

Ward Dunkeswell And Otterhead

Reference 23/0703/FUL

Applicant Mr & Mrs Plowden

Location The Cottage Stockland EX14 9DS

Proposal Changes to front elevation, partial raising of existing sunroom roof and relocation of front door.



RECOMMENDATION: Approval - standard time limit



		Committee Date: 13.06.2023
Stockland	23/0703/FUL	Target Date: 26.05.2023
Applicant:	Mr & Mrs Plowden	
Location:	The Cottage, Stockland. EX14 9DS	
Proposal:	Changes to front elevation, partial raising of existing sunroom roof and relocation of front door.	

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

This application is referred to Committee as the applicants are relatives of an EDDC employee.

The applicant seeks permission for changes to the front elevation of The Cottage, partial raising of the existing sunroom roof and the relocation of the front door.

Given their appropriate design, small scale and ancillary nature, it is considered that 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

No comments received.

Ward Member

No comments received.

Conservation

On the basis of the information provided through the application, the works as proposed would continue to preserve the contribution the building makes to the surrounding conservation area. In this respect conservation do not wish to offer any comments beyond the request for a window condition.

Other Representations

No comments received.

PLANNING HISTORY

16/1693/CPE Certificate of lawfulness for residential use of room formerly used as a post office

07/2876/FUL Alterations/extension to rear

07/0349/FUL Alterations and extension to rear roof areas

93/P0052 Change Of Use Of Garage To Post Office

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 EN10:	Conservation Areas

Stockland Neighbourhood Plan

Policy NE1:	Retaining and Enhancing the Natural Beauty of our Parish
Policy BHE1:	Protecting Our Valued Archaeological and Heritage Assets in Stockland Parish
Policy BHE2:	Protecting Our Hamlets' Historic Identity
Policy BHE3:	Maintaining the Built Character of Our Parish through High Quality Design

CONSIDERATION:

Site Description

The Cottage, is a residential dwelling situated in the village of Stockland.

The dwelling is also situated in both the Conservation Area and AONB.

Description of development

This application seeks permission for changes to the front elevation of 'The Cottage' including the relocation of the front door - and the raising of the existing sunroom roof.

Principal of development

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, Conservation Area and AONB, and any amenity issues allowing the development may cause.

The proposed alterations are considered against the following policies within East Devons Local Plan:

Strategy 7: Development in the Countryside, Strategy 46: Landscape Conservation and Enhancement and AONBs, Policy D1: Design and Local Distinctiveness and Policy EN10: Conservation Areas- and also against relevant policies with the Stockland Neighbourhood Plan.

Design and landscape Impact

It is considered that the proposals respect the key characteristics and special qualities of the area and relate well to their context.

The resulting design is considered to be acceptable.

Heritage

The LPA considers that the proposed alterations would preserve the appearance and character of the area, and the Conservation Officer made comments supporting the scheme – subject to the imposition of a condition relating to windows.

Residential Amenity

The LPA does not consider that the changes proposed would result in any amenity harm upon the occupiers of the neighbouring properties, in particular that of 'Kings Thatch'.

Highways/Parking

There are no impacts on parking provision or on the highway.

Drainage

There are no impacts on drainage which would warrant further comment or a refusal on such grounds.

Ecology/Trees

There are no trees within the vicinity upon which the changes proposed would impact.

Planning Balance

This application seeks permission for changes to the front elevation of 'The Cottage' including the relocation of the front door - and the raising of the existing sunroom roof.

During the consultation period, no third party objections were received and East Devons Conservation Team offered support for the proposals – subject to condition.

The changes to the fenestration on the front elevation have been carefully considered – resulting in no harm to the Conservation Area, and the alteration to the sun room roof, is minor in nature with no resulting amenity impact.

The application is in all respects considered to be acceptable, and is therefore recommended for approval.

RECOMMENDATION

APPROVE

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. Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority:
 - * If a new window is required on the front elevation details including sections, mouldings, profiles and paint colour. Sections through casements, frames and glazing bars should be at a scale of 1:2 or 1:5.
 - * New and/or replacement doors including sections, mouldings, profiles and paint colour. Sections through panels, frames and glazing bars should be at a scale of 1:2 or 1:5.The works shall be carried out in accordance with the approved details and specification.

(Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 – Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

Statement on Human Rights and Equalities Issues

Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance

Equalities Act - In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

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:

P2109:01

P2109:02

P2109:04A

P2109:05: Elevations