

Ward Yarty

Reference 23/2471/FUL

Applicant Mr & Mrs Lippett

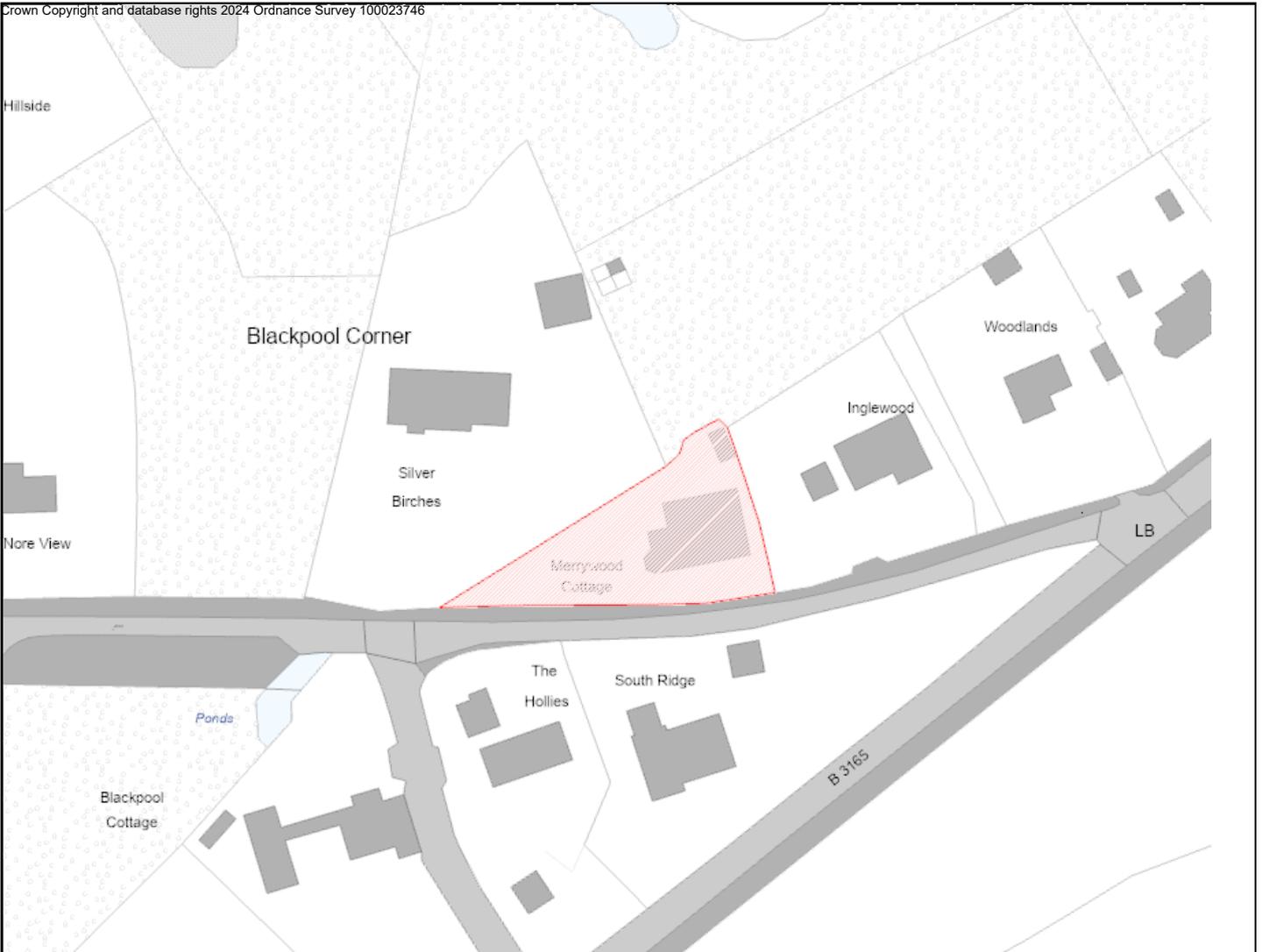
Location Merrywood Blackpool Corner Axminster EX13 5UH

Proposal Single-storey side extension to bungalow & existing vehicle access widened.



RECOMMENDATION: Approval with conditions

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		Committee Date: 21.05.2024
Yarty	23/2471/FUL	Target Date: 31.05.2024
Applicant:	Mr & Mrs Lippett	
Location:	Merrywood, Blackpool Corner, Axminster, EX13 5UH	
Proposal:	Single-storey side extension to bungalow & existing vehicle access widened.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

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

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

CONSULTATIONS

Town or Parish Council: Hawkchurch PC offers no objections to this application.

Ward Member(s): No comments received.

County Highways: No objection.

Third Parties: One letter of objections raising issues that include the following:

- **Loss of hedges and trees.**
- **Loss of character to the lane.**
- **Increased vehicle movement and noise.**
- **Water run-off.**
- **Road safety.**
- **Clash of entrances between the applicant and South ridge.**

One letter of support for reason that include the following:

- **Provision of Additional Parking.**
- **Road Safety.**

PLANNING HISTORY

93/P2059, Single Storey Extension & Conservatory – APPROVAL with Conditions.

15/2707/FUL, proposed rear extension and change of roof material – **APPROVED.**

POLICIES

National Planning Policy Framework
National Planning Policy Guidance

ADOPTED EAST DEVON LOCAL PLAN (2013-2031)

Strategy 7:	Development in the Countryside.
Strategy 48:	Local Distinctiveness in the Built Environment
Policy D1:	Design and Local Distinctiveness
Policy EN22:	Surface Run-Off Implications of New Development
Policy TC7:	Adequacy of Road Network and Site Access.

