

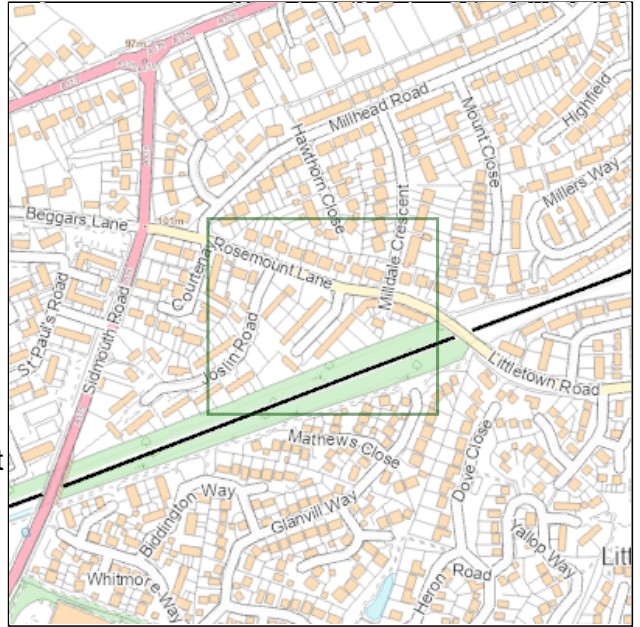
Ward Honiton St Michaels

Reference 26/1047/FUL

Applicant Mr Oliver Barrett

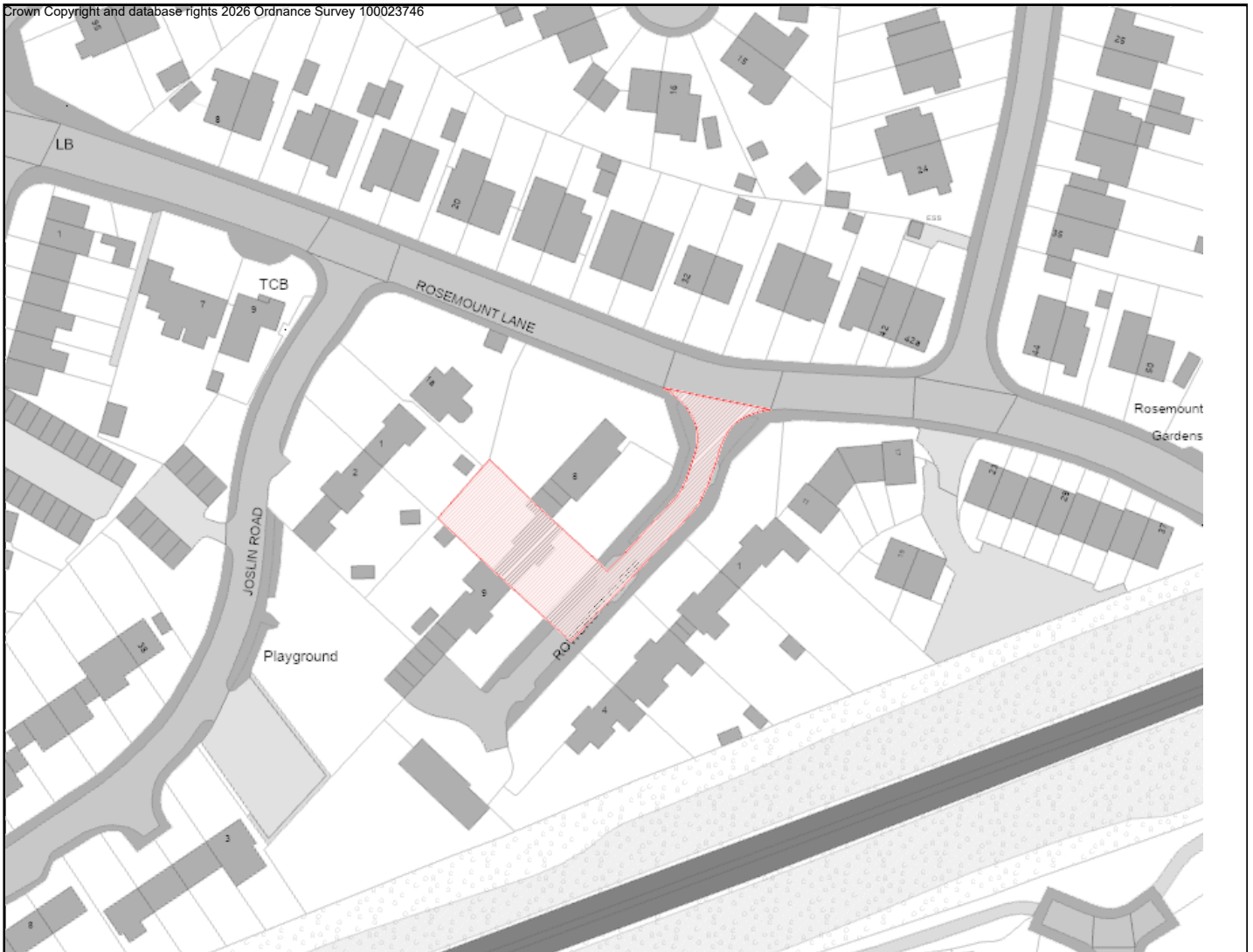
Location 7 Rowcroft Close Honiton EX14 1RL

