

HONITON ST MICHAELS  
(Honiton)

09/1171/FUL

Target Date: 06:08:2009

Applicant:

East Devon District Council

Location:

53 Streamers Meadows, Honiton

Proposal:

Single storey extension and retention of boundary fence to front and side

### **CONSULTATIONS**

County Highway Authority (no objections)

This application requires Standing Advice

### **TOWN/PARISH COUNCIL**

The Council supports this application.

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

No comments received from ward members

### **REPRESENTATIONS**

No comments have been received

### **RELEVANT PLANNING HISTORY**

None

### **PLANNING POLICIES**

Devon Country Structure Plan (2001-2016)

Policy CO6 – Quality of New Development

East Devon Local Plan (1995-2011)

Policy S4 – Development within Built-up Area Boundaries

Policy D1 – Design and Local Distinctiveness

Policy H7 – Residential Extensions

### **SITE LOCATION AND DESCRIPTION**

The site refers to 53 Streamers Meadow, a semi detached, 3 bedroom property, occupying a prominent corner plot location fronting onto Livermore Road and Streamers Meadow. The property falls within the built-up area boundary of Honiton and is currently owned by East Devon District Council.

## **PROPOSED DEVELOPMENT**

The proposal is for the erection of a single storey extension to provide a bedroom, bathroom and hall and for the retention of a boundary fence to the front and side of the property.

## **CONSIDERATIONS AND ASSESSMENT**

The main issues to consider in determining the application are in terms of design, size and scale and the visual impact on the character and appearance of the property, the impact on the visual amenity of the surrounding area, and in terms of the impact on the residential amenity of the neighbouring properties. This application is before members of the Development Control Committee as East Devon District Council is the applicant.

### **Character and Appearance:**

#### **Single Storey Extension:**

East Devon District Council has been requested by the Tenant and Social Services to adapt and extend the property to suit the needs of the family housed there, in particular one of the children who has mobility difficulties. Therefore the proposal is for a single storey extension to the side of the property to provide ground floor living accommodation.

It is considered that the proposed single storey extension is of an acceptable size and scale which will not adversely affect the character and appearance of the property. Its hipped roof design will be sympathetic to the hipped form of the existing property with a roof pitch to match the existing. The property itself falls below the level of the road with a boundary wall and fence covering most of the front boundary. This will ensure that the extension is reasonably well screened and will further ensure that it does not appear unduly prominent within the streetscene. The extension will have a rendered finish with fibre cement slates to match the existing property.

It is considered that the single storey extension will be an acceptable addition to the property which will have little impact on the character and appearance of the property or on the visual amenity of the surrounding area.

#### **Retention of boundary fence to front and side:**

The proposal is also for the retention of a close boarded timber fence which has been built off an existing low level masonry wall which extends along the frontage of Livermore Road and Streamers Meadow. Whilst the tenant's desire for privacy is noted, it is considered that the boundary fence is excessive by reason of its height and continuation along Livermore Road and Streamers Meadows and as such is detrimental to the character and appearance of the area which is largely characterised by open fronted gardens with little boundary treatment.

As such amended plans have been received which now shows the fencing to be removed in its entirety from the boundary wall fronting onto Streamers Meadow with a further reduction in the height of the fence fronting onto Livermore Road by 300-400mm. It is considered that these amendments are now acceptable and that the close boarded fencing will not have a significant impact on the character and appearance of the streetscene.

### **Impact on Residential Amenity:**

It is considered that the single storey extension will not adversely affect the residential amenity of the neighbouring properties. All windows and doors are to be positioned on elevations facing away from neighbouring property 1 Livermore Road which does have ground floor and first floor windows on its flank wall, therefore overlooking will not be an issue. It is however considered necessary to remove PD rights for the insertion of any windows on the west elevation of the

extension to prevent any loss of privacy to the neighbouring property. Furthermore it is considered that the modest size and scale of the extension will not have an overbearing impact on the neighbour.

## **CONCLUSIONS**

To conclude, it is considered that the proposed extension is of an acceptable size and scale which will not adversely affect the character and appearance of the property or the visual amenity of the surrounding area. Furthermore, the proposed changes to the boundary fence will ensure that the impact on the character and appearance of the streetscene is reduced to an acceptable level. Therefore the proposal is 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. Within one month of the date of this permission the fencing along Streamers Meadow shall be removed and the fencing along Livermore Road shall be reduced in height in accordance with the details on the approved plan 0801/PL02:A. (Reason: In the interests of the character and appearance of the area).
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) no windows, doors or other openings other than those shown on the plans hereby permitted shall be formed in the west elevation of the extension hereby approved.  
(Reason - To protect the privacy of adjoining occupiers.)

### Reasons for approval

The proposal complies with the Devon Structure Plan 2001-2016 Policy CO6 (Quality of New Development).

The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness).

The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.

The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.

### Approved plans

08:01:LP, 08:01:PL/02:A, 08:01:PL/01

### List of Background Papers

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