

SIDMOUTH RURAL  
(Sidmouth)

09/1217/FUL  
09/1218/LBC

Target Date: (11.08..2009)

Applicant: Mr B Jenkins  
Location: 12 Cotford Road Sidbury  
Proposal: Proposed alterations and extension to provide additional first floor bedroom

## **CONSULTATIONS**

### Conservation Officer

I met with the owners on site in October 2007 and following lengthy discussion and conference with other colleagues advised them that it was unlikely that we would support any further extension of the building including an extension at first floor. An application 08/1085/LBC was subsequently refused, see file for details. A further revised application 08/2778/LBC showing the extension reduced at the rear was also unsupported and did not overcome the previous reasons for refusal and therefore was again refused.

No 12 Cotford Road forms part of a group of C19 stuccoed cottages which are Grade II listed buildings (3-7 & 8-12 Cotford Road) sited on a prominent corner location within the village of Sidbury. The cottage is also within the Sidbury Conservation Area. The character appraisal notes the terrace as an important building group of similar date, character or frontage detail, largely unspoilt and retaining significant period detail (see Map 2). Similarly, it refers to one of the essential characteristics of the Conservation Area as being the excellent groups of well maintained and carefully preserved vernacular buildings, many retaining original features (p.10).

In summary, the terrace comprises a row of attached cottages designed as a unit, the character and appearance of which will be diminished by the addition of an extension on the end property.

The current proposal was also submitted in draft earlier this year for comment (see 09/0153/Preapp), and was unsupported at that time. This retains the original gable end form of the terrace and the ground floor lean-to (garage) fronting Cotford Road. The new two storey extension would be set back (approx a third) at first floor with a new slate pitched roof over the rear Perspex lean-to of garage. The applicant/agent view is that the rear aspect will be improved by extending the rear roof line and removing the half gable to the garage, but keeping the 'back plus lean-to form'. Whilst this is strictly true on paper, it does not take account of the overall affect on the existing arrangement/form, the character of which is severely diminished by the first floor extension: extending the roof lines; lack of differentiation between new and old; and additional bulk.

Although a reduced scheme, I am still of the opinion that since the cottage has previously been extended at the side and rear elevations on more than one occasion, that this, coupled with the affect on the character and the appearance of the terrace, precludes further extension.

**PROVISIONAL RECOMMENDATION – PROPOSAL**  
**UNACCEPTABLE**

County Highway Authority

Does not wish to comment.

**TOWN/PARISH COUNCIL**

Support

**WARD MEMBER**

The Ward Member has declared an interest in this case.

In his stead, Councillor Mike Green has requested that the application should be determined at the next Development Management Committee.

**REPRESENTATIONS**

None received.

**PLANNING HISTORY**

<b>Application No./Year</b>	<b>Proposal</b>	<b>Decision</b>
08/2778/LBC	Construction of first floor extension over existing garage and internal alterations	Refused 27.01.2009
08/2763/FUL	Construction of first floor extension over existing garage and internal alterations	Refused 27.01.2009
08/1085/LBC	Alterations and extensions at first floor	Refused 13.06.2008
08/1084/FUL	Alterations and extensions at first floor	Refused 13.06.2008

**PLANNING POLICIES**

Government Guidance

PPS1 – Delivering Sustainable Development  
PPS3 –Housing  
PPG15 – Planning and the Historic Environment

Devon County Structure Plan (2001-2016)

ST1 (Sustainable Development)  
ST16 (Local Centres and Rural Areas)  
CO3 (Areas of Outstanding Natural Beauty)  
CO6 (Quality of New Development)  
CO7 (Historic Settlements and Buildings)  
CO11 (Conserving Energy Resources)

East Devon Local Plan (1995-2011)

S4 (Development within Built-up Area Boundaries)  
D1 (Design and Local Distinctiveness)  
D2 (Sustainable Construction)  
EN1 (Developments Affecting Areas of Outstanding Natural Beauty)

EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest)

EN11 (Preservation and Enhancement of Conservation Areas)

EN20 (River and Coastal Flooding)

H7 (Residential Extensions)

### **SITE LOCATION AND DESCRIPTION**

This grade II Listed Building is the most eastward of a row of two storey stuccoed and slate roofed cottages, set slightly below and at the back edge of the footway on the north side of the A375. A lean-to garage extension springs from the northeast elevation of the building, between it and the boundary of the site.

The site lies within the built-up area boundary of Sidbury, within its Conservation Area and within the East Devon Area of Outstanding Natural Beauty. The area also sits within a Flood Zone 2/3, high to medium risk (from the River Sid).

### **PROPOSED DEVELOPMENT**

The current proposal seeks to construct a two storey extension on part of the north eastern elevation of the property. No change is proposed to the ground floor, and the access way to the garden will be retained. One additional bedroom is proposed for the first floor. The form of the existing lean-to garage/workshop will be retained in front of the first floor extension as part of this proposal.

