

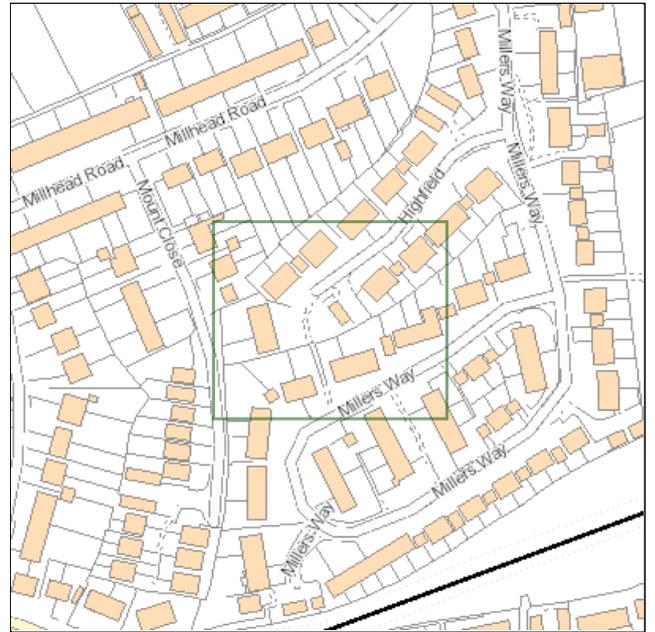
**Ward** Honiton St Michaels

**Reference** 21/1279/FUL

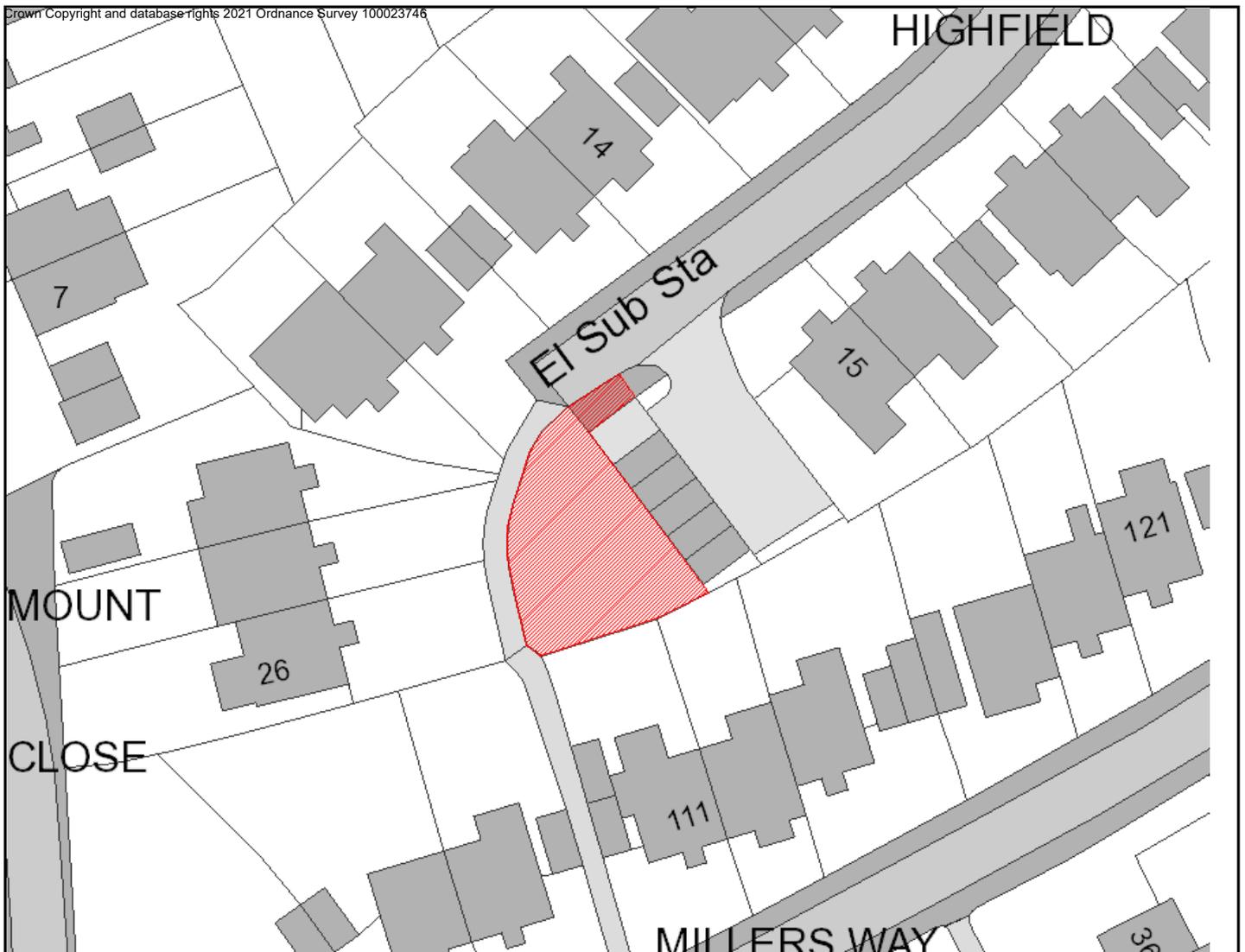
**Applicant** Mr and Mrs Allen

**Location** Land To Front Of 20 Highfield Honiton EX14 1JD

**Proposal** Erection of a dwelling with landscaping and parking.



**RECOMMENDATION: Refusal**



		<b>Committee Date: 1<sup>st</sup> September 2021</b>
<b>Honiton St Michaels (Honiton)</b>	<b>21/1279/FUL</b>	<b>Target Date: 19.07.2021</b>
<b>Applicant:</b>	<b>Mr and Mrs Allen</b>	
<b>Location:</b>	<b>Land To Front Of 20 Highfield Honiton</b>	
<b>Proposal:</b>	<b>Erection of a dwelling with landscaping and parking.</b>	

**RECOMMENDATION: Refusal**

### **EXECUTIVE SUMMARY**

**This application is before Committee as the officer recommendation is contrary to the view of a ward member.**

**A single storey 2 bedroom dwelling is proposed within the built up area of Honiton on a piece of garden at the end of a cul-de-sac.**

**Whilst there is no in principle objection to the dwelling in the built-up area boundary, the location of dwelling would be at odds with the surrounding pattern of development that is characterised by semi-detached and terrace properties on larger plots and having a relationship to the highway.**

**Although the proposal would not result in any detrimental harm to the amenity of neighbours and provides space for two off-street parking spaces, given that the proposal is for a detached dwelling of a slightly different design, on a smaller plot close to its boundaries, not fronting the highway and with the parking at the head of the cul-de-sac in an awkward arrangement, it is considered that the proposal would be out of character with the area and would appear cramped with a subsequent loss of the visual openness of this part of the estate harmful to the visual amenity of the area contrary to Local Plan Strategy 6 and Policy D1.**

**As such the application is recommended for refusal.**

### **CONSULTATIONS**

#### Parish/Town Council

Honiton Town Council OBJECTS to the proposal for the following reasons:

- The proposal would adversely affect the amenity of neighbours.
- The proposal would exacerbate existing parking issues.

- The proposal was over-development of the site.
- The proposal would adversely affect the street scene and would not be in keeping with the character of the surroundings.

