

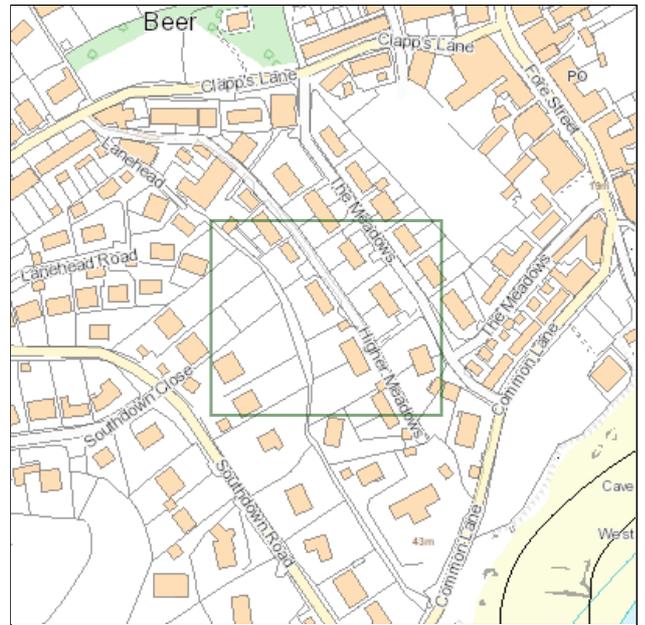
Ward Beer And Branscombe

Reference 22/1154/FUL

Applicant Mr & Mrs C & J Evans

Location Esgair Higher Meadows Beer EX12 3EZ

Proposal Rear roof slope flat roof dormer extension



RECOMMENDATION: Approval with conditions



		Committee Date: 30.08.2022
Beer And Branscombe (Beer)	22/1154/FUL	Target Date: 31.08.2022
Applicant:	Mr & Mrs C & J Evans	
Location:	Esgair, Higher Meadows, Beer, EX12 3EZ	
Proposal:	Rear roof slope flat roof dormer extension	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application has been referred to Planning Committee following a Chair’s Delegation meeting so that Members can consider the appropriateness of the design and visual impact in light of the concerns raised by the Parish Council and Ward Member.

The application proposes the construction of a flat roof dormer window to the rear of the property.

It is acknowledged that the flat roof design of the dormer together with the change in materials would detract from the local vernacular. However, taking into consideration the positioning of the proposed dormer and limited public views, it is considered that the development would not be to the detriment to the character and appearance of the area such that permission could be withheld on these grounds.

In light of the lack of harm to neighbouring amenity and the acceptable visual impact, the application is considered to be acceptable and is recommended for approval.

CONSULTATIONS

Local Consultations

Beer and Branscombe - Cllr Geoff Pook

I do not support this application. I am also annoyed that the applicant has made another application that ignores previous objections and after gaining permission for an acceptable application. This application replicates the original unacceptable

application and I therefore do not support it. If officer recommendation differs I would like the application to be put to the committee.

Parish/Town Council

Do not support this application.
Findings from first time still stand.

Other Representations

None received to date.

PLANNING HISTORY

Reference	Description	Decision	Date
21/3040/FUL	Conversion of roof space to habitable use to include roof extension, two front dormers and a rooflight, two rear dormers and rear external stair	Approval with conditions	04.05.2022
02/P2192	First Floor Extension	Approval with conditions	12.11.2002

POLICIES

Government Planning Documents

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

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)
Strategy 5 (Environment)
Strategy 27 (Development at the Small Towns and Larger Villages)
Strategy 46 (Landscape Conservation and Enhancement and AONBs)
Strategy 38 (Sustainable Design and Construction)
Strategy 47 (Nature Conservation and Geology)
Policy D1 (Design and Local Distinctiveness)
EN5 (Wildlife Habitats and Features)

Beer Neighbourhood Plan (Made)

Policy NE1 Development and the Natural Environment
Policy HBE2 High Quality Design

Site Location and Description

ANALYSIS

Site Location and Description

Esgair is a semi-detached two storey property located on the uphill side of Higher Meadow to the west of the village centre. The site is within the built-up area boundary of Beer and the designated East Devon Area of Outstanding Natural Beauty (AONB).

Proposed Development

Planning permission was previously granted for the hip to gable extension, two pitched roof dormer windows to the front and two pitched roof dormers with external steps to the rear, application reference 21/3040/FUL.

The initial scheme of the previously approved application incorporated a flat roof rear dormer with balcony and external steps. The design of the rear dormer was amended during the consideration of the application to replace the flat dormer with two pitched roof dormer windows to address some concerns raised by the Parish Council and Ward Member.

The current application seeks permission for the construction of a flat roof dormer window to the rear roof slope, as originally proposed with the previous application.