CONSIDERATION:

The Proposal

The proposal seeks to construct a single-storey side extension to a single storey, detached bungalow whereby the proposal measures approximately 4.3 meters in width, 10.6 meters in depth and 4.7 meters in height to its highest point (Gable Roof). The South-facing elevation of the extension is set back approximately 600mm from the principal elevation and aligns with the Householder design guide.

The proposal would be situated in place of an existing conservatory that occupies an area of approximately 4.2 x 6.7 meters.

The proposed roof design is a mixture of Gable and flat roof. The proposed gable matches the roof pitch of the existing dwelling and is approximately 150mm lower than the existing roof line. The Flat roof would be situated to the rear of the side extension and out of site from public view. The proposed flat roof measures 3.1 meters in height. The front facing roof pitch of the gable roof will feature a skylight.

The proposed materials would match the existing however it should be noted, Aluminium windows and doors are being proposed when UPVC exists on site. The proposed drawings indicate that all windows and doors would become Aluminium.

The width of the driveway would be increased whereby approximately 3.4 meters of hedgerow would be removed. The widening of the access would accommodate up to 2 additional parking spaces.

Description of the site.

Merrywood is a detached bungalow that is understood to have been part of a redevelopment that was completed in the mid-late 1900's. The site is located along Sector Lane, an unclassified road that adjoins to the B3165.

The property is one of a small collection of dwellings that forms Blackpool Corner which is comprised of a mixture of detached bungalows and two-storey dwellings.

The immediate neighbors to Merrywood are Inglewood to the North-East, a detached bungalow that is similar in both size and appearance. To the North-West is Silver Birches, a two-storey detached house thought to be of similar age. Directly to the South is South Ridge a two-storey detached house that is a redevelopment of a preexisting bungalow, this development was approved in 2012.

The application site is relatively flat and surrounded by hedgerows and tree's as are the surrounding properties. The upper half of the South Elevation is visible above the existing hedgerows which spans across the entire length of the site except for an approximate 5.5-meter span that forms the driveway. This opening begins from the most Western Boundary of the site.

There are no special designations that affect the site.

Key Issues

The key issues to be considered include the following:

Design and landscape impact

Highways and parking

Neighbour Amenity

Ecology

Surface Discharge

Design and Landscape Impact

The application proposes an extension that is considerable in size however designed in a manner that ensures the extension is subservient to the existing dwelling. Despite the size of the extension, the site would still enjoy a generous amount of garden space therefore ensuring that the proposal would not be deemed as an overdevelopment of the site.

The roof has been designed to ensure continuity is maintained with the existing roof line and materials have been chosen to match the existing dwelling. Careful consideration has been given to the design of the extension and the proposal demonstrates alignment to both Strategy 48 and Policy D1 of the local plan.

Highway Impacts

Further to the proposed extension, the applicant seeks to remove approximately 3.4 metres of hedgerow to accommodate an additional parking space and provide safer access to the property. Although the removal of any hedgerow is regrettable, such a proposal would be considered acceptable as it would not only increase visibility for those entering and exiting the site, but also reduce the possibility of streetside parking on what would be considered as a narrow road that is Sector Lane. The impact of greater road safety is considered to outweigh the loss of a limited span of hedgerow.

A neighbour has objected to the proposed parking arrangement to the front of the dwelling which would result in the loss of hedgerow, the possible clash of entrances and the risk of water run-off. This objection was received prior to the receipt of revised drawings.

Based on the revised set of drawings, it should be noted that the parking spaces are not directly opposite each other and face different directions, the applicant proposes that the parking area is a permeable surface to mitigate any flooding risks. Furthermore, County Highways confirmed in their consultation response that the revised scheme would not only increase visibility for all round users, but in fact specifically provide accessibility benefits to Southridge. Such benefits can be considered as showing clear alignment to Policy D1 (4b) and Policy TC7 of the local plan.

Residential Amenity

The proposed extension will replace an existing extension and although marginally greater in width and considerably greater in depth, it is considered to have little-to-no detrimental impact on the amenity of neighbours.

The development accords with Policy D1 of the Local Plan

Ecology

The applicant has supplied an Ecology survey whereby the site is considered has having negligible habitat value for roosting bats and no evidence was observed of breeding birds. As such, no further surveys or mitigation is required. Site enhancements have however been recommended in the Ecology survey conclusion.

The enhancements recommended by the ecologist are supported by the local planning authority. Such recommendations however cannot be conditioned as the recommendations are not a mitigation measure due to the sites negligible habitat value, as such the application would not be refused in it's absence.

Surface discharge

A concern was raised in an objection for the potential discharge of rainwater onto a classified road. The application proposes to retain the permeable parking area which would reduce the risk of rainwater discharge. A condition has been added to ensure that existing soakaways are used for any additional rainwater run-off created by the proposed development and if this is not possible then further information would be required prior to occupation/use.

Conclusion

It is considered in this instance, that the proposed development 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.) Surface water drainage shall be provided by means of soakaways within the site which shall comply with the requirements of BRE Digest 365 for the critical 1 in 100 year storm event plus 45% for climate change unless an alternative means of surface water drainage is submitted to and agreed in writing by the Local Planning Authority prior to installation. To adhere to current best practice and take account of urban creep, the impermeable area of the proposed development must be increased by 10% in surface water drainage calculations. The development hereby approved shall not be occupied or brought into use until the agreed drainage scheme has been provided and it shall be retained and maintained for the lifetime of the development.
(Reason: In the interests of adapting to climate change and managing flood risk, and in order to accord with Policy EN22 of the East Devon Local Plan 2013 to 2031).**

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

Proposed Plans, Reference: 001 REV E, Received: 26/03/2024.

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