

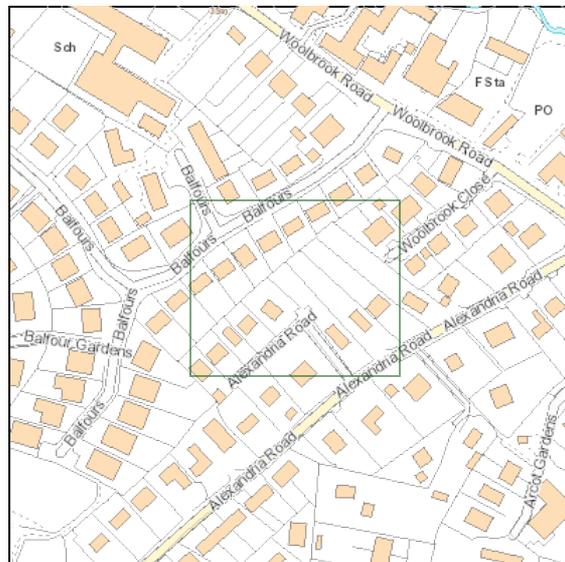
Ward Sidmouth Sidford

Reference 21/2240/RES

Applicant Mrs Amanda Pettit

Location Land Adjoining 77 Alexandria Road Sidmouth

Proposal Construction of bungalow with garage (application for approval of details of access, appearance, landscaping, layout and scale pursuant to outline planning permission ref. 19/0251/OUT).



RECOMMENDATION: Approval with conditions



		Committee Date: 15th December 2021
Sidmouth Sidford (Sidmouth)	21/2240/RES	Target Date: 14.10.2021
Applicant:	Mrs Amanda Pettit	
Location:	Land Adjoining 77 Alexandria Road	
Proposal:	Construction of bungalow with garage (application for approval of details of access, appearance, landscaping, layout and scale pursuant to outline planning permission ref. 19/0251/OUT)	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before Committee as the officer recommendation is contrary to the view of a Ward Member.

This reserved matters application follows approval of outline consent for the construction of a bungalow, reference 19/0251/OUT.

The site comprises of a rectangular plot of land around 0.3 hectares in area that currently forms part of the rear garden of no. 77 Alexandria Road, a detached two storey dwelling located within a mainly residential area around 1km. north of Sidmouth town centre.

The submitted details propose the construction of a bungalow with a narrow footprint that reflects the form of the plot. The design of the build incorporates a series of mono pitch roofs resulting in a contemporary form. The exterior would be finished in grey render with stone detailing.

The main issues for consideration include the following;

- Impact of the development on the character and appearance of the area.**
- Impact of the development on the amenity enjoyed at adjacent properties.**

The application has prompted objections from a Local Ward Member and the Town Council with concerns over the design of the dwelling and the subsequent conflict with Policy 7 (Local Distinctiveness) of the Sid Valley Neighbourhood Plan. Some third parties have also objected for similar reasons. However the street scene along this part of Alexandria Road displays properties of varying scale, form and age and the subsequent character of the road is mixed. Short distance views will

be available immediately forward of the site's access but views of the dwelling would start to become obscured by boundary hedges as you move along the private road towards 65 Alexandria Road. Although at this point it is still anticipated that the roof would be visible. Glimpsed longer distance views are potentially available along Woolbrook Road, however the land gradually falls away to the east and therefore, where views are available, the upper part of the application building would, if visible, be viewed in the context of no 65, 67, 69, 71 and 73 Alexandria Road that are sited on higher ground.

The proposal details the retention of hedging on the north western and south western boundary which will screen the outlook from windows and mitigate the physical presence of the build from the adjacent properties of 73 Alexandria Road and 50 & 52 Balfours.

The rear garden of No 79 Alexandria Road runs parallel to the north eastern boundary of the application site. Currently a low closed boarded timber fence runs along the boundary with a number of shrubs and trees either side that provide a sense of privacy. However the existing fence is low and the trees and shrubs only intermittently line the boundary. As such there are some filtered views between the respective garden areas.

