

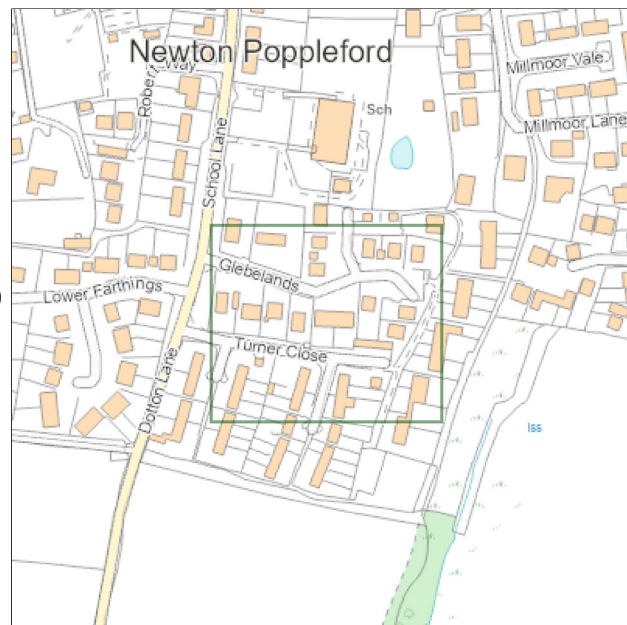
Ward Newton Poppleford And Harpford

Reference 25/1638/FUL

Applicant Beverley Raw

Location 29 Glebelands Newton Poppleford Devon EX10 0HB

Proposal Proposed raised ridge level to create first floor living space, rear dormers and change of external materials. Relocation of front door and porch and construction of raised decking to the rear.



RECOMMENDATION: Approval with conditions

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		Committee Date: 18.11.2025
Newton Poppleford & Harpford	25/1638/FUL	Target Date: 30/10/2025
Applicant:	B Raw	
Location:	29 Glebelands Newton Poppleford Devon EX10 0HB	
Proposal:	Proposed raised ridge level to create first floor living space, rear dormers and change of external materials. Relocation of front door and porch and construction of raised decking to the rear.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application has been referred to committee by the Vice Chair further to objections raised by the Ward Member.

The applicant seeks permission to raise the ridge height of the bungalow by 1m to facilitate living accommodation in the roof space. In addition the scheme includes two rear dormers, rooflights in the front roof slope, as well as a raised decking to the rear of the dwelling, and change of external materials.

The Site lies within the Built-up area boundary of Newton Poppleford. The site is also within the East Devon National Landscape.

The Parish Council and Ward Member have objected to the design of the scheme with concerns including impact on the street scene and loss of light to a neighbour. Two third-party objections have also been received.

The dwelling is sited on hillside and as such the bungalows on the street step down from each other. Notwithstanding the increase in height this dwelling will still step down from its neighbour and this impact on the street scene is considered to be acceptable.

A light study assessment has been submitted which demonstrates there will be no material loss of light to neighbours as a result of the development. Concerns regarding potential overlooking can be overcome by conditions.

The application complies with Local Plan including Policy D1 and is recommended for approval.

CONSULTATIONS

Parish Council

Council objects to this application by reason of the following -

Drainage is not defined and of concern ' raised by SSW.

Neighbourhood Plan ' external materials proposed for cladding are not in keeping with either the NP or the neighbouring properties.

Application documents ' inconsistencies ' namely erroneous trees on the plan (implying privacy / light), position via-a-vis 28/30/32 (East / West error), light scan analysis (limited to certain hours and doesn't represent a full analysis of daylight across the year).

Ward Member, Councillor Chris Burhop

On the face of it this application would appear to be relatively straightforward, especially when one reads the architect's accompanying report. However on closer inspection there are a number of problem areas with this application.

My primary concern is the preservation of the Street Scene. Although the architect cites a precedent for major renovation at #26 Glebelands, that property is some 100m + away from this one and is out of sight of the rest of this street scene. The approach road of Glebelands, on which this property sits, consists of a neat row of 8 almost identical bungalows. This application sits right in the middle of this row and the raising of the roof, even by only 1m, would materially alter the street scene of the road. Whilst the architect's report refers to the Vicks rage across the road this is irrelevant as it was the original building on site and Glebelands was built as an estate on the former Vicarage lands.

