

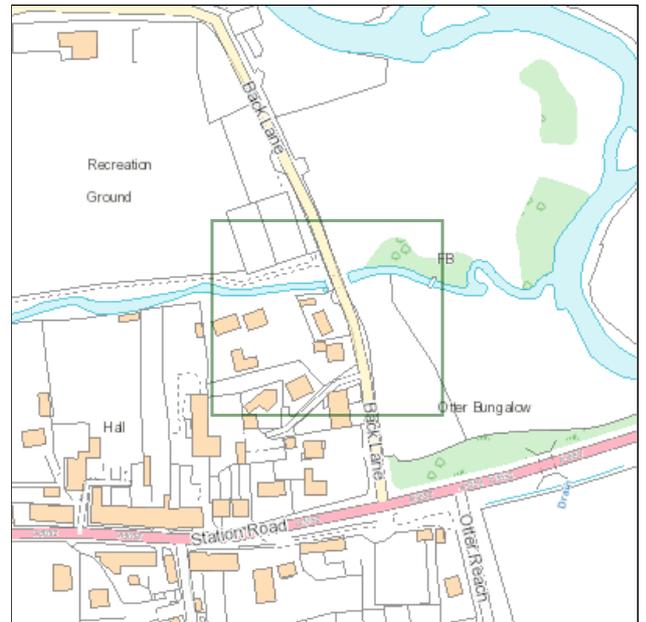
Ward Newton Poppleford And Harpford

Reference 22/0344/FUL

Applicant Mr & Mrs Kevin & Marianne Howe

Location Little Holme Back Lane Newton Poppleford
Sidmouth EX10 0EY

Proposal Single storey side extension with alteration to
fenestration and installation of terrace to front.



RECOMMENDATION: Approval with condition

Crown Copyright and database rights 2022 Ordnance Survey 100023746



		Committee Date: 14th June 2022
	22/0344/FUL	Target Date: 21.04.2022
Applicant:	Mr & Mrs K Howe	
Location:	Little Holme Back Lane Newton Poppleford Sidmouth EX10 0EY	
Proposal:	Single storey side extension with alteration to fenestration and installation of terrace to front.	

RECOMMENDATION: Approval – With Condition

EXECUTIVE SUMMARY

This application has been referred to Committee from Chair Delegation to consider the matter against the policy requirements of the Neighbourhood Plan.

The application seeks permission for a single storey side extension with alterations to the fenestration and the installation of a terrace to the front.

Whilst the principle of development is acceptable, and there is no other wider harm from the proposal, the use of non-matching materials for the roof of the extension is the proposal is contrary to the made Neighbourhood Plan for the area that seeks the use of matching materials.

Although the applicant/agent were offered the opportunity to amend the drawings, to provide matching roofing materials, they have asked that the application is determined as submitted.

Despite the requirement of the Neighbourhood Plan to provide matching materials, given the small scale and ancillary nature of the extension, and its proposed position to the side of the dwellinghouse set back from the neighbouring property known as Holmleigh, it is considered that allowing the proposal cause any significant detrimental impact upon the character of the surrounding area. In the absence of such harm, it is considered that it would be difficult to justify a refusal of planning permission.

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

LOCAL CONSULTATIONS

Parish Council

16.03.2022

Parish Councillors conducted a site visit with EDDC's Ward Councillor and the project Architect. Councillors support this application but would request that an alternative to the standing seam metal roofing finish on the extension is considered. This material does not comply with the adopted Neighbourhood Plan.

Ward Member – Cllr Val Ranger

15.03.2022

Having conducted a site visit with the parish council and the agent I support most elements of this application with the small exception of the standing seam metal roofing finish on the extension which does not comply with the newly adopted neighbourhood Plan. If this roofing finish was changed to slate tiles, I would fully support the application.

TECHNICAL CONSULTATIONS

EDDC Trees

23.03.2022

Having reviewed the submitted information, I have no arboricultural concerns.

OTHER COMMENTS

One third party representation has been received from the occupier of 4 Little Otters, within which, concerns are raised regarding lack of screening on the existing boundary wall between the 2 properties.

