

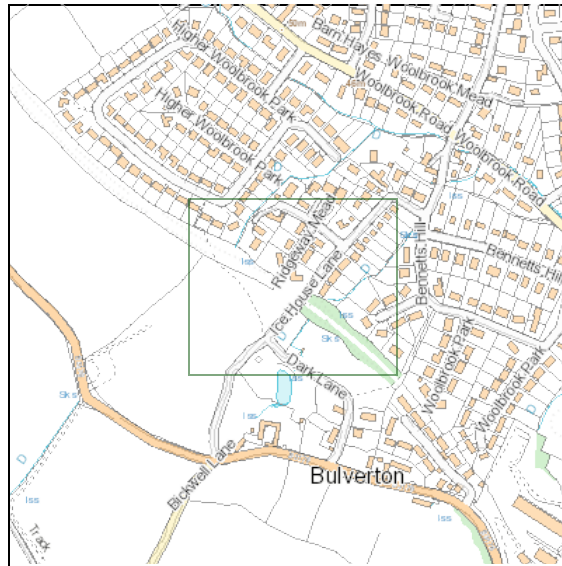
Ward Sidmouth Sidford

Reference 21/2401/FUL

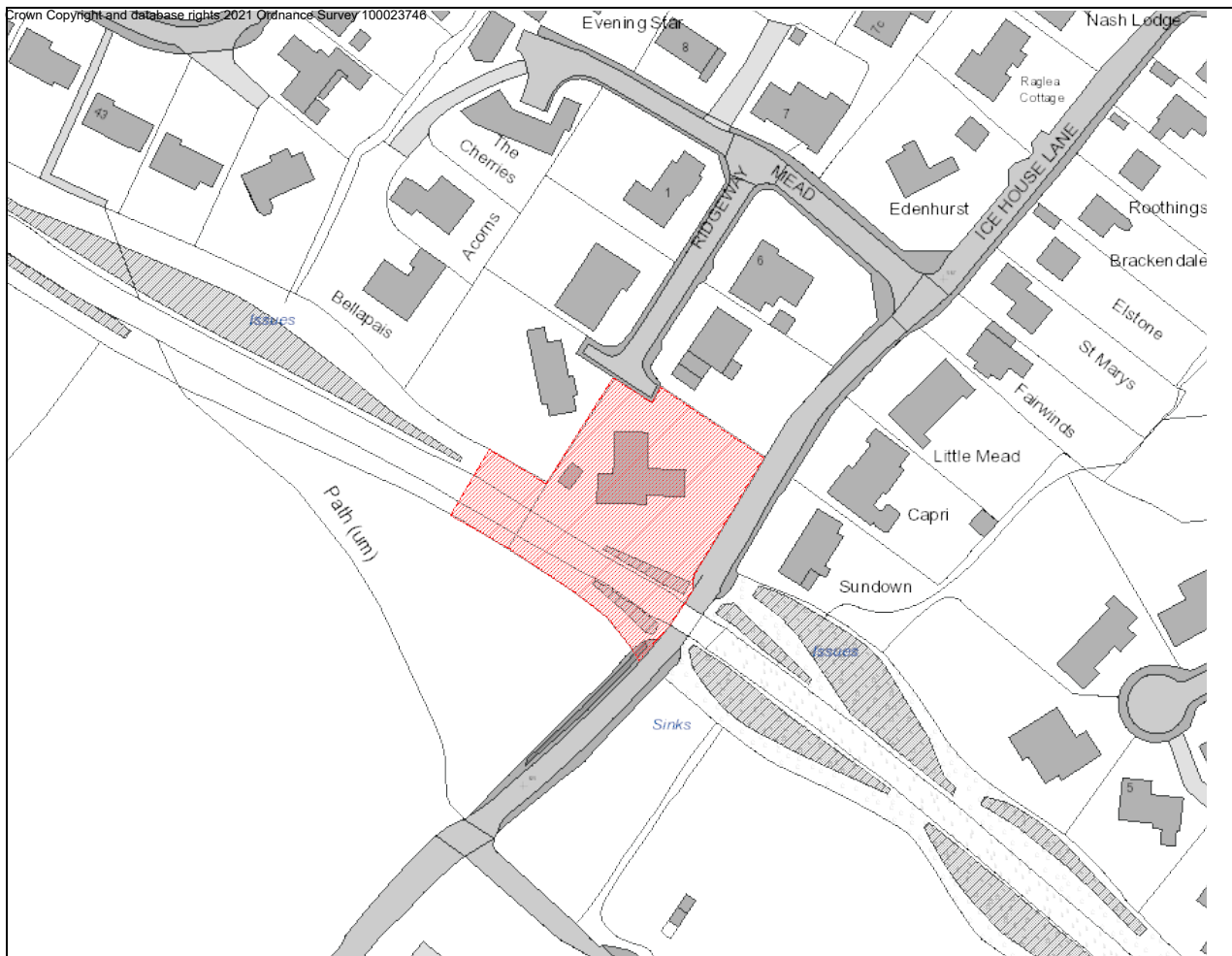
Applicant Mr & Mrs A Jarrett

Location 4 Ridgeway Mead Sidmouth EX10 9DT

Proposal Replacement two storey detached garage



RECOMMENDATION: Approval with conditions



		Committee Date: 24.11.2021
Sidmouth Sidford (Sidmouth)	21/2401/FUL	Target Date: 15.11.2021
Applicant:	Mr & Mrs A Jarrett	
Location:	4 Ridgeway Mead Sidmouth	
Proposal:	Replacement two storey detached garage	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before the Planning Committee because the applicant is a member of staff.

