

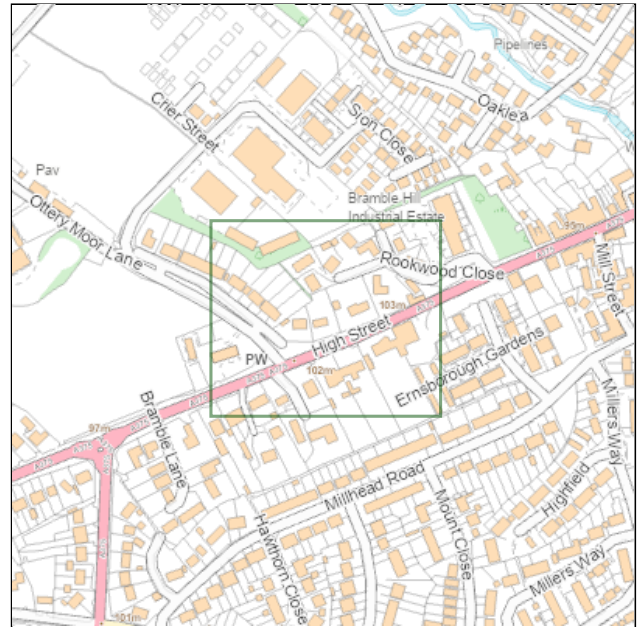
Ward Honiton St Pauls

Reference 25/0653/FUL

Applicant Mr Roland Ebdon

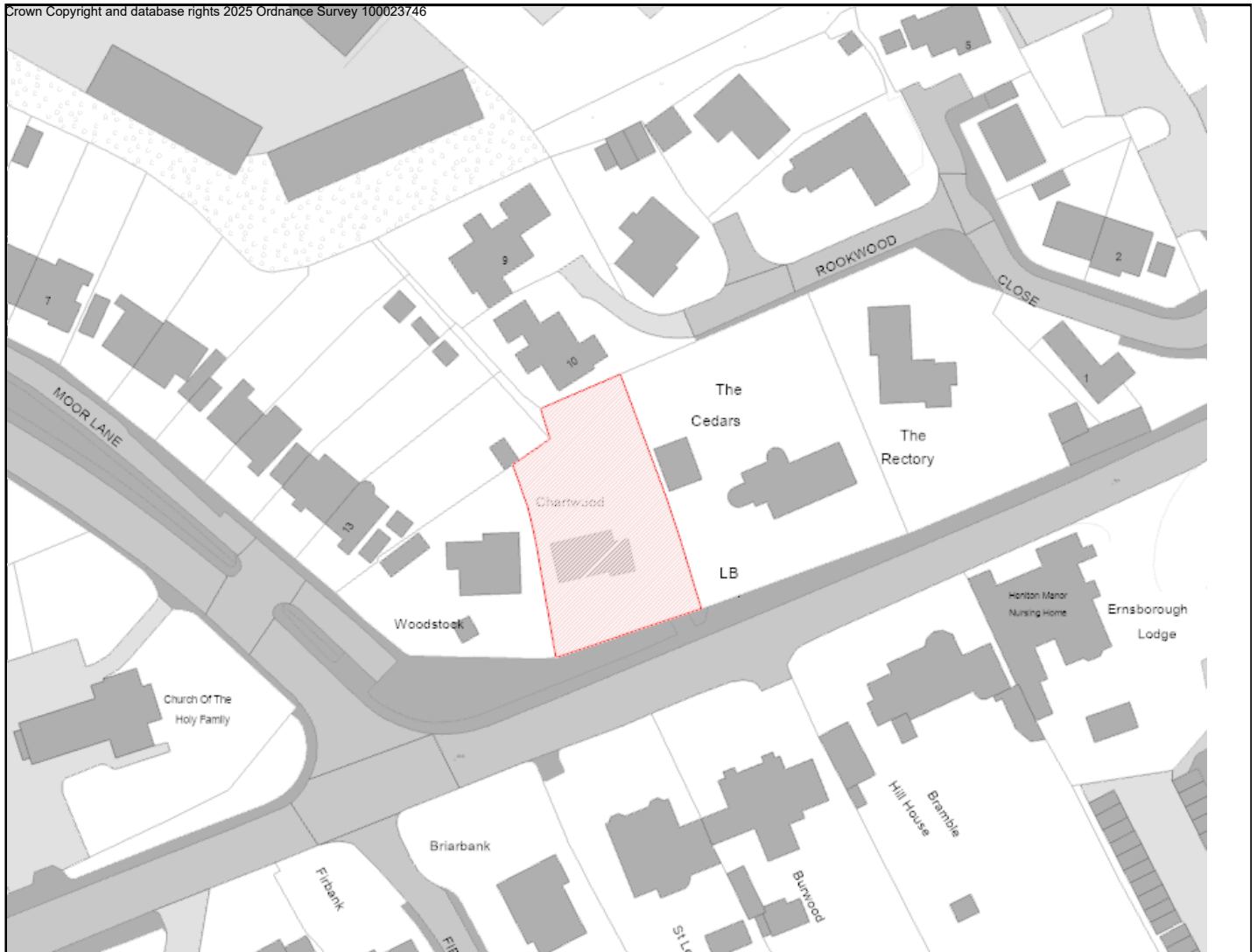
Location Chartwood Exeter Road Honiton EX14 1AN

