

Ward Sidmouth Town

Reference 21/3060/FUL

Applicant Mr Martin Millmow

Location Cambridge Cottage Salcombe Road Sidmouth
EX10 8PR

Proposal Construction of single storey side extension.



RECOMMENDATION: Approval with conditions



		Committee Date: 13th April 2022
Sidmouth	21/3060/FUL	Target Date: 04.01.2022
Applicant:	Mr M Millmow	
Location:	Cambridge Cottage, Salcombe Road, Sidmouth. EX10 8PR	
Proposal:	Construction of single storey side extension.	

RECOMMENDATION: Approval – With Condition

EXECUTIVE SUMMARY

This application is before Members as the applicant works for East Devon District Council.

The applicant seeks permission for the construction of a single storey side extension to Cambridge Cottage.

Although close to a neighbouring listed building and in the Conservation Area, the proposal would not cause harm to the setting of the listed building or to the wider Conservation Area given its scale and location.

Given its location, appropriate design, small scale and ancillary nature, it is considered that the proposal would not have any detrimental impact upon the character of the surrounding area, nor would there be amenity harm of such a nature that a refusal could be warranted on such grounds.

The application is considered to be acceptable and is recommended for approval.

CONSULTATIONS

Parish Council

17.12.2021

UNABLE TO SUPPORT

Members considered the application to be overdevelopment. (Policy 6 Infill Development)

Sidmouth Town – Cllr Cathy Gardner

I have no comments to add. I assume that the objections made by the Town Council and Conservation Officer are not thought to be significant enough to justify refusal, especially if the applicant were to appeal.

SWW

Proposal: Ground floor internal alterations with single storey side extension

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Asset Protection

Please find attached a plan showing the approximate location of a public 150mm sewer in the vicinity. South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain.

We will discuss with you whether your proposals will be affected by the presence of our apparatus and the best way of dealing with any issues as you will need permission from South West Water to proceed.

Further information regarding South West Water's build over of sewers process can be found on our website via the following link:

www.southwestwater.co.uk/buildover

Should you require any further information, please contact our Asset Protection Team via email: DeveloperServicesAssetProtection@southwestwater.co.uk.

Conservation

This building is present on the 1888-1890 historic maps. There is a defined pattern of development with the terrace of Regency townhouses. Cambridge Cottage is situated to the rear (North-East) end of the terrace. All of the townhouses have long back gardens except No. 13 to which this house is found. The existing houses is relatively subservient to the listed buildings and its 2 storey scale is comparable to the rear extensions of the terrace.

The setting of the listed buildings is defined in part due to its verdant landscape that is enhanced by the gardens and the borrowed landscape to the North and immediately to the East (aka the Byes). It allows strong views between the buildings and of the buildings that form part of the architectural intention to exhibit the grand aesthetic.. It is the generous space between the historic built environment, that has a positive impact on the significance of the designated heritage assets.

The drawings submitted do not fully illustrate the true extent of the spatial relationship of the proposed Southern extension to the rear of the listed building. It fills in a small rear courtyard space immediately to the rear of the listed building and as a consequence blocks the view to the rear of the house. This is the only space to the rear of the listed building that allows it to be fully experienced. The cottage is not an extension, so therefore would not be expected to be so physically close to the rear of

the terrace. It seems to be an impractical design as it is likely to hinder maintenance access to the rear of No 13 too.

In conclusion, the proposal has a negative impact on the setting of the heritage assets and is therefore fails to enhance their significance. It is contrary to NPPF 21, section 16 paras 206 and 207.

Tree Officer

Having reviewed the submitted documents I have no arboricultural concerns and therefore no objections.

Other Representations

Two neighbour objections have been received from the occupiers of Diddlecombe House and 12 Cambridge Villas raising concerns regarding

Concerns regarding a lack of notification under the Party Wall Act were raised by the occupiers of Diddlecombe House. Whilst this is not a planning matter, the applicant will need to abide by the Party Wall Act should it apply to the proposal.

The occupiers of 12 Cambridge Terrace refer to objections raised on their behalf by a Mr Alan Cooke to the Town Council. These concerns are as follows:

- Errors and omissions with the submission as it adjoins a listed building;
- Missing elevations and sections;
- Overdevelopment of the plot;
- Party wall with the listed building without notification;
- Loss of light to number 12 Cambridge Terrace;
- Listed Building consent required.

PLANNING HISTORY

15/0945/FUL - Replacement two storey and single storey extensions

POLICIES

National Planning Policy Framework
National Planning Policy Guidance

Adopted East Devon Local Plan (2013 – 2031)

Strategy 6:	Development within Built-Up Area Boundaries
Policy D1:	Design and Local Distinctiveness
Policy EN10:	Conservation Areas

Sid Valley Neighbourhood Plan

Policy 1:	Sid Valley Development Principles
Policy 2:	Protection of Key Views
Policy 6:	Infill Development, Extensions and Trees

Policy 7:	Local Distinctiveness
Policy 8:	Light Pollution
Policy 9:	Residential Development

Site Location and Description

The site lies within the built-up area boundary for Sidmouth.

