

WOODBURY AND
LYMPSTONE
(Woodbury)

07/2699/FUL

Target Date: 23.11.2007

Applicant: Mr & Mrs T. Olivelle
Location: Gibbs Hill, Woodbury, EX5 1JY
Proposal: Two storey extension

CONSULTATIONS

County Highway Authority

Does not wish to comment.

TOWN/PARISH COUNCIL

Approve.

WARD MEMBER(S)

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

Councillor Ben Ingham:

“Approve.”

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

No representations have been received at the time of writing the report.

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
07/0984/FUL	Two storey extension and single storey extension at rear of garage to form ancillary living accommodation.	Withdrawn	24.05.07
98/P0560	Alterations and extensions.	Approved	21.05.98

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

Policy H10 – Extensions to Dwellings in the Open Countryside

Supplementary Planning Guidance

Woodbury Village Design Statement

SITE LOCATION AND DESCRIPTION

Gibbs Hill is a two storey detached dwelling situated in the open countryside to the north west of Woodbury. The property is set back 25 metres from the B3179 (Woodbury Road) and is neighboured by Scot's Mead; a detached house situated 18 metres away to the west. Further residential properties on Woodbury Road are sited approximately 200 metres away to both the north west and south east, although the immediate vicinity is characterised by open farmland. Gibbs Hill enjoys a large curtilage which extends to the rear (north) and contains a detached garage which is sited to the west of the main house.

PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey extension to the rear of the dwelling measuring 7 metres in length and 6.3 metres in width. The proposal would result in the construction of a gable projection which would align with the west elevation of the main house.

CONSIDERATIONS AND ASSESSMENT

The main issues to consider are the design of the proposal, the potential impact on the amenity of neighbouring residents and the impacts on the open countryside and the local housing stock.

Background

The application follows the withdrawal of a preceding scheme for an extension on the same site as the current proposal, although the width has been reduced from 7.235 metres down to 7 metres. The previous scheme also involved the extension of the detached garage in order to create an independent residential unit ancillary to the main house. The revised submission shows further amendments to the design of the extension which no longer includes the provision of a playroom in the roof space.

Design

The submitted details show a cat-slide roof to one side of the gable in an attempt to correspond with the existing gable and adjoining single storey extension. The fenestration detailing would match the main house although no details of the materials to be used have been shown on the submitted details. The proposal site would be largely obscured by the existing property from Woodbury Road and would retain the form of the existing house from vantage points along this road.

Impact on Residential Amenity

The only property in close proximity to the proposal site is Scot's Mead to the west. This house would be distanced by 18 metres from the extension and would be partially obscured by the detached garage. First floor windows are proposed in the west elevation of the extension and these would afford a degree of overlooking into the curtilage of Scot's Mead. However, two first floor windows are already evident in the west elevation and it is not considered that the further two proposed would lead to a significant loss of amenity given this existing relationship. Trees and hedging on the boundary between the two dwellings would also help to reduce any overlooking to Scot's Mead.

Impact on the Open Countryside

Gibbs Hill is situated outside of the defined built-up area boundary of Woodbury and as such the proposal is subject to Policy H10 of the Adopted East Devon Local Plan 1995 – 2011. This Policy serves to prevent the continued extension of dwellings situated in the open countryside where the dwelling plus the extension combined would be: "...substantially larger than the original dwelling in terms of size, scale, height or mass." The preamble to this Policy within the Local Plan refers to two reasons why it is desirable to restrict the extension of properties located outside of built-up area boundaries. Firstly, the impact on the local housing stock which will be discussed later in this report, and secondly, the effect upon the character of countryside areas.

The preamble refers to the cumulative impact of development and how the continued extension of dwellings in the open countryside can lead in the long term to the erosion of the rural character of countryside areas. Gibbs Hill has been extended on one previous occasion which involved a two storey wing to the east elevation and an adjoining single storey utility room at the rear. The current application proposes a further two storey extension which would lead to an additional visual intrusion into the open countryside. Gibbs Hill backs onto an open area of land and it is considered that the cumulative effect of the previous extension together with that proposed would contribute to a visual intrusion into the open character of this countryside location.

Impact on the Local Housing Stock

The preamble to Policy H10 also refers to the impact on the local housing stock which can arise as a consequence of repeated or large extensions to dwellings situated in the open countryside. The proposed extension combined with previously constructed extensions would increase the floorspace of the original property from 156.1m² up to 332.7m². This represents a 113% increase which would result in the creation of a large 5 bedroom dwelling and the loss of an appropriately proportioned family home which would be more likely to serve the needs of the local community. The original house was a three bedroom property which has already been extended and therefore lost some degree of availability for local people. Policy H10 serves to restrict the continued extension of such houses where the impact would lead to an imbalance in the housing stock which is prejudicial to meeting local needs. The current proposal would further detract from its ability to meet the housing needs of the local population.

CONCLUSIONS

The proposed extension would more than double the floorspace of the original property when combined with the previous addition; an increase in the built form which would detract from the open character of the countryside. Furthermore, the extension would contribute to an imbalance in the housing stock by reducing the availability of appropriately proportioned family dwellings. The resultant property is unlikely to be attainable for the majority of local people which increases the possibility of second home ownership.

RECOMMENDATION

REFUSE for the following reason:

1. The proposed extension, by reason of its cumulative impact on the size of the host property when combined with the previous extension, would contribute to an imbalance in the local housing stock which would be prejudicial to meeting the housing needs of the local population. Furthermore, the proposed extension, by reason of its size and cumulative urbanising effect when combined with the previous extension, would be detrimental to the character and appearance of the open countryside. The proposed development is therefore contrary to Policy H10 (Extensions to Dwellings in the Open Countryside) of the Adopted East Devon Local Plan 1995 – 2011.

List of Background Papers

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