Analysis

The principle of the addition of a dormer window to the rear has been already established under the previous application, as such it is considered that the main issues in determination of this application relate to the acceptability of the proposal and its impact on the character and appearance of the area and residential amenity.

During the course of the application the Parish Council and Ward Member reiterated their objections to the size, shape and overall design of the rear dormer stating it would be contrary to the made Beer Neighbourhood Plan.

It is acknowledged that the flat roof dormer windows and grey standing seam metal cladding are not very common within the village, however the application site is situated outside the Beer Conservation Area and distant from any of the listed buildings, or any other buildings of greater significance.

The dormer would be set back from the edge of the gable end of the extended roof and given the natural topography of the site, orientation and relationship of the dwelling with other properties in the vicinity, public views would be limited to angled views of part of the dormer from Higher Meadows and wider public vantage.

Whilst the dormer would be visible from the rear outdoor amenity space of the neighbouring properties, there would be no overbearing impact or loss of light such that permission could be withheld on these grounds.

Considering that the main principle of the development is the proposed change to the shape, bulk and design of the rear dormer with no new openings proposed to the side or front of the property other than those previously approved, allowing the development would not result in any detriment to the residential amenity of the neighbouring residents.

The proposal would, together with the previously approved scheme, involve significant alterations to the fabric and use of the roof of the existing house. A preliminary ecological survey of the building has been carried out, and its report concludes that there is no evidence of bat or bird roosting or nesting. Nonetheless, advice in the report, on ways to enhance opportunities for bat, bird and bee habitat at the site, is welcomed, and reflected in the recommended condition relating to this matter. The proposed development would comply with the terms of Policy EN 5 - Wildlife Habitats and Features of the Local Plan, and with Aim 1 and Objective 1.2 of the Neighbourhood Plan.

Conclusion

It is acknowledged that the proposed dormer window would stand out from the architectural style of the immediate area due to its bulk, flat roof design and materials proposed. However, it is considered that due to the limited public views there would not be any resulting direct harm to the street scene or the designated AONB such that an objection could be sustained.

In addition, it is also noted that there are already flat roof dormer windows of various size to the rear and front elevations within Beer, including the conservation area.

In light of this, it is considered that the application complies with the relevant policy provisions of the adopted East Devon Local Plan (2013-2031) and the Beer Neighbourhood Plan (2017-2031). As such, the recommendation is to approve the application and repeat all conditions related to the privacy screen and enhancement of Biodiversity imposed on planning permission 21/3040/FUL.

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. Privacy screens. Before the development hereby permitted is first brought into use 1.8m high privacy screens on the North- West and south east sides of the

external stair landing shall have been installed in accordance with the approved plans. These screens shall be so retained for the duration of the occupation of the development.

(Reason - To protect the residential amenity of neighbouring dwellings, including the privacy of their internal and external spaces, in accordance with national and local planning policy and guidance, as set out in Policy D1 - Design and Local Distinctiveness of the East Devon Local Plan 2013 - 2031 and in guidance contained in the NPPF.)

4. Before the development hereby permitted is first brought into use measures for the enhancement of wildlife habitat shall be incorporated into the development in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. These measures shall include one unit of artificial habitat provision each for birds, bats and bees, of a type specified (or similar to those set out) in the approved Ecologic Consultant Ecologists LLP Bat and Protected Species Survey referenced 21106 rev 00 received 25th of May 2022. The measures so installed shall be retained for the purpose of wildlife support for the duration of the occupation of the development.

(Reason - To secure appropriate biodiversity enhancement for the area, in accordance with local and national planning policy and guidance as set out in Strategy 47 - Nature Conservation and Geology and Policy EN5 - Wildlife Habitats and Features of the adopted East Devon Local Plan 2013 - 2031, and Policy NE1 - Development and the Natural Environment of the made Beer Neighbourhood Plan, and guidance contained in the NPPF.)

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.

The applicant is encouraged to use materials, installations, construction techniques and practices in the implementation and on-going use of the development that will minimise resource consumption, enhance biodiversity, encourage low or zero

emissions travel (including charging points for electric vehicles and bikes) and be resilient to and mitigate against the effects of climate change.

The applicant is encouraged to incorporate measures into the scheme, in addition to the provision required under condition 4 above, such as bird, small mammal, herptile and insect artificial habitat, water features, garden access and appropriate planting, for the enhancement of biodiversity.

Plans relating to this application:

2114-51: Ground	Proposed Floor Plans	27.05.22
2114-52: First/Second	Proposed Floor Plans	25.05.22
2114-54: SW	Proposed Elevation	25.05.22
2114-55: SE	Proposed Elevation	25.05.22
2114-56	Sections	25.05.22
2114-57: NW	Proposed Elevation	25.05.22
2114-SL	Location Plan	25.05.22

List of Background Papers

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