

**Ward** Sidmouth Sidford

**Reference** 21/2654/FUL

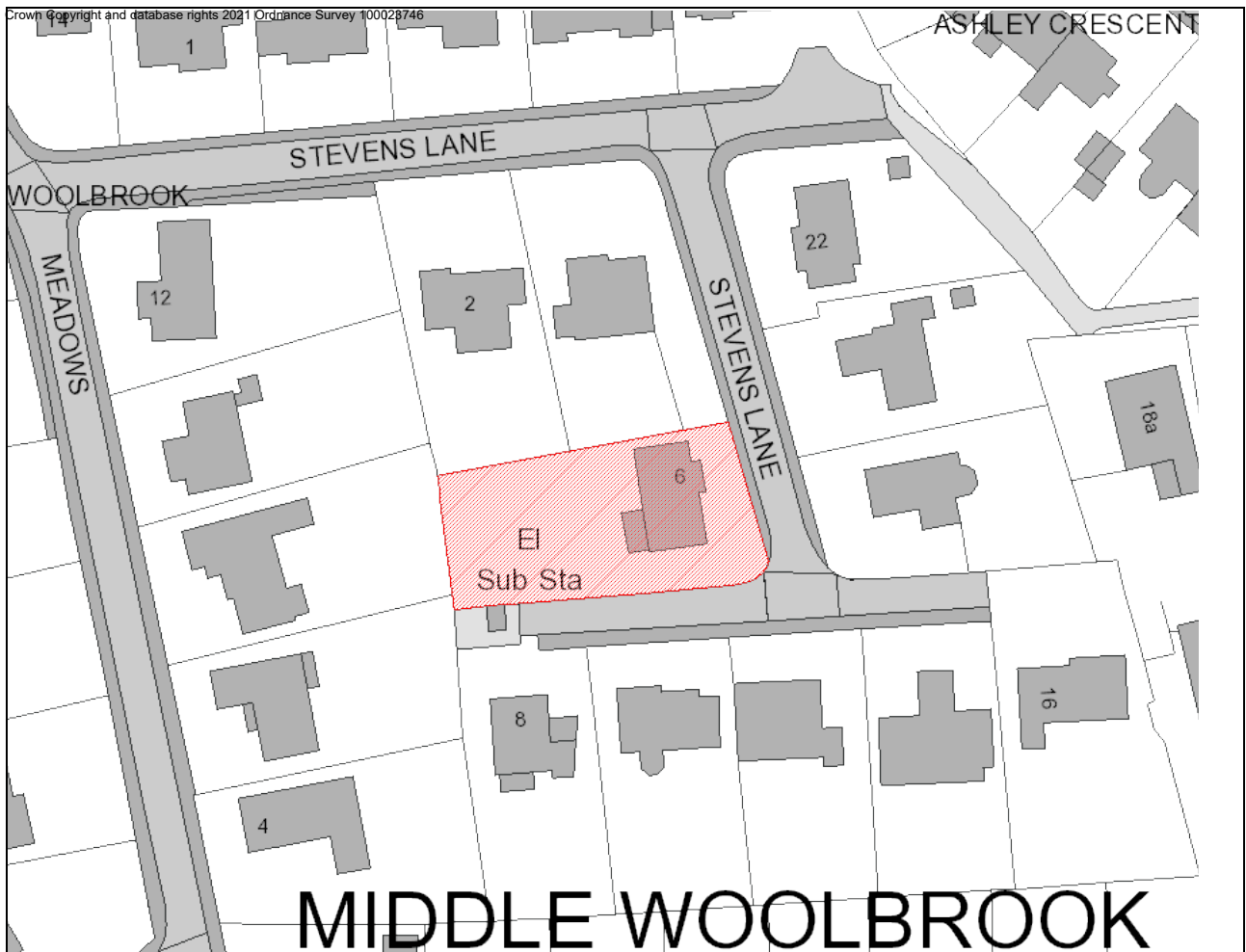
**Applicant** Nick and Jackie Pratt

**Location** 6 Stevens Lane Sidmouth EX10 9UL

**Proposal** Construction of single storey rear extension.



**RECOMMENDATION: Approval**



		<b>Committee Date: 24.11.2021</b>
<b>Chardstock Yarty</b>	<b>21/2654/FUL</b>	<b>Target Date: 02.12.2021</b>
<b>Applicant(s)</b>	<b>Nick and Jackie Pratt 6 Stevens Lane Sidmouth EX10 9UL</b>	
<b>Location:</b>	<b>6 Stevens Lane Sidmouth EX10 9UL</b>	
<b>Proposal:</b>	<b>Construction of single storey rear extension.</b>	

**RECOMMENDATION: Approval**

#### **EXECUTIVE SUMMARY**

**This application is before Members as the applicants have declared that they are relatives of two council employees (Planning and Building Control).**

**The applicant seeks permission for the construction of single storey flat roof extension to the rear of the property.**

**Given its location, design, and scale within the existing plot, 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 upon the occupiers of the neighbouring properties as a result of the works carried out.**

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

#### **CONSULTATIONS**

##### **Parish Council**

**UNABLE TO SUPPORT**

**Members felt that the application was over development of the site and of poor design.**

##### **Other Representations**

**No comments received**

## **PLANNING HISTORY**

There is no planning history registered on site which is relevant to this particular application.

## **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

## **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**

### **Proposal**

The applicant seeks permission for the construction of a single storey flat roof extension to the rear of the property, in order to provide an enlarged kitchen/dining room and enabling the conversion of the existing kitchen space to an additional bedroom.

### **Analysis**

The main issues for consideration are the design of the proposal and impact upon surrounding residents.

### **Design**

During the consultation period, the Town Council stated that they were unable to support the proposal as they felt that it was over development of the site and of poor design.

These comments are noted, however, the generous plot within which number 6 Stevens Lane sits is considered to be capable of accommodating a single storey extension of the proposed size/scale with the proposal retaining more than adequate amenity space.

With regard to the design of the proposal, a flat roof design for a rear extension is not uncommon and considered to be acceptable, particular in light of the flat roof conservatory being replaced.

Although the rear extension will be partly visible from Stevens Lane to the side of the property, this is a small cul-de-sac with limited use.

In light of the above, and given the use of matching facing materials (render) to the main dwelling, the visible impact from the extension is acceptable.

### **Amenity**

The extension is proposed centrally within the large plot and given this and its single-storey nature it will not cause any harm to the amenity of the occupiers of the neighbouring properties.

### **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.)

### **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:**

Location Plan

3502/01 : elevations

3520/02 : site/elevations

3520/03 : floor

3502/04 : roof