Glebelands is also on a steep incline, running downhill into the Otter Valley in the National Landscape. The row of bungalows was carefully planned to sit unobtrusively into the hillside. Creating a dormer house out of one of them will look particularly out of place.

The raising of the roof is going to impact the natural light into the north facing kitchen of the neighbouring property, which currently benefits from light from over the roof of the applicant's house through a fully glazed external door.

The materials being proposed include zinc cladding. The made Newton Poppleford Neighbourhood Plan frowns on the use of metals for roofing and cladding as being out of keeping with the village's streetscene.

Whilst I empathise with the stated objective of future proofing the property for the current owner, I would point out that the application seeks to convert a bungalow into a house, and whilst it proposes an internal lift, on the face of it the conversion is making the property less, not more sustainable for less able bodied persons. This is further emphasised by the inclusion of proposed stepped external decking - hardly sustainable to the less able bodied.

For the above reasons I must object to this proposed application.

South West Water

Standing advice plus the following comment:

Having reviewed the applicant's current information as to proposed surface water disposal

for its development (domestic roof and driveway run off only) Please note that discharging to the public combined sewerage network is not an acceptable proposed method of disposal, in the absence of clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

PLANNING HISTORY

No Relevant Planning history.

Third Party Comments

Two (2) objections were received from third parties during the notification period. The comments both raised key issues of overlooking, overshadowing, design & materials, impacts upon the street scene, and drainage.

POLICIES

Local Plan 2013-2031

Strategy 6:	Development within Built-Up area boundaries.
Strategy 48:	Landscape Conservation and Enhancement and AONBs
Strategy 48:	Local Distinctiveness in the Built Environment
Policy D1:	Design and Local Distinctiveness
Policy EN22:	Surface Run-Off Implications of New Development

Draft Local Plan 2025-2042

Policy DS01:	Design and Local Distinctiveness
Strategic Policy SP05:	Development inside Settlement Boundaries
Strategic Policy OL02:	National Landscapes (Areas of Outstanding Natural Beauty)

Newton Poppleford and Harpford Neighbourhood Plan 2020-2031:

Policy EP1:	Conservation and enhancement of the East Devon AONB and Natural Environment
Policy TD1:	Infill and garden developments and extensions within the Built-up area boundary
Policy HQD1:	Maintain the built character of our parish through High Quality Design.
Policy EP4:	Surface Water Run-off.

Government Planning Documents

National Planning Policy Framework 2024 (as amended)

National Planning Practice Guidance

Site Location and Description

The site is located on the southern side of Newton Poppleford. Both the front and rear
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boundaries of the property present to a public road, Glebelands to the north and Turner Close to the south. Both roads are accessed via School Road. The property slopes steeply, falling from west to east. The site benefits from a reasonably sized garden and is situated in a row of detached bungalows which vary in design. Due to the topography the dwellings step gently down the hill, although the height variation between them changes according to the topography

The site is within the East Devon National Landscape (formerly AONB).

Proposal

This proposal seeks to raise the ridge level of the dwellinghouse by 1m to create a first floor living space, two rear dormers are proposed and a change of some external materials. It also proposes relocation of the front door and porch and the construction of raised decking to the rear. The attached garage is to be converted to living space. The footprint of the building is not increasing.

The materials proposed including retaining the existing buff brick finish to the exterior walls but adding some timber cladding to the new porch and garage door infill on the front elevation. The dormers are proposed to be clad in bronze/red metal standing seam profile.

The design and access statement explains that the scheme seeks to 'future proof' the dwelling by removing steep steps both inside and outside of the property. Internally wide shallow steps replace steeper steps and an internal lift is to be providing giving access to the new first floor bedroom. Externally a multi-level deck is proposed to improve accessibility around the garden.