Proposal The erection of a two storey side extension, part two storey and single storey rear extension, porch and outbuilding.



RECOMMENDATION: Approval with conditions

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26/1047/FUL	COMMITTEE REPORT	07.07.2026
Honiton	Target Date: 21.07.2026	EOT Agreed: N/R
Applicant:	MC Architecture Mr M Cooper 9 Buttery Road Honiton EX14 2FA On behalf of Mr O Barrett 7 Rowcroft Close Honiton Devon EX14 1RL	
Location:	7 Rowcroft Close Honiton Devon EX14 1RL	
Proposal:	The erection of a two storey side extension, part two storey and single storey rear extension, porch and outbuilding.	

RECOMMENDATION: Approval with Conditions

EXECUTIVE SUMMARY

The application is referred to the Planning Committee as the applicant is related to an employee of East Devon District Council.

The application seeks planning permission for the construction of a two storey side extension, a part two storey and part single storey rear extension, a porch, and an outbuilding at 7 Rowcroft Close, Honiton, EX14 1RL.

The design and scale of the development is acceptable as are impacts on neighbour amenity. There are no technical objections to the proposal however a neighbour raises concerns about flood risk, land stability and overlooking.

The application is considered to accord with the development plan and is recommended for approval subject to conditions which seek to address the drainage concerns raised by the neighbour.

CONSULTATIONS

Parish Council

Unanimous SUPPORT

SWW

No objections, refer to standing advice

Other Representation

1 x third party representation was received from the occupier of 1 Joslin Road, located to the north west (rear) of the application site.

The concerns raised are as follows:

- Increased surface water run-off and drainage issues, particularly given the relative levels between properties;
- Historical changes to ground levels and boundary treatments contributing to pressure on the boundary fence and land stability;
- Concern that further excavation and development may exacerbate drainage issues;
- Loss of privacy arising from the proposed extensions;
- General concern regarding potential unforeseen impacts.

PLANNING HISTORY

There is no planning history recorded on the site which is relevant to this particular application.

POLICIES

National Planning Policy Framework
National Planning Policy Guidance

Adopted East Devon Local Plan (2013 – 2031)

Strategy 3: Sustainable Development
Strategy 6: Development within Built-Up Area Boundaries

Strategy 23:	Development at Honiton
Strategy 39:	Renewable and Low Carbon Energy Projects
Policy D1:	Design and Local Distinctiveness
Policy EN22:	Surface Run Off Implications of New Development

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

Strategic Policy SP05:	Development inside Settlement Boundaries
Strategic Policy CC03:	Promoting low carbon and renewable energy
Policy HN07:	Householder annexes, extensions, alterations or outbuildings outside settlement boundaries
Strategic Policy DS01:	Design and local distinctiveness
Strategic Policy PB05:	Biodiversity Net Gain

CONSIDERATION

Site Description

The application site comprises a two storey dwelling located within Rowcroft Close, Honiton. The site sits within the built up area boundary of Honiton, and is not subject to any statutory or non statutory landscape or heritage designations.

The surrounding area is residential in character.

Description of development

Permission is sought for the erection of a two storey side extension, part two storey and single storey rear extension, a porch and a detached outbuilding.

The proposed works would facilitate the creation of a utility room, home office/snug, shower room, and enlarged kitchen/dining/living space at ground floor level, with two additional bedrooms at first floor level. The extension at the rear will include a central two story gable with single storey elements either side.

A porch is proposed to the principal elevation.

A detached outbuilding would be sited within the rear garden and would be ancillary to the main dwelling.

In terms of materials, information provided by the agent indicates that the external walls of the extensions would utilise facing brick and white painted render, reflecting the appearance of the host dwelling. The outbuilding would be finished in timber effect cladding. The roof of the extensions would be constructed using tiles to match the existing clay tiled roof. Windows and doors throughout would be white uPVC, consistent with the existing property.