The submitted Block Plan indicates that a 1.8 metre timber close boarded fence shall be constructed along this boundary. The raising of ground levels and removal of some of the vegetation along the north eastern boundary would result in the upper part of the north east elevation being visible from No 79 and therefore a degree of impact upon the rear garden is inevitable. However this impact would be largely restricted to the north eastern end of the garden which itself is long and narrow. At this point existing vegetation within the neighbouring garden should go some distance to ensure that the presence of the fence and upper part of the north eastern elevation is softened. Additionally the outlook from the two bedrooms and living space would also be screened by the new fence minimising concerns of overlooking. Whilst it is acknowledged that the rear garden space of 79 Alexandria Road shall be impacted, given the reasons above, it is not thought that the harm caused is to a level that would warrant refusal of the application.

The property benefits from adequate amenity space such that it would not represent a cramped form of development or over-development of the site.

In light of the above it is the position of officers that the development should be approved subject to conditions listed at the end of this report.

CONSULTATIONS

Local Consultations

Parish/Town Council

UNABLE TO SUPPORT

The proposed design of the building would not be in keeping with the character of the area and be contrary to Policy 7 (Local Distinctiveness) of the Sid Valley Neighbourhood Plan.

Sidmouth Sidford - Cllr Marianne Rixson

My comments concern application no 21/2240/RES land adjoining 77 Alexandria Road

I object to this application on the following grounds:

The proposed dwelling is very large and almost fills the plot - surely a smaller building would be more suitable?

The design is not in keeping with existing properties and is contrary to Policy 7 of the SVNP (Local distinctiveness).

Concerns have also been raised by neighbours with regard to:

- overlooking and loss of amenity
- the noise potential from the heat pump
- concerns about the potential for surface water flooding emanating from this development

I hope that the committee may consider visiting the site before making a final decision on the scale and design of this proposed development.

Technical Consultations

Devon County Highway Authority

Observations:

The access has sufficient visibility in a low speed cul-de-sac, the proposed layout allows for off-carriageway turning and parking. Therefore the County Highway Authority (CHA) has no objection to this planning application.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, HAS NO OBJECTION TO THE PROPOSED DEVELOPMENT

Other Representations

10 Objection comments have been received raising concerns over the following:

- Overdevelopment of the site.
- Harmful to the character and appearance of the area.
- Inaccuracies with the red line submitted under the outline.
- Difficulties in understanding the height of the build.
- Insufficient space for the soakaway.
- Contrary to Policy 7 of the Sid Valley Neighbourhood Plan.
- Concerns over loss of Devon Bank.
- Impact on neighbouring amenity.
- Lack of landscaping.

- No certificate ownership submitted with application.
- Issues regarding land ownership.
- Size of bungalow is excessive.
- Gutters overlapping boundary at 79 (Alexandria Road).
- Surface water run off implications.
- Concerns regarding noise pollution caused by the heat pump.

PLANNING HISTORY

Reference	Description	Decision	Date
19/0251/OUT	Construction of bungalow with garage (outline application with all matters reserved).	Approval with conditions	02.05.2019

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

D1 (Design and Local Distinctiveness)

D3 (Trees and Development Sites)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

EN22 (Surface Run-Off Implications of New Development)

TC2 (Accessibility of New Development)

TC9 (Parking Provision in New Development)

Sid Valley Neighbourhood Plan

Policy 1 Sid Valley Development Principles

Policy 6 Infill Development, Extensions and Trees

Policy 7 Local Distinctiveness

Policy 9 Residential Development

Site Location and Description

The site comprises of a rectangular plot of land around 0.3 hectares in area that currently forms part of the rear garden of no. 77 Alexandria Road, a detached two storey dwelling located within a mainly residential area around 1km. north of Sidmouth town centre.

