

Committee Date: 14.01.2010

SIDMOUTH TOWN
(Sidmouth)

09/1991/FUL

Target Date: (30.11.09)

Applicant:

Mr A Jarrett

Location:

4 Ridgeway Mead, Sidmouth

Proposal:

Single storey and two storey extensions, new dormer window and change of use of land to form additional garden area

CONSULTATIONS

County Highway Authority

Does not wish to comment

TOWN/PARISH COUNCIL

Initial response: Support

Amended Plans: Support

WARD MEMBER(S)

Cllr Newth: Support. As this property stands in a larger plot and there have been no objections I feel the application is sympathetic to surrounding area I would therefore 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.

REPRESENTATIONS

None received

CONSTRAINTS

East Devon Area of Outstanding Natural Beauty
Built up area boundary dissects the site.

PLANNING POLICIES

Government Guidance

PPS1 – Delivering Sustainable Development
PPS7 – Sustainable Development in Rural Areas

Devon Structure Plan 2001 - 2016

ST1 (Sustainable Development)
ST16 (Local Centres and Rural Areas)
CO1 (Landscape Character and Local Distinctiveness)
CO6 (Quality of New Development)
CO11 (Conserving Energy Resources)

East Devon Local Plan 1995 - 2011

S4 (Development within Built-up Area Boundaries)
S5 (Countryside Protection)
D1 (Design and Local Distinctiveness)
D2 (Sustainable Construction)
EN1 (Developments Affecting Areas of Outstanding Natural Beauty)

SITE LOCATION AND DESCRIPTION

The site comprises a residential plot on the north western edge of the built-up area boundary of Sidmouth. Additional land (formerly railway embankment), standing outside the designated built-up area boundary, and about 1.5 - 2 metres above the level of the bungalow is now used as garden for the dwelling, having been purchased in the last few years. No record is found of planning permission being sought or obtained for the new use of this land.

Land to the south west of the site is undeveloped, to the north west is a garden serving the neighbouring bungalow, and to the south east Ice House Lane is set some 2-3 metres below the level of the property.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension to form a garden room, and a side extension to provide garage, garden store, utility room and entrance porch on the ground floor, together with a master bedroom, dressing room, bathroom and study area within its roof space. The side extension would sit partly on the footprint of an existing detached flat roofed garage. A new dormer window on the rear roof plane of the existing bungalow is also proposed.

The footprint of the new side extension would straddle the built-up area boundary.

Retrospective planning permission is also sought for the retention of the domestic use of a raised parcel of land to the south west of the original plot, this land having previously formed part of a railway embankment.

CONSIDERATIONS AND ASSESSMENT

The application is referred to Development Management Committee as the applicant is related to a staff member of EDDC.

The issues to be considered in this application are

- the impact of the extensions of the building on the host structure, on the amenity of nearby residential property and on the character and appearance of the streetscene and adjoining open countryside, and
- the impact of the change of use of former railway embankment land to garden on the character and appearance of the open countryside.

The design of the proposed extensions are considered to relate well to the existing bungalow in terms of scale, overall increase in the mass of the building, plot ratio and architectural detailing.

Although the proposal includes a balcony at the rear of the new side extension, no overlooking of rooms or private garden areas of the neighbouring dwelling would result.

The appearance of the extended building at the terminus of this established residential cul-de-sac would be acceptable, as oblique views out into the open countryside through gaps in the buildings do not feature as important in the overall street scene.

From the open countryside to the south west of the site the enlarged built form would be read comfortably together with other substantial detached buildings on this edge of the town.

The change of use of the additional strip of land at the rear of the original garden would not create a prominent extension of the built-up area of the settlement in visual terms. The change in levels of the site still give the impression of a boundary/buffer between the domestic gardens and open countryside, and the recommended conditions would safeguard the external appearance of the property in terms of boundary fencing and structures.

CONCLUSIONS

The proposed extensions and already-implemented change of use of land are considered to be acceptable for the reasons set out above. It is considered that the project has had value added to it during the application process because it has enabled the rectification of an outstanding planning issue (the unauthorised change of use of land).

RECOMMENDATION

Approve: subject to the following conditions and informative:

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, except in so far as relates to the change of use of land. The change of use is deemed to have been commenced on or before the 5th October 2009, and the planning permission hereby granted authorises the change of use only as described and shown on the listed application documents and drawings. The use of the land shall be retained in accordance with the approved drawings and documentation, unless otherwise agreed in writing by the Local Planning Authority.

(Reason – To comply with Section 91 of the Town and Country Planning Act as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to clarify the development for which permission is granted.)

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking or re-enacting that Order with or without modification) no works within Schedule 2 Part 1 Class E for the provision of any building or enclosure, nor works within Schedule 2 Part 2 Class A for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall be undertaken within the area of land subject of the change of use to domestic garden hereby permitted.

(Reason - To ensure that the essentially rural character and appearance of this site does not become over-developed or over-domesticated, and to ensure that the impact of the development does not increase as a result of its enlargement, or of the erection of separate structures or means of enclosure, in the interests of the protection of the visual quality of this part of the open countryside, which is designated as an Area of Outstanding Natural Beauty, and of the amenities of neighbouring residents, in accordance with national and local planning policy as set out in PPS 1 and PPS7, policies ST16, CO1, and CO6 of the Devon Structure Plan (2001 – 2016) and policies S5, D1 and EN1 of the East Devon Local Plan 1995 – 2011.)

Informative

The applicant is encouraged to utilise energy- and resource- efficient and generating materials, equipment and methods in the construction works and in the subsequent use of the building in accordance with national and local planning policy and advice, as set out in PPS1 and policies ST1 and CO11 of the Devon Structure Plan 2001 - 2016 and policies D1 and D2 of the East Devon Local Plan 2006.

Reasons for approval

The proposal complies with the Devon Structure Plan 2001-2016 Policies ST1 (Sustainable Development), ST16 (Local Centres and Rural Areas), CO1 (Landscape Character and Local Distinctiveness), CO6 (Quality of New Development) and CO11 (Conserving Energy Resources).

The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S4 (Development Within Built-up Area Boundaries), S5 (Countryside Protection) D1 (Design and Local Distinctiveness), D2 (Sustainable Construction) and EN1 (Developments Affecting Areas of Outstanding Natural Beauty).

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.

The proposal does not harm the natural beauty of the landscape designated as an Area of Outstanding Natural Beauty.

Approved plans

1:1250 location plan, received at East Devon District Council 05.10.09
Drawings no. PD.2.00, PD.2.01, PD.2.02, PD.2.03, PD.3.00, PD.3.01, PD.3.02, and PD.3.03, received at East Devon District Council 05.10.09.
Drawings no. PD.1.00, received at East Devon District Council 19.11.09.

List of Background Papers

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