

Committee Date: 20.10.2009

SIDMOUTH RURAL
(Sidmouth)

09/1632/FUL

Target Date: (e.g. 08.10.2009)

Applicant: Mrs C Brewster

Location: St Kilda Lodge
Alma Lane
Sidmouth

Proposal: Two storey extension

CONSULTATIONS

County Highway Authority

Does not wish to comment

TOWN/PARISH COUNCIL

Support

WARD MEMBER(S)

Cllr. Reed has commented on the previous application for the same development:

“The widening of this modest two storey extension will considerably improve this elevation of the house, improve facilities within and yet have no impact on the neighbourhood. This application has my full support.”

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.

(As the previous application was determined incorrectly under delegated powers without referral to the Chairman the application has been resubmitted. Cllr Reed has not been available to comment on this application and therefore his comments on the previous application have been brought forward).

REPRESENTATIONS

None

PLANNING POLICIES

CO3 (Areas of Outstanding Natural Beauty)
CO6 (Quality of New Development)

East Devon Local Plan (1995-2011)

S4 (Development Within Built-up Area Boundaries)
D1 (Design and Local Distinctiveness)
EN1 (Developments Affecting Areas of Outstanding Natural Beauty)

SITE LOCATION AND DESCRIPTION

St Kilda's Lodge is an attractive period building that as the name suggests would formally have served as a lodge building to a larger house (St Kilda House) situated to the immediate west. The property is located in a low density residential area on the hillside to the east of the town centre. The property occupies a relatively level site set down from the level of the approach road which runs along the eastern boundary of the site, the dwellinghouse being perpendicular to Alma Lane.

PROPOSED DEVELOPMENT

The application proposes the addition of a two storey extension off the existing lower two storey projection. The existing eastern roof slope would be continued upwards to form a new ridge at the same height as that of the main gable, as a result the footprint of this offshot would be shifted over to the east.

CONSIDERATIONS AND ASSESSMENT

The main considerations in the determination of the application relate to the design of the proposal and its impact on the character and appearance of the existing property and that of the surrounding area. It is not considered that the proposal would have any increased impact on the privacy or amenity of adjoining properties. The one rooflight proposed facing toward the west would be formed within an existing roof slope and could be carried out as permitted development without the requirement for a planning application.

Background

This application follows the refusal of application 09/1186/FUL which was for exactly the same development as now proposed. That application was incorrectly refused under delegated powers. As the previous application was supported by the ward member the application should have been determined through consultation with the Chairman of the Development Management Committee. The ward member has not commented on the current application (but it is understood that he is out of the country and unable to do so) nevertheless given the history of the proposal the application should be determined as if the ward member had commented in support of the application.

Design and impact on the character and appearance of the area

In design terms the existing building has at present a pleasing simplicity with essentially a rectangular plan form, save for the addition of the existing lower two storey off-shot on the north elevation.

The proposal would result in a pair of off-set gable projections off the northwestern corner of the building that would break the roof line of the lower main ridge and result in an awkward hipped arrangement tied back into this ridge. As a result the simple and subordinate form of the existing extension to the main building would be lost and the proposed extension would appear as a heavy addition to the north elevation that would mask the simple arrangement of the original facade to the detriment of the character and appearance of the original building.

CONCLUSIONS

This proposal for a two storey extension would result in an awkward design solution that would detract from the simple and attractive form of the main property and as a result is considered to be inappropriate. It should be noted that alternative design solutions have been suggested with the applicant's agent and it has not been demonstrated that these have been fully explored or that the accommodation required could not be provided by means of an alternative solution that would be more acceptable in terms of its design and impact on the existing building.

RECOMMENDATION

REFUSE for the following reason:

1. The proposal, by virtue of the off-set gable projections off the north western corner of the building, breaks the roof line of the lower main ridge resulting in an awkward hipped arrangement. As a result the simple and subordinate form of the existing extension to the main building would be lost and the proposed extension would appear as a heavy addition to the north elevation masking the simple arrangement of the original facade detrimental to the character and appearance of the original building. The proposal is therefore considered contrary to Policy C06 (Quality of New Development) of the Devon County Structure Plan 2001-2016 and Policies S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness) of the East Devon Local Plan.

Refused plans

Site Location plan
1047/1

List of Background Papers

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