The plot is accessed from a narrow, private off shoot with no footways, off Alexandria Road that provides access to nos. 65, 67, 69, 71 and 73 as well as the rear garden of no. 77 itself. A single storey garage had previously sat where the access to the site is proposed. However upon site visit in September this had been removed.

The site boundaries take the form of a combination of fences, hedges and small trees whilst within there are a number of trees whose major limbs have been cut back. The plot falls gently from north west to south east towards the rear of the host dwelling and from its south western boundary (with no. 73) to the north east (boundary with the rear garden of no. 79).

Site History

Whilst the planning history of the site details the granting, and subsequent renewal, of outline consent for a bungalow, this application appears to be the first attempt at gaining approval for matters previously reserved. The principle of constructing a dwelling at the site has been established through approval of 19/0251/OUT.

Proposal

This is a reserve matters application seeking consent for the details of access, appearance, landscaping, layout and scale.

The applications details the provision of a 3-bed bungalow finished in render and stone.

Analysis

The main issues for consideration as part of this application are as follows;

- The impact of the development on the character and appearance of the area.
- Impact of the development upon the amenity enjoyed at adjoining neighbours.

Each point, in addition to other matters, shall be discussed in further detail below.

Impact on the Character and Appearance of the Area

The dwelling would be single storey in height and consist of a pair mono-pitch roofs with dark grey rendered walls and stone quoins. The build would take on a fairly long and narrow footprint which reflects the shape of the plot. New boundary fences shall be erected along the north eastern and south western boundaries.

The area is defined by the main streets that act as gateways into Sidmouth; Bulverton Road, Woolbrook Road, Manstone Lane and Sidford Road. Like Hillside, its character is informed by the Woolbrook river corridor and by the steep topography of this part of the valley. With more compact terraces to the south the area is mainly suburban in character. Properties are usually detached and semi-detached villas of varying character. The off shoot from Alexandria Road is characterised by a mix of two storey rendered and tile properties and smaller bungalows some of which have converted roof space. Being set back from the main through road between Winslade Road and Woolbrook Road the construction of a bungalow is likely to cause low magnitude of change largely experienced at a localised level. Additionally, due to the variation between property design and age, despite concerns raised by consultees, the contemporary design approach of the proposal is considered to be of minimal concern.

The submitted elevations (DRWG: 1823/5 REV1) are annotated with a ground level of 43.93. When compared with the existing topographic survey it is anticipated that the build would be slightly cut in to the south western half of the site with some filling on the north eastern side.

Despite this, the overall height of the build is still fairly modest with the central ridge having a maximum overall height of 3.9 metres. Short distance views will be available

immediately forward of the site's access but views of the dwelling would start to become obscured by boundary hedges as you move along the private track towards 65 Alexandria Road albeit it is still anticipated that the roof would be visible. Glimpsed longer distance views are potentially available along Woolbrook Road, however the land gradually falls away to the east and therefore, where views are available, the application building would be viewed in the context of no 65, 67, 69, 71 and 73 Alexandria Road that are sited on higher ground. As such, the dwelling is unlikely to appear unduly harmful to the streetscene of Alexandria Road or prominent within the townscape from wider views.

A Local Ward Member, the Town Council and a number of third parties have raised concerns with regards to overdevelopment of the site. In this case, due to the narrow form of the site, any development that comes forward here is likely to propose a build with a footprint that is located in close proximity to existing boundaries. However, it is not necessarily thought that that the development would appear overly cramped. As previously stated, public views of the dwelling would be largely restricted to the off shoot from Alexandria Road. At this point it is only immediately forward of the access where the physical relationship between the side elevations and their respective boundaries would be evident. Even then, the subsequent relationship is not too dissimilar to other properties within the immediate area, the most obvious example being No 69. The dwelling would appear to be a natural continuation to the row of properties that border the private lane to the north and be of a scale and form that would ensure it is viewed as a sympathetic addition to the street scene. As such, it is the view of officers that the development would meet the objectives of Policy D1 (Design and Local Distinctiveness) of the Local Plan and Policy 7 (Local Distinctiveness) of the Sid-Valley Neighbourhood Plan.

