

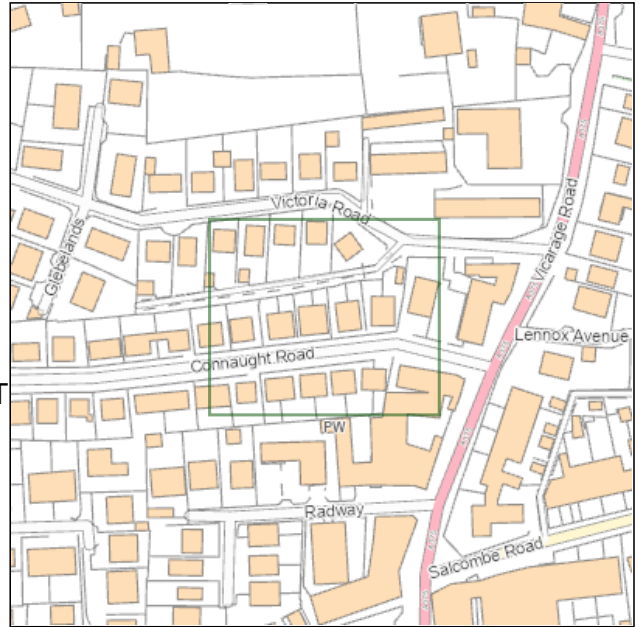
Ward Sidmouth Town

Reference 23/2639/FUL

Applicant Mr and Mrs G Symington

Location 28 Connaught Road Sidmouth Devon EX10 8TT

Proposal Single storey side / rear extension



RECOMMENDATION: Approval with conditions

Crown Copyright and database rights 2024 Ordnance Survey 100023746



		Committee Date: 27.02.2024
Sidmouth	23/2639/FUL	Target Date: 28.02.2024
Applicant:	Mr and Mrs G Symington	
Location:	28 Connaught Road, Sidmouth, Devon, EX10 8TT	
Proposal:	Single storey side / rear extension	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before Members as one of the applicants is an employee of the District Council.

There is no relevant planning history for this property.

It is considered that the development would not have any detrimental impact upon the character of the surrounding area, nor would there be significant harm to the amenity of neighbours.

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

CONSULTATIONS

Parish Council

Support

Ward Member

No comments received

Other Representation

No comments received

PLANNING HISTORY

There is no planning history for this site relevant to the proposal being considered.

POLICIES

National Planning Policy Framework (Updated 19 December 2023)
National Planning Practice Guidance

Adopted East Devon Local Plan (2013 – 2031)

Strategy 3:	Sustainable Development
Strategy 5:	Environment
Strategy 6:	Development within Built-Up Area Boundaries
Strategy 38:	Sustainable Design and Construction
Strategy 48:	Local Distinctiveness In The Built Environment
Policy D1:	Design and Local Distinctiveness
Policy EN22:	Surface Run Off Implications Of New Development
Policy TC9:	Parking Provision In New Development

CONSIDERATION:

The Proposal

This application proposes the removal and replacement of the existing rear kitchen, toilet and conservatory with a slightly larger rear extension.

The extension would have north facing windows and glazed doors to the rear garden, rooflights and a new window opening on the eastern elevation.

Description

28 Connaught Road is a semi-detached two storey dwelling on the northern side of this unclassified residential road set within the built up area boundary of Sidmouth.

Behind the site is a private track, followed by an additional row of residential dwellings. The eastern neighbour to the site (no. 29) is also a two storey semi-detached dwelling, and to the west is the dwelling with which the subject property shares a party wall (no. 27). Many of the dwellings on this side of the street have large outbuildings or rear extensions.

The application site is generally flat and does not have a dropped kerb or on-site parking from Connaught Road. A front gate provides foot access to the site, with the main entrance on the side of the dwelling.

The rear of the building is not readily viewed from public areas.

Principal of development

Strategy 6 of the East Devon Local Plan states that “within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings”

Policy D1 of the Local Plan expects applications to demonstrate that “new development, including the refurbishment of existing buildings to include renewable energy, is of a high quality design and locally distinctive”.

The Policy states (among other text)

“Proposals will only be permitted where they:

1. Respect the key characteristics and special qualities of the area in which the development is proposed.
2. Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.
3. Do not adversely affect:
 - a) the distinctive historic or architectural character of the area.
 - b) the urban form, in terms of significant street patterns, groups of buildings and open spaces.
 - e) the amenity of occupiers of adjoining residential properties.
4. Have due regard for important aspects of detail and quality and should incorporate:
 - c) use of appropriate building materials and techniques respecting local tradition and vernacular styles, as well as, where possible, contributing to low embodied energy and CO2 reduction.”

The site lies within the Built-up Area boundary of Sidmouth, and is surrounded by residential development. There is no objection in principle to development of this single dwelling, as no additional units are proposed that would result in a change to the grain or density of the residential land use in this part of Sidmouth.

Design and Landscape Impact

There would be little impact upon the streetscape as a result of this development. The replacement extension would not be readily visible from public areas, and is in keeping with the pattern of development in rear gardens for other dwellings in the street.

The external materials for the single storey extension would match those on the existing dwelling, being render, plain clay-look tiles, and uPVC glazing.

The proposal is considered to be in keeping with the form, scale and design of the local areas character.

As such, the design and impact on the character of the area is considered to accord with Policy D1 of the Local Plan.

Residential Amenity

As the proposed development includes a wall along/adjacent a party wall it is considered appropriate to remove the PD rights for a window along that section of the proposed development, noting that the current scheme does not seek a window on this portion of the development. With this in place it is considered that the proposal would not allow overlooking, and would ensure sufficient privacy for the adjacent neighbour at number 27 Connaught Road.

As the proposed development would abut a common boundary, there would be a modest increase to the visual bulk experienced by the adjoining neighbour. However, as the proposal would be single storey, and effectively infill an area behind the subject dwelling in line with an existing extension the impact would not be of scale that could be considered unreasonable nor overbearing.

Given the subject and neighbouring dwellings are both two storeys, it is unlikely that there would be any discernible increase to shadowing of the neighbouring rear garden. The garden faces north, resulting in the existing subject dwelling causing some shadowing to the rear garden during morning hours until approximately 12 noon, and no shadowing beyond that.

It is considered in this instance, that the proposed design would not result in development which would be harmful to the amenity of the occupiers of the adjoining/nearby properties.

As such, the proposed development accords with Policy D1 of the Local Plan.

Conclusion

It is considered in this instance, that the design is acceptable.

RECOMMENDATION

APPROVE with 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, rooflights or other openings other than those shown on the plans hereby permitted shall be formed in the west elevation of the extended building.
(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.)

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:

Location Plan - 404 LP

Proposed Floor Plans - 404-3 A

Proposed Elevation - 404-4 A

Proposed Site Plan - 404-SPP

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.