#### Honiton St Michaels - Cllr Mike Allen

This road is part of a heavily congested area with many elderly residents and little space for parking. This development is well designed but will bring yet more cars into an area where residents already complain of access and parking problems.

Residents near the proposed development are concerned about overlooking/ privacy and potential intrusion into a footpath.

I request that if Members are inclined to support or decline the proposal that they first have a site visit.

#### Honiton St Michaels - Cllr Phil Twiss

I have to confess to a degree of personal puzzlement when visiting this part of Highfield from time to time where my impression that at the time of the development of the road there was no clear idea on what to do with this small piece of and it remained and neither one thing or the other.

The proposal within this application seeks to build a small 'infill' dwelling that will sit well on the available plot with no obvious impact on its local surroundings, Highway or the local street scene.

I support the application subject to materiel's matching other properties in Highfield and screening from other properties in Millers Way to avoid overlooking

#### Technical Consultations

None.

#### Local Consultations

6 Objections and 2 Representations have been summarised as the following:

- Highway issues including lack of turning spaces
- Parking concerns
- Refuse collection concerns
- The block of garages start with an Electric Substation then a garage
- Noise disturbance
- Pollution
- Concerns relating to right of way
- Subsidence
- Encroachment
- Neighbouring amenity concerns such as overlooking, privacy
- Loss of open space
- Design concerns

## **PLANNING HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
20/0079/PREAPP	1 Dwelling	Would not be favourable	13/07/2020

## **POLICIES**

Adopted East Devon Local Plan 2013-2031 Policies  
Strategy 6 (Development within Built-up Area Boundaries)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

EN22 (Surface Run-Off Implications of New Development)

Government Planning Documents  
NPPF (National Planning Policy Framework 2019)

## **Site and surrounding**

Highfield forms part of a dense area of housing a short distance to the southwest of Honiton's town centre and lies within the town's Built Up Area Boundary. The immediate area is characterised by semi-detached and terraced dwellings on reasonable sized plots.