Planning permission is sought for the construction of a two storey garage with parking at ground level with a games and hobby room above.

The proposed garage would be adjacent to a neighbouring boundary and would have a dormer window and 2 No. rooflights facing the garden of the adjacent neighbour. However, due to the dormer window serving a staircase, being obscure glazed and fixed shut and the rooflights being high level, it is considered that these windows would not result in a loss of amenity for the neighbour.

The materials are considered appropriate and, although the proposed garage is two storey, the garage can be easily accommodated within the plot and therefore would not be out of character with the area. Additionally there would be limited impact upon the East Devon AONB.

The application is therefore considered acceptable and is recommended for approval.

CONSULTATIONS

Parish/Town Council

SUPPORT

Note: Members suggested that a tie and/or restriction be placed to ensure that the proposed building should not be used as residential accommodation.

Other Representations

No third party representations have been received.

POLICIES

Government Planning Documents

NPPF (National Planning Policy Framework 2021)
National Planning Practice Guidance

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 46 (Landscape Conservation and Enhancement and AONBs)
D1 (Design and Local Distinctiveness)

A Neighbourhood Plan for the Sid Valley (2018 – 2032)

Policy 1 (Sid Valley Development Principles)
Policy 6 (Infill Development, Extensions and Trees)
Policy 7 (Local Distinctiveness)

Relevant Planning History

09/1991/FUL - Single and two storey extension, new dormer window and retention of change of use of land as garden - Approval with conditions
13/1610/FUL - Single storey extensions to form utility and enlarged kitchen and construction of two storey replacement garage (revised proposal to permission 09/1991/FUL) - Approval with conditions
21/0497/FUL - Change of use of former railway line to residential garden area - Approval with conditions

Site Location and Description

The site is a detached residential bungalow situated at the end of a cul-de-sac within the built up area of Sidmouth. It is bounded by neighbouring properties to the northeast and northwest and by Ice House Lane to the southeast. To the south west are open fields. The extended garden (approved under 21/0497/FUL and partly on the route of the old railway line) is located within the East Devon Area of Outstanding Natural Beauty (AONB) however, the remainder of the property is not within its boundary and has no other constraints.

Proposed Development

This application seeks planning permission for the construction of a two storey detached garage in place of an existing single storey garage. The new garage would have space for two cars and a laundry room at ground floor with a first floor hobbies and games room above. A small raised platform to the rear would link the first floor to the raised garden at the rear of the property.

ANALYSIS

The main issues in the determination of the application are residential amenity and impact to the character of the area including the East Devon AONB.

Residential Amenity

In regards to residential amenity, the proposed garage is adjacent to the boundary of the neighbour to the North West (No. 3 Ridgeway Mead). The proposed garage has a height of 6.6 metres which is a significant height with this proximity to the boundary. However, the neighbour's garden is at a higher ground level and the boundary treatment includes hedging which would screen the majority of the garage. Additionally the garage is proposed to be predominantly set beyond the rear boundary of the neighbouring property. Therefore it is considered that the garage would not be overbearing to the neighbouring property.

There are first floor windows to the North West and north east elevations and a raised platform is located on the south west elevation. The window on the north east elevation is at a high level and does not face a neighbour. Likewise, the raised platform and double doors would open out onto the applicant's garden and is not adjacent to any neighbour. Therefore these elements would not result in any loss of amenity for any neighbouring property.

On the North West elevation there is a dormer window and 2 rooflights to be inserted. This would directly face the garden of the neighbouring property, No. 3 Ridgeway Mead. However, the dormer window is to serve the staircase and would be obscure glazed and non-opening, in addition the rooflights are more than 2 metres from finished floor level and views from these rooflights into the neighbours garden would not be possible. Therefore there would not be any loss of amenity by the provision of the dormer window or the rooflights.

Therefore, in terms of neighbour amenity, the garage is considered to comply with Policy D1 of the East Devon Local Plan and Policy 6 of the Sid Valley Neighbourhood Plan.

Visual Impact

In regards to the design and its impact upon the character of the area, the garage is has a traditional appearance with a dual pitched roof and a dormer window. The external materials are proposed to be white render and hardiplank grey cement board cladding. The use of render is common in the area and whilst the cladding is not particularly common in the area, it is to be used in small sections of the proposed building and therefore the materials would have limited impact upon the wider character of the area.

The plot in which the garage is to be located is generous and scale and massing of the proposed garage is not considered to result in a development which would be contrary to the general character and visual appearance of the street.

Views of the garage from the AONB would be minimal and therefore would be no detriment to the wider landscape.

The proposal is therefore compliant with Strategy 46 and Policy D1 of the East Devon Local Plan and Policies 1 and 7 of the Sid Valley Neighbourhood Plan.

CONCLUSION

The proposed garage would not have a detrimental impact on the amenities of any neighbour nor would it have a negative impact upon the character of the area or the AONB. The application is considered to be compliant with Strategy 46 and Policy D1 of the East Devon Local Plan and Policies 1, 6 and 7 of the Sid Valley Neighbourhood Plan. The application is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to the following 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.
(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. Before the garage hereby permitted is first used the first floor dormer window on the north west elevation shall have been glazed with obscure glass and be permanently fixed as non-openable as shown on drawing no. 2919.4. The obscure glazing and opening limitations required by this condition shall be retained thereafter.
(Reason - To protect the privacy of adjoining occupiers in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings other than those expressly authorised by this permission shall be constructed in the north west elevation at first floor level and above.
(Reason - To protect the privacy of adjoining occupiers in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.)

NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

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:

2919.5.	Proposed Site Plan	07.09.21
2919.4.	Proposed Combined Plans	07.09.21

List of Background Papers

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