Impact upon Adjoining Neighbours and Amenity for Prospective Occupiers

Third party comments and a Local Ward Member have raised concerns over the proposed dwelling's impact upon adjoining neighbours. Due to the immediate area's topography the land slopes gradually from west to east, therefore, the single storey structure would sit at a level slightly below No 73.

The boundary between the site and No 73 is defined by a fairly dense hedge that provides a degree of privacy. The submitted Block Plan indicates that this is to be retained alongside the provision of a timber fence. Despite this, the boundary does open up to the north west of the site where an existing timber post and rail fence then separates the two garden areas. At this point, at the most north western part of No 73's driveway, you can see the existing garden shed in the application site. Upon completion of the build, and anticipated removal of the shed, it would be possible for occupants of No 73 to stand here and look down into the rear garden space of the application site. However, the main outdoor amenity areas of No 73 are located immediately to the front and rear of the property and the area of concern relates to a small gravelled area between a garage and the post and rail fence. The likelihood of neighbours of the adjacent property occupying this small area for any prolonged period of time is unlikely and therefore concerns of overlooking from No 73 upon the rear

amenity space of the proposed dwelling are not considered harmful enough to warrant refusal of the application.

Planning approval 19/1785/FUL granted various external works to 73 Alexandria Road. The permitted works included the provision of a second floor window in the eastern gable of the dwelling. Upon site visit these works were yet to be completed. Despite this, owing to the windows height, it is anticipated that outlook would be largely screened by the existing hedge. In the future, if the hedge were to be reduced in height, then the lower mono pitch roof of the proposal building and the high level glazing between the gap left in-between the mono pitch roofs would be visible. However it is not considered that this would necessarily result in a loss of amenity for either party.

The north western boundary of the application site borders 52 Balfours and to a lesser extent No 50. Whilst the land does fall away towards Balfours the north eastern boundary of the application site is defined by hedging that would screen the outlook from the application building's living room and mitigate the build's physical impact through dominance or overbearing effect.

The rear garden of No 79 Alexandria Road runs parallel to the north eastern boundary of the application site. Currently a closed boarded timber fence runs along the boundary with a number of shrubs and trees either side that provide a sense of privacy. However the existing fence is low and the trees and shrubs only intermittently line the boundary. As such there are some filtered views between the respective garden areas.

The application building would run in close proximity to this boundary and require the removal of a number of small trees and shrubs within the application site. The submitted plans indicate that the ground level on the north eastern side of the site shall need to be raised in order to achieve the level of 43.93 as indicated on the submitted elevation drawings. It is also communicated on the Block Plan that a 1.8 metre timber close boarded fence shall be constructed along this boundary. The raising of ground level and removal of some of the vegetation along the north eastern boundary would result in the new timber fence and upper part of the north east elevation being visible from No 79 and therefore have a degree of impact upon the rear garden. However this impact would be largely restricted to the north eastern end of the garden which itself is long and narrow. The outlook from the two bedrooms and living space would also be screened by the new fence minimising concerns of overlooking. The provision of the new fencing along this boundary would be visible where gaps between existing vegetation allow, however, the resulting physical impact upon the north western section garden of No 79 is considered acceptable and not to a level that could warrant refusal of the application.

Appropriate Assessment

The nature of the application and its location close to the Pebblebed Heaths and their European Habitat designation is such that the proposal requires a Habitat Regulations Assessment. The Appropriate Assessment is required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist

accommodation developments in their areas will in-combination have a detrimental impact on the Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of the designation. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the financial contribution has been secured. On this basis, and as the joint authorities are working in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

Impact on surrounding Highway Network and Parking Provision

The site is accessed off a private lane. Upon visiting the site on a number of occasions it was noted that the private lane was not being used for any sort of parking for private vehicles. Additionally, it was also noted that the availability of on street parking along Alexandria Road is low. As such, in this instance, it is considered that the development should provide a degree of onsite parking.