The site is fairly level and is currently used as garden and laid to grass and shrubs. A surfaced footpath, which is open to the public (though not formally designated as a public footpath), curves around the north and west edge of the site and continues down steps to meet Millers Way to the south.

The site adjoins a garage block that sits at the head of the road. Dwellings surround the other site boundaries to the north, west and south with those to the south on Millers Way being at a significantly lower level than the site. Despite the density of the dwellings the area has an open character and from the footpath, uninterrupted open views across the site are available to distant countryside.

## **Proposal**

The application seeks planning permission for a detached single storey two-bed bungalow of 52 sqm, with associated parking and landscaping.

## **ANALYSIS**

The main issues for consideration are the principle of development, impact on the character and appearance of the area, impact upon amenity, and highway safety.

## **Principle**

Local Plan Strategy 6 supports development within Built-Up Area Boundaries in principle, however it also sets out a number of other requirements which must also be met in order for a proposal to be considered acceptable such as being compatible with the character of the area. These requirements, together with those of other relevant Local Plan policies, are discussed below.

## **Character and appearance**

Criterion 1 of Strategy 6 states that development will only be considered acceptable where it would be compatible with the character of the site and its surroundings. Any proposal must also demonstrate that it accords with the requirements of Policy D1 with regard to the design being compatible with the area.

Given the sites location, the proposed dwelling would appear at odds with the character of the area as it would be closer to the public path (particularly along its western edge) than other dwellings, be detached in form, of a slightly different design, on a smaller plot and to the rear of an existing garage block which would not connect to the highway and be out of keeping to the visual pattern of development. In addition, the parking arrangement is awkward and would appear out of character at the head of the turning area.

In addition, the proposed dwelling would take away long views across the site from the footpath and cause detrimental harm to the sense of openness which is present in the area. Consequently the dwelling would detract from the existing open character of the area.

In light of the above it is considered that the proposed dwelling would be at odds with the existing pattern/character of development and therefore is considered to conflict with LP Strategy 6 and Policy D1.

## **Amenity**

Due to the single-storey nature of the proposal, the windows of the dwelling would be at a ground floor level and mainly screened by boundary fencing and planting. In light of this and the distances involved, there would be no detrimental loss of privacy. The amenity of the proposed dwelling itself is not a cause of concern and there is also sufficient amenity left for the host dwelling (number 20).

111 Millers Way and 113 Millers Way to the south, are located approximately 14/15 metres away at a much lower level such that they will not be harmed by the proposal. A 2m high fence is proposed to be erected on this boundary to aid privacy and could in any case be erected under permitted development rights.

As such, the proposal would not have the amenity of surrounding residents to an extent that could justify refusal of planning permission.

## **Highways**

The addition of a single dwelling is unlikely to significantly impact on traffic flows on the local highway network.

Given the particular location of the parking area in relation to the existing garages, there will be no highway safety issues from the introduction of an additional dwelling.

In accordance with Policy TC9, 2 spaces would be expected to be provided for a 2 bedroomed dwelling. Two parking spaces (end on) are shown on the proposed layout and whilst in an awkward arrangement at the end of the cul-de-sac, does provide two parking space. Whilst it appears that this area is currently used as additional parking for number 20, and the concerns of local residents and the Ward Members in relation to high levels of on-street parking are appreciated, given the location of the site where access to local services is possible through sustainable travel modes such as walking, cycling, and public transport, the parking provision is considered to be acceptable.

## **Drainage**

The proposal would introduce impermeable surfaces into a site which is currently very porous, with the potential to increase surface water run-off from the site. Any proposal would need to include remedial measures to deal with surface water as an integral part of the development in order to satisfy the requirements of LP Policy EN22. This element could be conditioned and would also be covered by Building Control legislation.

## **CONCLUSION**

The proposal would be unacceptable in terms of its impact on the character and appearance of the area given it would compromise the open character of the area and appear at odds with the form of development in the area. For this reason the proposal is recommended for refusal.

## **RECOMMENDATION**

REFUSE for the following reasons:

1. The proposed development, by virtue of its location, plot and dwelling size, detached nature and design would represent an addition which would be out of keeping with the character and appearance of the existing pattern of development. In addition, the proposal would dominate the existing open space to the detriment of the open feeling of this part of the street and the visual amenity of the area. This impact would be contrary to Strategy 6 (Development within Built-Up Area Boundaries) and Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013 - 2031.

Plans relating to this application:

	Design and Access Statement	05.05.21
001 A	Location Plan	24.05.21
002 A	Existing Site Plan	24.05.21
003 A	Proposed Site Plan	24.05.21
004 A	Proposed Combined Plans	24.05.21

List of Background Papers

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