Proposal Proposed single storey extension and refurbishment of existing dwelling and associated work.



RECOMMENDATION: Approval with conditions

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		Committee Date: 10.06.2025
Honiton St Pauls (Honiton)	25/0653/FUL	Target Date: 27.05.2025
Applicant:	Mr Roland Ebdon	
Location:	Chartwood Exeter Road	
Proposal:	Proposed single storey extension and refurbishment of existing dwelling and associated work.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

The application is before members of the planning committee as the applicant is a relative of a member of staff at East Devon District Council.

The application site comprises the existing, detached two-storey dwelling: Chartwood, Honiton. The site is served by a generous rear garden area and off-street car parking provision. An existing, side garage element serves the property.

The site is located near / opposite the following listed buildings / heritage assets:

- St Leonards – Grade II Listed Building.
- Burwood – Grade II Listed Building.
- Bramble Hill House – Grade II Listed Building.

The site is not located within a conservation area.

The site is not located within a flood risk zone as identified by the Environment Agency, nor a critical drainage area.

The application seeks permission for a single storey extension and refurbishment of the existing dwelling.

The site lies within the main, Built-up Area Boundary of Honiton and is not subject to any land restrictions nor classifications.

Given internal works do not require planning permission, only the external, single storey side extension is to be considered.

The extension will appear as a subordinate addition to the host dwelling it extends and includes a pitched roof design to match the host dwelling.

The works comprise the following dimensions.

- **Height: 2.2m at eaves & 4.9m at ridge level height.**
- **Width: 8.8m.**
- **Depth: 8.8m.**

The proposed schedule of materials includes:

- **Doors – Hardwood entrance door PC aluminium double-glazed sliding doors.**
- **Walls – Render / thin vertical timber effect cladding.**
- **Roof – Concrete tiles to match existing.**

The proposal is recommended for approval and is deemed in accordance with the relevant policies listed below. There are no other material considerations to indicate or suggest that the proposal is unacceptable.

CONSULTATIONS

Local Consultations

Ward Member(s) – No comments received.

Technical Consultations

County Highways – No comments received.

South West Water

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

No surface water strategy details were provided with this planning application. Please note that a discharge into the ground (infiltration) is South West Water's favoured method and meets with the Run-off Destination Hierarchy. Should this method be unavailable, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

For Highway run off please contact the Highway Authority to agree disposal method.

www.southwestwater.co.uk/building-and-development/services/pre-development-services

Parish/Town Council

Unanimous SUPPORT

Other Representations

None.

PLANNING HISTORY

- Ref: 03/P2795 – Amendment to application Ref: 03/P0191 for a two storey extension – Approval, subject to conditions – 02/01/2004.
- Ref: 03/P0191 – Renewal of permission for extension & alterations – Approval, subject to conditions – 28/05/2003.
- Ref: 98/P0338 – Extensions & internal alterations – Approval, subject to conditions – 22/04/1998.

POLICIES

National Planning Policy Framework

National Planning Policy Guidance

Local Plan 2013-2031

Strategy 3:	Sustainable Development
Strategy 6:	Development within Built-Up area boundaries.
Strategy 49:	The Historic Environment
Policy D1:	Design and Local Distinctiveness
Policy EN5:	Wildlife Habitats and Features
Policy EN8:	Significance of Heritage Assets and their Setting
Policy EN22:	Surface Run-Off Implications of New Development
Policy TC9:	Parking Provision in new Development.

Draft East Devon Local Plan (2020 – 2042) - Emerging

Policy SP05: Development inside Settlement boundaries

Policy HN07: Householder Annexes, Extensions, Alterations and Outbuildings

Policy DS01: Design and Local Distinctiveness

Policy PB07: Ecological enhancement and biodiversity in the built environment

Policy TR03: Parking Standards

Policy HE01: Historic Environment

Policy HE02: Listed buildings.

