

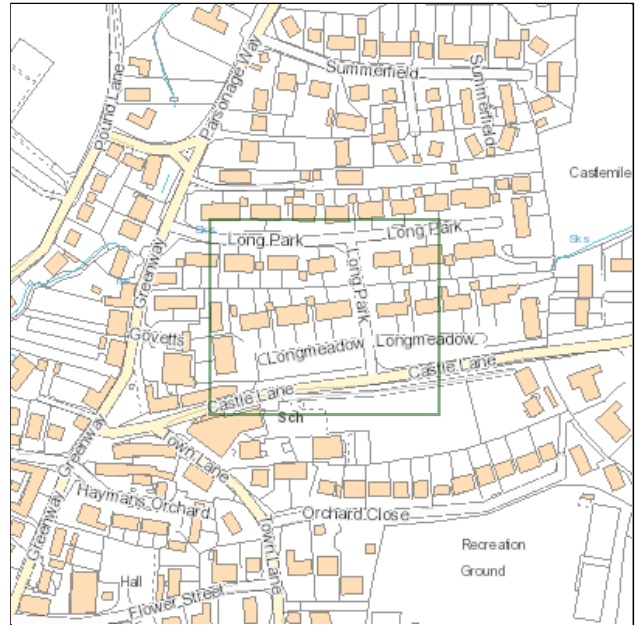
Ward Woodbury And Lymptone

Reference 22/0991/FUL

Applicant Mr & Mrs Colin & Amy Jeans

Location 7 Long Meadow Woodbury EX5 1JA

Proposal Single storey rear extension, single storey front extension, single storey side extension, conversion of the existing garage into a sunroom, conversion of loft space with a rear dormer for a habitable space.



RECOMMENDATION: Approval with conditions



		Committee Date: 26th July 2022
	22/0991/FUL	Target Date: 01.07.2022
Applicant:	Mr & Mrs Colin & Amy Jeans	
Location:	7 Long Meadow Woodbury EX5 1JA	
Proposal:	Single storey rear extension, single storey front extension, single storey side extension, conversion of the existing garage into a sunroom, conversion of loft space with a rear dormer for a habitable space.	

RECOMMENDATION: Approval – With Conditions

EXECUTIVE SUMMARY

This application is before Members as the applicant is an employee of EDDC.

The application seeks permission for the construction of single storey side and rear extensions, and the construction of a dormer window within the rear facing roof slope of 7 Long Meadow, Woodbury.

Given the scale, position and design of the extensions, it is considered that allowing the proposals would not have any detrimental impact upon the character of the surrounding area, nor would there be amenity harm of such a nature that a refusal could be warranted on such grounds.

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

CONSULTATIONS

Parish Council

Woodbury Parish Council does not support this application as it is an overdevelopment of the site in particular with the side elevation, which could cause light restriction to No 6.

Ward Member – Cllr G Jung

I have viewed the documents provided for the planning application for 22/0991/FUL for a single storey rear extension, single storey front extension, single storey side extension, conversion of the existing garage into a sunroom, conversion of loft space with a rear dormer for a habitable space at 7 Long Meadow Woodbury.

I have concern that the side extension coming forward to include a new garage will appear overbearing to the next-door neighbour because this extension will be above (due to this property being on rising ground) This will reduce light to their 2 side windows a Bathroom and Bedroom.

Therefore, I cannot support however I reserve my final views on this application until I am full possession of all the relevant arguments for and against.

Other Representations

1 x third party objection received from the occupier of number 6 Long Meadow concerned about the impact upon windows in the side of their property from the proposed extension.

POLICIES

Adopted East Devon Local Plan (2013 – 2031)

Strategy 7: Development in the Countryside
Policy D1: Design and Local Distinctiveness

Woodbury Village Design Statement

National Planning Policy Framework
National Planning Policy Guidance

Site Location and Description

The application property is a semi-detached two-bedroom bungalow situated in a residential estate in Woodbury facing the Primary School to the south.

The property is positioned centrally within the plot raised about the level of the non-adjointing neighbouring property at number 6.

The area is characterised by semi-detached bungalows of differing designs with garages adjoining the neighbouring property and set back within the plots.

Proposal

This application seeks permission for the construction of single storey side extension in front of the garage, a full width single storey rear extension, and the construction of a full width dormer window within the rear facing roof slope.

Consideration and Assessment

In assessing the application, there are two principal issues that are material to the consideration of this particular proposal; namely the impact of the development upon the character and appearance of the property itself and the surrounding area, and any amenity impacts upon surrounding properties.

Visual impact

Policy D1 of the East Devon Local Plan states that proposals will only be permitted where they respect the key characteristics and special qualities of the area in which the development is proposed, ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context, and do not adversely affect the distinctive historic or architectural character of the area.

In terms of the impact upon the street scene, the enlargements would (in part) be visible from the highway, however, it is not considered that allowing the changes would cause any harmful implications in terms of their visual impact on the character and appearance of the area, and a condition could be added so as to ensure that the finishing materials to be used are further considered prior to their installation.

Whilst the side extension would bring the garage further forward within the plot, it would still be set back a considerable distance from the road and be set back from the front elevation of the host dwelling. At single-storey height, this will not have a harmful visual appearance, particularly given that the front elevations of numbers 6, 7 and 8 are all of a differing design and appearance. Adequate space for parking would remain within the plot.

As the dwelling backs onto other properties, the rear extension and dormer windows will not be highly visible and will not therefore be harmful to the visual amenity of the area, despite the use of cladding for its facing material (which would match the clad front elevation of the bungalow). It is relevant to note that the dormer window to the rear roof slope would fall within the parameters of permitted development had it not proposed the inclusion of cladding as an external finish.

In light of the above the proposal will not harm the visual amenity of the area.

Impact upon the amenity of neighbours

The neighbouring property at number 6 to the west, along with the Ward Member, have raised concerns regarding the single storey side extension and a potential loss of light due to its location on the boundary of the property forward of the existing garage. Number 6 benefitting from 3 windows and a door in its side elevation facing the application site, at a slightly lower level but with driveways to the two dwellings separating the dwellings themselves.

Due to the separation distance that would remain between the two properties via the neighbouring driveway, and given that the extension is proposed to be single storey in form with a flat roof set below the eaves height of the original property, it is not considered that allowing the scheme would result in a detriment loss of light to the east facing windows within the side of number 6 Long Meadow such that a refusal could be warranted on these grounds.

It is appreciated that the extension will be raised slightly above the neighbouring properties level and that the neighbours outlook would change, but given that a suitable separation distances remains, given that a 2m high wall could be built along this boundary without requiring planning permission, and given the lack of windows in the side elevation of the proposed extension, it is not considered that the proposal results in a degree of harm that could justify refusal of planning permission.

RECOMMENDATION

APPROVE with 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. 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, doors or other openings shall be formed in the East elevation of the single storey rear extension hereby approved.
(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, doors or other openings shall be formed in the West elevation of the single storey side extension hereby approved.
(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.)
5. Prior to its installation, details (and whereso requested, a sample) of the cladding to be used externally 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: 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:

	Location Plan	06.05.22
D014-22-103	Proposed Combined Plans	06.05.22
D014-22-102	Proposed Floor Plans	06.05.22