is considered that the proposals would be harmful to the character and appearance on the front façade and hide the attractive bay window on the eastern elevation. The existing form of extensions respects the central main element in terms of the building line and roof heights. The proposals, albeit only to the ground floor, are considered to be of an inappropriate design that fails to respect the existing character of the building.

As such it is considered the application should be refused.

RECOMMENDATION

REFUSE for the following reasons:

The proposal, by reason of the excessive size, scale and prominent siting of the front extensions in relation to the existing building would result in a design that fails to respect the front façade

and character of the building to the detriment of its character and appearance within the streetscene and is therefore contrary to Policy C06 – Quality of New Development of the Devon Country Structure Plan (2001-2016) and Policy D1 – Design and Local Distinctiveness of the East Devon Local Plan (1995-2011).