Honiton Neighborhood Plan:

Honiton Town Council requested that their parish be designated as a neighbourhood area. The designation was approved on 26 August 2015.

Site Location and Description

The application site comprises the existing, detached two-storey dwelling: Chartwood, Honiton. The site is served by a generous rear garden area and off-street car parking provision. An existing, side garage element serves the property.

The site is located near / opposite the following listed buildings / heritage assets:

- St Leonards – Grade II Listed Building.
- Burwood – Grade II Listed Building.
- Bramble Hill House – Grade II Listed Building.

The site is not located within a conservation area.

The site is not located within a flood risk zone as identified by the Environment Agency, nor a critical drainage area.

This application seeks the erection of a single storey extension and refurbishment of existing dwelling and associated work.

The proposed schedule of materials includes:

- Doors – Hardwood entrance door PC aluminium double-glazed sliding doors.
- Walls – Render / thin vertical timber effect cladding.
- Roof – Concrete tiles to match existing.

ANALYSIS

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 (amongst other things) “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 Honiton 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 Honiton.

Design and Landscape Impact

The main footprint of the existing dwelling measures: 99sqm. The proposed works introduces a combined footprint measuring: 155sqm. As such, the works will not result in any imbalance with the host dwelling, nor overdevelopment of the site.

The proposed extension would continue the main, front building line and be set down from the main ridge line, therefore successfully appearing as a subordinate extension.

There would be little impact upon the streetscape because of this development. Whilst readily visible from public areas and the street-scene, it is deemed both in keeping with the pattern of development and a subordinate extension.

The proposed schedule of materials includes:

- Doors – Hardwood entrance door PC aluminium double-glazed sliding doors.
- Walls – Render / thin vertical timber effect cladding.
- Roof – Concrete tiles to match existing.

No concerns are raised in respect of the above.

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

The works would be suitably separated / distanced from the neighbouring property (The Cedars) to the east to not give rise to any significant, detrimental amenity

impacts upon the living conditions of its residents by way of overlooking, loss of privacy, intervisibility and / or loss of daylight / sunlight in this instance.

No other concerns are raised in respect of any likely amenity impacts in this instance. No other properties are located in such close proximity to require any further detailed discussion in this instance.

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 and the works are not deemed likely to give rise to any significant, detrimental amenity impacts upon surrounding dwellings. A suitable condition shall be attached to any permission granted to ensure adherence to the accompanying Ecological Impact Assessment.

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. The development shall be carried out in accordance with the recommendations and mitigation measures contained within the Ecological Impact Assessment carried out by Devon Wildlife Consultants - Ref: 24/4549.01 - Dated: August 2024.

(Reason - In the interests of ecology in accordance with Policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan)).

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.

Biodiversity Net Gain Informative:

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 means that this planning permission is deemed to have been granted subject to "the biodiversity gain condition" (BG condition).

The BG conditions states that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the Biodiversity Gain plan.

In this case the planning authority you should submit the Biodiversity Gain Plan to is East Devon District Council.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

There are some exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These exemptions can be viewed in full using the following link: Biodiversity net gain - GOV.UK (www.gov.uk)

Householder applications are exempt from submitting a Biodiversity Gain Plan so you do not need to take any further action in this regard.

Financially important information that may affect you.

If permission is granted for the development of any new dwelling(s), house extensions of least 100 square metres of new-build gross internal area (GIA) (including replacement of existing GIA), residential annexes and/or new retail floorspace over 100 sq m outside of a town centre, it will usually become liable for a Community Infrastructure Levy (CIL) payment under East Devon District Council's charging schedules. If your development is liable, you will be sent a liability notice that will provide details of the charge. This will be recorded to the register of Local Land Charges as a legal charge upon your property and will become payable upon commencement of development. Information on the payment process will be provided with the liability notice or upon request.

Please note that CIL paperwork needs to be completed before development commences, including any demolition, or penalties of 20% of the CIL amount due, up to a maximum of £2,500 for commencing without submitting a valid commencement notice and/or £50 for not assuming liability will be incurred and the facility to pay in 4 instalments over 24 months will be lost. If you are seeking to claim an exemption do not start work until you receive your grant of exemption as this would invalidate your claim and CIL would be payable in full. Further information about CIL is available at Community Infrastructure Levy (CIL) - East Devon

Plans relating to this application:

	Location Plan	20.03.25
2414-02	Proposed Combined Plans	20.03.25
2414-BLP	Block Plan	20.03.25
24/4549.01	Ecological Assessment	20.03.25

List of Background Papers

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

Statement on Human Rights and Equality Issues

Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act 1998, 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.

Equality Act:

In arriving at this recommendation, due regard has been given to the provisions of the Equality 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.