The proposal shows an area of hardstanding forward of the dwelling that provides adequate room for parking and turning. Tan additional space is available within the proposed garage. Parking guidelines state that 3-bed properties should provide two parking spaces and as such this application complies with these parking guidelines.

The County Highway Authority have reviewed the application and provided comments of support.

Other Matters

- The development would utilise a soakaway to attenuate any surface water run-off from the development.
- The development would connect to the existing main sewer to deal with foul sewage.
- Third party comments received have raised concerns over the inclusion of third party land included within the red line of the current application's Location Plan. In this case it appears that the Location Plan submitted with 19/0251/OUT may include land within No 73's ownership in addition to the private lane which is also understood to be in their ownership. However the extent of land within the current Location Plan appears to have been reduced to exclude land along the north eastern boundary of No 73. Additionally the application form submitted with the outline consent had a completed Certificate B where the relevant land owners were notified. As such the applicant's would not be required to undertake this again as part of the reserved matters application.

Conclusion

In light of the issues discussed above the application is considered to meet the objectives of policy within the Local Plan and Neighbourhood Plan. In this case particular consideration has been given to the impact of the development on the

character and appearance of the area and the amenity of adjoining residents. Whilst concerns of some neighbouring parties, a Local Ward Member and the Town Council are duly acknowledged, due to the reasons given above it is the view of officers that the development could not be reasonably refused.

Despite this, it is considered that further details with regarding materials and Finished Floor levels (FFL) are to be submitted prior to commencement of the development in order to ensure that the final palette of materials are sympathetic to the character and appearance of the area and the FFL preserve the amenity enjoyed at neighbouring properties. The application is recommended for approval subject to adoption of the Appropriate Assessment and compliance with conditions listed below.

RECOMMENDATION

1. Adopt the Appropriate Assessment
2. APPROVE subject to the following conditions:

1. East Devon District Council as Local Planning Authority HEREBY APPROVE THE FOLLOWING RESERVED MATTERS of the above described development proposed in the application numbered as shown above and in the plans and drawings attached thereto, copies of which are attached to this notice relating to:-

- (a) Appearance
- (b) Landscaping
- (c) Layout
- (d) Scale
- (e) Access

This Reserved Matters application numbered as shown above is made pursuant to the Outline Planning Permission (ref. No. 19/0251/OUT) granted on 02.05.2019 2nd May 2019.

The following reserved matters have yet to be approved:

None

The following Conditions attached to the Outline Planning Permission (ref. no. 19/0251/OUT) referred to above remain to be complied with where details are required to be submitted prior to the commencement of development in so far as they relate to the site covered by application 21/2240/RES:

3

The following additional conditions are attached to this reserved matters approval:

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. Notwithstanding the submitted details, no development shall take place above foundation level until a schedule of materials, finishes and samples have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the East Devon Local Plan 2013-2031.)
4. Prior to occupation of the hereby approved dwelling, the proposed fence along the north eastern boundary as indicated on the submitted Block Plan, drawing 1823/3 3/REV3, shall be constructed in full.

(Reason: To protect the amenity enjoyed at neighbouring properties in accordance with Policy D1 - Design and Local Distinctiveness of the East Devon Local Plan 2013 - 2031).

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

1823/1	Location Plan	21.09.21
1823/6 Rev 2	Proposed Elevation	16.11.21
1823/3 Rev 3	Proposed Block Plan	07.10.21
1823/4 Rev 1	Proposed Floor Plans	07.10.21
1823/5 Rev 2	Proposed Elevation	16.11.21

List of Background Papers

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