

EXMOUTH HALSDON
(Exmouth)

09/1127/FUL

Target Date: (06.08.2009)

Applicant:

Mr P Taylor

Location:

69 Carter Avenue
Exmouth
EX8 3EF

Proposal:

Two storey side extension

CONSULTATIONS

None received

TOWN/PARISH COUNCIL

OBJECTION as this will significantly change the Streetscene of the area by creating a 'terracing' effect.

WARD MEMBER(S)

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

“This planning application has to be considered with 09/1127/ful at 69 Carter Avenue. This will set a precedent for the rest of the street as it will have a terracing effect over 2 adjacent dwellings. What policy does EDDC wish in Carter Avenue bearing in mind the properties design do change along the street?”

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

None received

PLANNING POLICIES

Devon Structure Plan 2001 - 2016

CO6 (Quality of New Development)

East Devon Local Plan 1995 - 2011

D1 (Design and Local Distinctiveness)

SITE LOCATION AND DESCRIPTION

Carter Road is a street of semi-detached properties in a regimented pattern along the road each with a 3 metre gap between each pair. Beyond Carter Avenue to the west is King Georges Playing Field and beyond that the estuary.

PROPOSED DEVELOPMENT

The proposal is for a two storey extension on the northwest elevation of number 69 over the garage. The garage is to remain and at first floor will provide a further bedroom and box room.

CONSIDERATIONS AND ASSESSMENT

In terms of design the proposal is set down from the existing roofline and back 30cm from the front of the house. The style is in keeping with the existing property with a hipped roof, repeating the style of windows and constructed of materials to match the existing property.

In terms of neighbour impact the only neighbouring property which would be affected is 67 Carter Avenue which has an application for an identical proposal. The extension would not protrude out from the rear elevation and would only be sited to the side of the house. Two new windows are proposed on elevations which already have windows. It is considered that there would be no overbearing impact on the occupants of no.67 as a result of the development.

The main concern raised with the proposal is whether this may lead to a terracing effect by developing the gap that is part of the pattern of properties in Carter Road. This concern is compounded by the fact that the neighbour to the northwest has submitted an identical proposal. These two proposals combined would in effect fill the gap between the two properties. If both developments are approved and built they will both be built up to the boundary. The extension is set back a little from the front building line of the existing property and the hipped roof may help to break up the roofline and give the impression of retaining the gap from a distance.

The question that must be asked is what harm this causes and whether it causes sufficient harm to warrant refusal of the application. It is felt that the proposal will not be so prominent so as to cause sufficient harm to the street scene however it may impact on the pattern of development in the area which is characterised by semi-detached dwellings with gaps between them. Whilst this is evident in plan view it may not be so obvious from the street scene with the hipped roofline and set back of the extension helping to separate the buildings and give the visual impression of a gap. There is some benefit to the neighbour proposing an identical development in the same design as if both are approved there would be the continuity of design rather than two ad hoc two storey extensions. It is also reassuring that there will remain the visual impression of a gap between the buildings from the longer distance street scene as both roofs proposed are hipped. This is most prominent and can be viewed from Mudbank Lane.

CONCLUSIONS

It is felt on balance that the proposal does not cause sufficient harm to the street pattern or visual impact of the character of the area to justify a robust reason for refusal. The proposal is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to the following planning conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.

(Reason – To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. 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 windows, doors, rooflights or other openings other than those shown on the plans hereby approved shall be formed in the south east elevation of the extension.

(Reason: To protect the privacy of adjoining occupiers.)

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policy CO6.
2. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policy D1.
3. The proposal does not affect the privacy or amenity of neighbouring properties.
4. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.

List of Background Papers

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

Approved Drawings: Site Location Plan 01A, Location Plan 02B, Elevations Drawing 1 Rev A.