The application site comprises a small dwelling located to the rear of a listed terrace of properties off Salcombe Road.

The property is two-storey in nature on a confined plot surrounded by residential properties. Pedestrian access is gained off Salcombe Road.

Properties either side of the access to the south of the site are listed, as is the whole of the terrace to the south of the site. The site also falls within the Sid Vale Conservation Area.

Proposal

Planning permission is sought for a single-storey side extension to the southern facing elevation of the building.

The extension is proposed in matching render and roof tiles and will provide extended living accommodation.

The application has been amended since its original submission to provide missing plans and to move the extension off the party wall with the neighbouring listed building at 13 Cambridge Terrace that is formed from 2 flats. As a result of this change, listed building consent is no longer required.

ANALYSIS

The main issues for consideration are the visual impact from the extension, any impact upon the amenity of surrounding residents and impact upon the nearby listed buildings and Conservation Area.

Visual Impact

This application seeks permission for the construction of a single storey side extension to the south elevation of Cambridge Cottage.

Policy D1 of the East Devon Local Plan states that proposals will only be permitted where they respect the key characteristics and special qualities of the area in which the development is proposed, ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context, do not adversely affect the distinctive historic or architectural character of the area, nor the amenity of occupiers of adjoining residential properties.

Proposals must also have due regard for important aspects of detail and quality, and should incorporate the use of appropriate building materials and techniques - respecting local tradition and vernacular styles.

Policy EN10 of the East Devon Local Plan states that proposals including alterations or extensions within a Conservation Area will only be permitted where they would preserve or enhance the appearance and character of the area and follows that favourable consideration will be given to proposals for new development within conservation areas that enhance or better reveal the significance of the asset.

Policy 6 of the Sid Valley Neighbourhood Plan states that development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.

Given that the extension will not be visible from the public domain, given is appropriate matching design, single storey form and ancillary nature, it is considered that the proposal would not have any detrimental impact upon the character of the surrounding area.

There are no trees impacted by the development and the impact upon amenity, adjoining listed buildings and the Conservation Area are addressed below.

In light of the above, the proposal is considered to be of a suitable design with no wider visual impact.

Impact upon amenity

The application seeks consent for a single-storey side extension that due to its location and scale, will have minimal impact upon the amenity of adjoining residents.

Whilst the rear wall is on a shared boundary walls the neighbouring property, the single-storey nature of the proposal and its design are such that it will not impact upon the amenity of the neighbours to an extent that could justify refusal of planning permission.

There are two windows proposed in the west elevation but as these are high level windows within the roof, there will be no detrimental loss of amenity to the surrounding residents.

The side of the proposed extension will come in close proximity to the rear of numbers 12 Cambridge Terrace but again the single-storey nature of the proposal and its design arte such that it will not impact upon the amenity of the neighbours to an extent that could justify refusal of planning permission. The neighbouring property having a blank wall facing the site.

With the front elevation facing into the property, there are no concerns regarding any impact upon the amenity of residents to the north or east.

Impact upon listed buildings and the Conservation Area

Although the proposed extension will not be visible from the public domain on Salcombe Road, there is still a duty on the Local Planning Authority to ensure that the proposal does not harm the wider Conservation Area or the setting of nearby listed buildings. Special regard needs to be given to these impacts.

With regard to the Conservation Area, it is considered that the acceptable design, single-storey nature, appropriate material and location away from public viewpoints ensure that then proposal will preserve the character and appearance of the Conservation Area.

Turning to the impact upon listed buildings, the whole terrace forming 1-13 Cambridge Terrace to the southern boundary to the site, and the property called Albany Villas to the east of the site access, are listed buildings.

In light of the scale of the development and its location separated from Albany Villas by its vehicular access and the pedestrian access to the applications site (and 1 and 2 Cambridge Villas), the proposal will not harm the setting or features to Albany Villas.

With regard to the properties forming Cambridge Terrace, the proposed extension was originally proposed attached to the rear of number 13 but has since been amended to detach the extension. Despite the proposed extension being detached from the listed building, an assessment is still required of its impact upon the setting given its close proximity. In light of the location of the proposed extension, the impact would be upon numbers 12 and 13 Cambridge Terrace.

Despite the comments from the Conservation Officer, it is characteristic of the terrace to have rear outshoots at single storey in scale. The proposal is for a single-storey extension, and whilst still in close proximity to the rear of number 13 Cambridge Terrace, and on the boundary with number 12, it is considered to be of a design and scale that would not harm the setting of the listed buildings. The impact is lessened by the fact that there is a latter addition rear extension to number 13.

CONCLUSION

Given the above, the application is considered to be acceptable and is recommended for approval.

RECOMMENDATION

APPROVE with condition.

- 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.) The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)

3.) Prior to its installation, details (and whereso requested a sample) of the vertical timber cladding to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.
(Reason - To ensure that the materials are considered at an early stage and are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

0390_CAM_EX_1.0 Location Plan	23.11.21
0390_CAM_PL_3.1A/West/North	08.02.22
0390_CAM_PL_3.0A Rev A/South/East	08.02.22
0390_CAM_PL_2.0A	22.03.22