Principal of development

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

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows and
6. It would not prejudice the development potential of an adjacent site

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.

Subject to compliance with the criteria set out in the policies above, the principle of the development is acceptable.

Design Impact

Having reviewed the submitted drawings, the proposed extensions are considered to be proportionate to the host dwelling and reflect the general pattern of development within the surrounding area. The design, scale and materials are considered to be acceptable and would not result in harm to the character or appearance of the street scene.

Residential Amenity

In terms of the relationship with neighbouring properties, the application site is located within a built up residential estate characterised by relatively close plot spacing typical of suburban development. The closest neighbouring properties are positioned to the sides and rear, with intervening garden areas providing separation.

The proposed side extension would not result in a materially overbearing presence or unacceptable loss of outlook.

The rear extensions would extend into the private rear garden; however, due to the orientation of the site and the separation distances retained, they would not give rise to unacceptable overshadowing or loss of light to neighbouring habitable room windows or private amenity areas.

In respect of overlooking, while additional first floor accommodation is proposed, the pattern of facing relationships between properties is typical of the surrounding estate, where a degree of mutual overlooking already exists.

Overall, it is considered that the proposal would not result in unacceptable harm to neighbouring amenity in terms of loss of light, outlook, overbearing impact or privacy.

A condition is recommended removing permitted development rights for the insertion of windows, doors, or other openings in the south west elevation of the single storey rear extension. This is due to the proximity of the extension to the neighbouring boundary, where the introduction of additional openings could result in direct overlooking and loss of privacy to the adjoining occupier. The condition ensures that the level of amenity currently assessed as acceptable is maintained in the long term.

The proposal accords with Policy D1 of the adopted local plan.

Highways/Parking

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

Drainage

Concerns have been raised regarding surface water run off and the potential for increased drainage issues at the neighbouring property, which lies at a lower level. South West Water have advised that surface water disposal should follow the established drainage hierarchy, with a preference for on site infiltration methods such as soakaways. The agent provided a response to South West Waters comments, and it is considered that such matters can be adequately addressed through the imposition of a condition requiring the provision of a surface water drainage scheme, designed in accordance with BRE Digest 365 and incorporating climate change allowances. This will ensure that surface water is appropriately managed on site and will minimise the risk of increased runoff to neighbouring land.

It is also noted that issues relating to boundary structures and land stability between private properties are civil matters and fall outside the scope of planning control.

Subject to the imposition of the recommended drainage condition, it is not considered that the proposal would result in unacceptable impacts in terms of surface water management or flood risk.

Ecology/Trees

There are no trees upon which the changes made would impact nor does the proposal raise any ecological concerns.

Conclusion

The proposed development (within the built up area of Honiton) is considered to be acceptable in principle and would not result in harm to the character or appearance of the host dwelling or the wider street scene.

The scale, design and siting of the extensions are such that there would be no unacceptable impact on the amenities of neighbouring occupiers in terms of overlooking, loss of light, or overbearing impact.

It is considered that concerns raised regarding surface water drainage can be adequately addressed through the imposition of an appropriate planning condition requiring the submission and implementation of a surface water drainage scheme. Subject to this, the proposal would not give rise to unacceptable flood risk or drainage impacts.

Taking the above into account, the proposal is considered to accord with the relevant policies of the East Devon Local Plan and is therefore recommended for approval subject to conditions.

RECOMMENDATION

APPROVE with 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 detached outbuilding hereby permitted shall be used only in conjunction with, and ancillary to, the use of 7 Rowcroft Close, Honiton as a single dwelling house and shall not be used for any commercial, industrial or non-ancillary business purpose.
(Reason - The building is in a location where a commercial use could cause an adverse impact on amenity contrary to the requirements of Policy D1 - Design and Local Distinctiveness and Strategy 3 - Sustainable Development of the Adopted East Devon Local Plan 2013-2031.)**
- 4.) 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 shall be formed in the south west elevation of the rear extension hereby approved.

(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.)

5.) 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 details of an alternative means of surface water drainage are submitted to and approved 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 thereafter 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 (Surface Run-Off Implications of New Development) of the adopted East Devon Local Plan 2013-2031.)

PLANS RELATING TO THIS APPLICATION:

213/001
213/003

Informatives

Article 35

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

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.

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.

Ward Member 3 day consultation completed?		N/A
	Service Lead – Planning Development Manager Assistant Development Manager Principal Planning Officer Senior Planning Officer	Chair/Vice-Chair of Development Management Committee
Authorised By:		
Date:		