

**Committee Date:**  
**09.03.2010**

EXMOUTH HALSDON  
(Exmouth)

10/0160/FUL

Target Date:  
(26.03.2010)

Applicant:

Mr J A Stott

Location:

2 Featherbed Lane, Exmouth

Proposal:

Construction of garage extension to adjoin main house

### **CONSULTATIONS**

County Highway Authority

Does not wish to comment.

### **TOWN/PARISH COUNCIL**

Comments currently awaited.

### **REPRESENTATIONS**

None received at the time of compiling the report. These will be verbally reported to Development Management Committee.

### **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

### **SITE LOCATION AND DESCRIPTION**

2 Featherbed Lane is a semi detached dwelling set within a residential area of Exmouth. It has a long, thin rear garden and a detached garage set approximately 18m back from the lane itself. To the west of the site are semi detached dwellings that sit at a right angle to the application site. The gardens of these properties back onto the boundary of 2 Featherbed Lane.

## **PROPOSED DEVELOPMENT**

The proposed development is for an extension to the front of the garage. The extension would be constructed of timber, with a brown plastic coated metal roof. It would measure approximately 4m in depth by 2.4m in width at the front and 2.6m at the rear. It would measure approximately 2m in height.

## **CONSIDERATIONS AND ASSESSMENT**

The application is being reported to Committee as the applicant is a spouse of an elected Member of the Council.

The main considerations relate to the appearance of the proposal and neighbouring amenity.

In terms of appearance the proposed extension to the garage would be set well back from Featherbed Lane, is of a small scale, and it is considered that as a result there would be no harm to the surrounding area.

Furthermore the position of the extension in relation to the neighbouring gardens, and its height which would only be marginally higher than the existing boundary fence, does not result in harmful impact in terms of dominance or over shadowing.

## **CONCLUSIONS**

The development proposed is small scale and not considered to result in any harmful impact through design, appearance or neighbour impact, and as such is considered acceptable.

## **RECOMMENDATION**

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).

### **Reasons for approval**

The proposal complies with the following Devon Structure Plan 2001-2016 Policies and the adopted East Devon Local Plan 1995-2011 Policies:

### **Devon County Structure Plan Policies**

CO6 (Quality of New Development)

## East Devon Local Plan Policies

D1 (Design and Local Distinctiveness)

### Reasons for approval

The proposal does not adversely affect the privacy 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

Location Plan

- 1
- 2

### List of Background Papers

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