POLICIES

National Planning Policy Framework
National Planning Policy Guidance

Adopted East Devon Local Plan (2013 – 2031)

Strategy 7:	Development in the Countryside
Strategy 46:	Landscape Conservation and Enhancement and AONBs
Policy D1:	Design and Local Distinctiveness
Policy D3:	Trees and Development Sites
Policy EN21:	River and Coastal Flooding

Newton Poppleford and Harpford Neighbourhood Plan

Policy EP1	Conservation and enhancement of the East Devon AONB and Natural Environment
Policy EP2	Minimising damage to existing properties

Policy EP3	Flood Risk Assessment
Policy EP4	Surface Water Run-off
Policy EP6	Local Amenity
Policy H3	Outside the Built-up area boundary
Policy TD1	Infill and garden developments and extensions within the Built-up area boundary
Policy HQD1	Maintain the built character of our parish through High Quality Design.
Policy TH1	Trees and Hedgerows

Site Location and Description

The application site is located within the BUAB for Newton Poppleford and is also within the AONB.

The site is a two-storey detached residential house off Back Lane adjoined to the south and west by residential properties. To the east of the site is open countryside with the recreational ground to the north, the access to which passes the site.

Proposal

This application seeks permission for the construction of single storey side extension with alterations proposed to the fenestration - and the installation of a terrace to the front.

The application proposes a standing seam roof material under a painted render finish to the walls. The extension will replace an existing wooden structure.

CONSIDERATION AND ASSESSMENT

The main issues to consider in determining this application are potential impact on the streetscene and wider AONB, and any neighbour amenity issues arising from the approval of such a development.

Visual Impact

The proposed single storey extension would include the demolition of an existing flat roof timber structure to the south of the dwelling.

In terms of the wider impact on the street scene and AONB from an extension in the proposed location, whilst the extension would be visible from the highway, it is not considered that a single storey extension in this particular location would be out of character or unacceptable. It is not proposed to project further forward than the principle elevation of the original dwelling house it is considered that it will have little significant impact on the street scene, particularly bearing in mind the timber structure being replaced.

With regard to the proposed standing seam roof material, both the Parish Council and Ward Member wish to see the roofing material changed to something more sympathetic to the character of Newton Poppleford to reflect the requirements of the Neighbourhood Plan.

The Neighbourhood Plan is made and includes Policy HQD1 (Maintain the built character of our parish through High Quality Design) which seeks a high quality of design, with materials sympathetic to the area. The Neighbourhood Plan goes into detail with regard to the design of dwellings and materials detailing that following public consultation the least popular designs were those that were contemporary with the least popular roofing material being metal.

It is clear therefore that the Neighbourhood Plan seeks more traditional designs with metal roofs such as that proposed through this application the least liked due to them being out of character with the area. As a result of this the applicant has been asked if they would amend the roofing materials but have declined.

In this instance, the metal roof proposed is of a very shallow pitch, only proposed for the extension and set back from the main road. In light of the fact that very little of the roof will be visible from the public domain, and given that the existing is replacing a timber structure, it is considered that the harm from the metal roof is minimal and not harmful enough to justify a refusal of planning permission despite the contents of the Neighbourhood Plan.

A condition is suggested in order to ensure that a sample of the exact appearance of the roofing material is submitted for approval.

Impact upon Amenity

Whilst acknowledging that the proposal includes 2 side facing windows at ground floor level facing Homeleigh, and additional high level windows and doors to the rear, it is not considered there would be any harmful overlooking from the proposal given its single-storey nature. The high level windows would restrict outlook upwards toward the sky.

With regard to the neighbour at number 4 Little Otters to the rear, there comments relates to the construction of the adjoining replacement dwelling at Homeleigh. There is no control over that development through this application but they are entitled to construct a suitable boundary treatment without the need for planning consent, providing that such works complied with the relevant permitted development rights for boundary treatments. Alternatively they can plant on the boundary.

In all other respects, the application is considered to be acceptable, and is therefore recommended for approval.

RECOMMENDATION

APPROVE with condition.

1. 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.)

2. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1A Green Lane.

(Reason - The outbuilding is unsuitable for independent residential occupation due to its relationship with adjacent dwellings and is an unsustainable location where a separate unit of accommodation would not be adequately served by a range of services and facilities such that it would not comply with the requirements of Policy D1 - Design and Local Distinctiveness and Strategy 3 - Sustainable Development of the Adopted East Devon Local Plan 2013-2031.)

3. Prior to its installation, further details and a sample of the standing seam roofing 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:

LNR PL-08 : Elevations

LNR PL-07

LNR PL-06 : First

LNR PL-05 : Ground

LNR PL-01