The principle of the development

The principle of development in this built up area is supported by local and neighbourhood policies. Specifically, Policy D1 (Design and Local Distinctiveness) and Strategy 6 (Development within Built-Up Area Boundaries) of the Adopted East Devon local plan 2013-2031 and, Policy TD1 (Infill and garden developments and extensions within the Built-up area boundary) of the Newton Poppleford and Harpford Neighbourhood Plan 2020-2031.

The key issues to consider in this application relate to

- Impact on the street scene/character of the area
- Impact on neighbour amenity with regard to overlooking and loss of light

Design and Impact upon Local Character

Policy D1 of the East Devon Local Plan states that proposals will only be permitted where they respect the key characteristics and special qualities of the area in which the development is proposed, ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context, do not adversely affect the distinctive historic or architectural character of the area, nor the amenity of occupiers of adjoining residential properties.

Policy HQD1 of the Neighbourhood Plan states, inter alia, the following;

Developments within Newton Poppleford's Built-up Area Boundary will usually be supported where they have demonstrated that:

- a) they are of high-quality design, in line with the results of the Housing Styles Consultation Survey for house design, and will enhance visual amenity and minimise any adverse impacts on the built environment;
- e) they incorporate a 'sense of place' into the designs /reinforces local distinctiveness by ensuring the proposals have been informed by the character of the area in which they are located. This should include matters such as size, density, scale, street/building line, building height, plot widths, windows and features and boundary treatments. Ridge heights should be in keeping with neighbouring properties;
- k) roofs are pitched and symmetrical unless there is an exceptional reason not to do so;
- p) the development would not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- r) they provide easy access and adaptable living for all members of the community;
- s) they protect the amenity of neighbouring properties;
- v) designs can be easily adapted to accommodate changing lifestyles and technologies;
- w) sustainable measures such as rain water capture and carbon reduction measures (e.g. solar panels or water heating panels) have been incorporated but should be sited discreetly;
- x) materials used would be sympathetic to the localised area;
- y) Modern design will be supported provided the local character is respected or enhanced

The key changes to the visual appearance of the dwelling are the increase in ridge height by 1m, introduction of rear facing dormers clad in bronze/red metal standing seam and the introduction of timber cladding around the new porch and garage door infill.

Concerns have been raised about the changes adversely impacting on the street scene and there is reference to the bungalows being identical. The bungalows are not identical, for example the neighbour to the application site (no 30) is gable fronted whereas the application site has a gabled end hipped roof. Furthermore, while the bungalows do all step down the hillside the extent to which they step down varies according to the topography.

The proposal to raise the roof ridge on the application site will mean the new ridge will still be lower than the higher neighbour at No 30, by approx. 45cm. As such the roof height will remain in keeping with the street scene.

The rear facing dormers will be visible from the road to the rear, Turner Close. The scale and siting of the dormers is acceptable as they remain subservient to the main roof slope. The proposed red/bronze metal standing seam cladding would however appear

incongruous in the street scene and an alternative material, such as hung tiles to match the main roof slope would be more appropriate. This can be controlled via a planning condition.

The timber cladding on the front elevation is limited in its extent, with buff brick remaining the dominant material. There is also white plastic cladding on other properties in the street; natural timber is a more sustainable material. On balance it is considered that the timber cladding would not adversely affect the street scene.

It is considered that the design and appearance of the proposed development is acceptable and accords with development plan policies.

Overshadowing/Loss of light

Concern has been raised by occupiers of No 30 about loss of light, in particular to the window in a side facing kitchen door. No 30 sits to the east of the application site.

The footprint of the building is not changing. The only change that could impact neighbours in terms of loss of light is the 1m increase in height to the roof and addition of dormers, otherwise the roof shape and orientation will remain the same

The application is supported by shadow studies that detail the projected overshadowing for both the Summer and Winter Solstice. The Winter Solstice is generally accepted as a 'worst case' scenario for overshadowing given it has the lowest levels of available daylight. Given the orientation of the dwelling and its neighbours, there would be very minor impacts due to additional shadowing cast upon 30 Glebelands between sunrise at 0815 and noon, and 28 Glebelands between noon and sunset at 1600. The additional shadowing impact is very minor as there already a significant amount of shadowing impacting the northern extents of all properties along this street. It is accepted that shadow modelling cannot provide a 100% accurate reflection of the situation due to certain variables, however the modelling appears accurate enough to show a reasonable demonstration of the overshadowing that it can be relied upon for the purposes of aiding the decision-making process. As such the matter of overshadowing is not considered to be to a degree that the application could be reasonably refused.