The slate roof of the existing lean-to rear ground floor kitchen extension is proposed to be extended across the rear of the garage to replace the existing perspex roof.

### **CONSIDERATIONS AND ASSESSMENT**

The main planning considerations relevant to this proposal are:

- the impact of the scheme on the fabric and interest of the Listed Building;
- its impact on the character and appearance of the Conservation Area;
- its impact on the amenity of the area and
- its impact on the amenity of nearby residents.

Listed Building impact:

The consistent view expressed in relation to additions to this building (officer recommendations on previous applications and pre-application advice) has been that the unit has already reached the limit of its extension capacity, and that further additional building on the structure would swamp its original form such that it would mask the integrity of the building and damage its contribution to the terrace of which it forms part. The awkward and unco-ordinated grouping of the proposed two storey extension with the original building, in combination with the various existing extensions, would produce a cluttered and unseemly profusion of roof planes, especially when viewed from the north eastern aspect. The proposal would be in conflict with the presumption that only works that are justified in terms of their impact on the architectural or historic importance of a Listed Building should be granted planning permission and Listed Building Consent. There is no justification for the proposed development: the works would not secure the integrity of the structure, but would instead have a detrimental impact on its visual quality and the setting of the whole group. The Conservation Officer's comments above reflect this repeated opinion.

### Conservation Area impact:

This row of dwellings forms an attractive and prominent component in the Conservation Area, and its predominantly plain roof form and eaves level on the street frontage is important in the regular simplicity of the terrace. The lean-to garage roof at the north eastern end of the terrace is a clearly subservient element of the terrace, creating a modest termination to the group, especially when viewed when approaching from the Honiton side. Further existing single and two-storey extensions at the rear of the building are not obvious from public vantage points in the same way as would be the proposed two-storey extension, as the new extension would be closer to the road and a story taller than the part of the building that it would spring from. The proposal would neither preserve nor enhance the character or appearance of the Conservation Area.

### Amenity impact:

It is considered that the development would have no adverse impact on the residential amenities of surrounding properties, nor on that of the area in general, other than the visual damage noted above.

## **CONCLUSIONS**

The proposed development is considered to be unacceptable when assessed against national planning guidance and the policies of the development plan, for the reasons set out in the recommendation below:

Officers consider that a conversation of the exciting lean to element would provide some additional accommodation without compromising the overall form of the Listed Building. This was suggested by officers following the last refusal but has not been taken forward.

## **RECOMMENDATION FOR PLANNING APPLICATION 09/1217/FUL**

REFUSE for the following reasons:

1. The proposed development would create an awkward and unco-ordinated grouping of single and two storey extensions on a prominent elevation of this Listed Building which, in combination with the various existing extensions, would produce a cluttered and unseemly profusion of roof planes, especially when viewed from the north eastern aspect. The scheme would mask the plain and modest scale of the original structure, compromising its simple form and the contribution that it makes to the terrace with which it forms a group. The proposed development would be damaging to the character and appearance of this protected building, and the setting of the entire Listed group. The proposal would therefore conflict with the terms and objectives of national and local planning policy and guidance, as set out in PPS1, PPG15, policies ST16, CO6 and CO7 of the Devon Structure Plan 2001 - 2016 and policies S4, D1, EN9 and H7 of the East Devon Local Plan 1995 - 2011.
2. By reason of its design and relationship with the existing structure the proposed extension would comprise a clumsy and incongruous addition to this prominent terrace of dwellings, which would neither preserve nor enhance the character or appearance of this part of the Sidbury Conservation Area. The proposed development would therefore conflict with the terms and objectives of national and local planning policy and guidance, as set out in PPS1, PPG15, policies ST16, CO6 and CO7 of the Devon Structure Plan 2001 - 2016 and policies S4, D1, EN11 and H7 of the East Devon Local Plan 1995 - 2011.

## **RECOMMENDATION FOR LISTED BUILDING CONSENT 09/1218/LBC**

1. The proposed development would create an awkward and unco-ordinated grouping of single and two storey extensions on a prominent elevation of this Listed Building which, in combination with the various existing extensions, would produce a cluttered and unseemly profusion of roof planes, especially when viewed from the north eastern aspect. The scheme would mask the plain and modest scale of the original structure, compromising its simple form and the contribution that it makes to the terrace with which it forms a group. The proposed works are considered to be unjustified in terms of their impact on the historic and architectural interest of the Listed building, as the development would be damaging to its character and appearance, and to the setting of the entire Listed group. The proposal would therefore conflict with the terms and objectives of the appropriate legislation and national planning policy guidance, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPG15 - Planning and the Historic Environment.

### List of Background Papers

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