It is for these reasons that there is not considered to be any unreasonable adverse impact upon neighbour amenity due to loss of light. It is therefore considered that the proposal aligns with Policy D1 (Design and Local Distinctiveness) of the Local Plan 2013-2031.

Overlooking

There are no side facing windows proposed on the dormers, and no upper-level side windows to the dwelling. The dormers would face towards the southern rear property boundary. This boundary faces a public road and is well vegetated so that views beyond the property are limited. The Agent has provided information that they would agree to installing privacy screening (louvres) along the westernmost portions of glazing for both dormers to minimise the possibility for oblique views across the garden at 30 Glebelands. It is recommended that such screening is secured by a condition to any permission issued. As a result, there is not considered to be an unreasonable impact by means of overlooking. The proposed front rooflights are not considered to cause any overlooking.

With respect to the raised decking area, which would have a maximum height of approx. 55cm from ground level, there is an approx. 1.7m high side boundary fence between the subject site and both the dwelling at 30 Glebelands and 28 Glebelands. Given the slope of the land, the arrangement of buildings, and the extant fencing, there is not considered to be an unreasonable opportunity for overlooking from the subject site to the private amenity area of 30 Glebelands. There would be a separation of approx. 8m from the decking area to the side boundary to 28 Glebelands. The property at 28 Glebelands, due to the natural slope of the land, sits approx. 1.4m below the ground level of subject site. This is a substantial drop and already allows opportunity for some overlooking from other higher situated properties. Having regard to this, there is not considered to be an unreasonable level of additional potential of overlooking to neighbouring properties and the matter of privacy loss is not considered to be to a degree that the application could be reasonably refused.

It is for these reasons that there is not considered to be any unreasonable adverse impact upon neighbour amenity. It is therefore considered that the proposal aligns with Policy D1 (Design and Local Distinctiveness) of the Local Plan 2013-2031 and Policy HQD1 (Maintain the built character of our parish through High Quality Design) of the Neighbourhood Plan 2020-2031.

Drainage

South West Water provided a standard consultation response that any surface water runoff should be dealt with as high up the hierarchy of drainage options as is reasonably practicable. A condition is recommended for any permission issued to ensure that is achieved.

Conclusion

Due to the consideration and balance of material issues outlined above, whilst the objections from the third parties, parish council and ward member are duly acknowledged, the application is considered acceptable and is therefore recommended for approval, subject to conditions.

RECOMMENDATION

Approval subject to the following conditions:

- 1.) 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.)

- 2.) 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).

- 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 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)

- 4.) Notwithstanding the details shown on the approved plans, prior to their installation details of all external materials and finishes to be used shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in accordance with the materials approved.

(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness of the Adopted East Devon Local Plan 2013-2031.))

- 5.) Prior to the first use of the upper storey, hereby approved, scaled plans and detailed specifications for privacy screening along the western glazing of each dormer shall be provided to the LPA and agreed in writing. Once approved, the privacy screening shall be installed prior to occupation of the first floor accommodation and shall be maintained as such for the life of the development.

(Reason - In the interests of protecting neighbouring property privacy in accordance with Policy D1 of the East Devon Local Plan 2013 to 2031.)

NOTE FOR APPLICANT

Plans relating to this application:

Location Plan, received 05/08/2025.

Proposed Floor Plan, reference: 25078-CCA-XX-00-DR-A-XXXX-01101-PL02, received 26/08/2025.

Proposed Floor Plan, reference: 25078-CCA-XX-01-DR-A-XXXX-01102-PL02, received 26/08/2025.

Proposed Elevation Plan, reference: 25078-CCA-XX-ZZ-DR-A-XXXX-02101-PL02, received 26/08/2025.

Proposed Elevation Plan, reference: 25078-CCA-XX-ZZ-DR-A-XXXX-02102-PL02, received 26/08/2025.

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.