

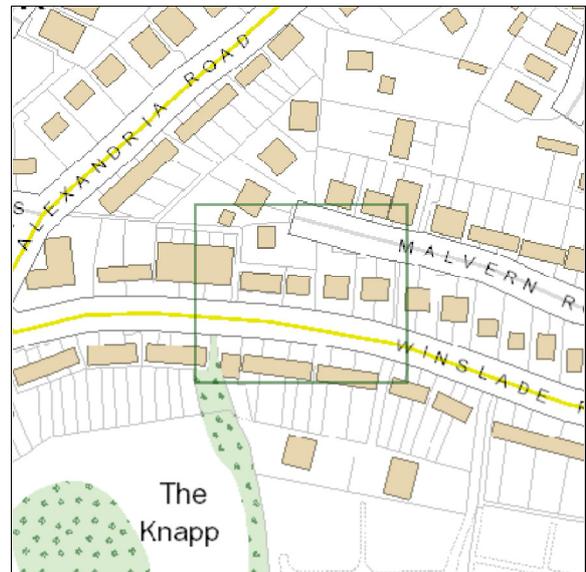
Ward Sidmouth Town

Reference 18/1733/FUL

Applicant Ms Clare Beer

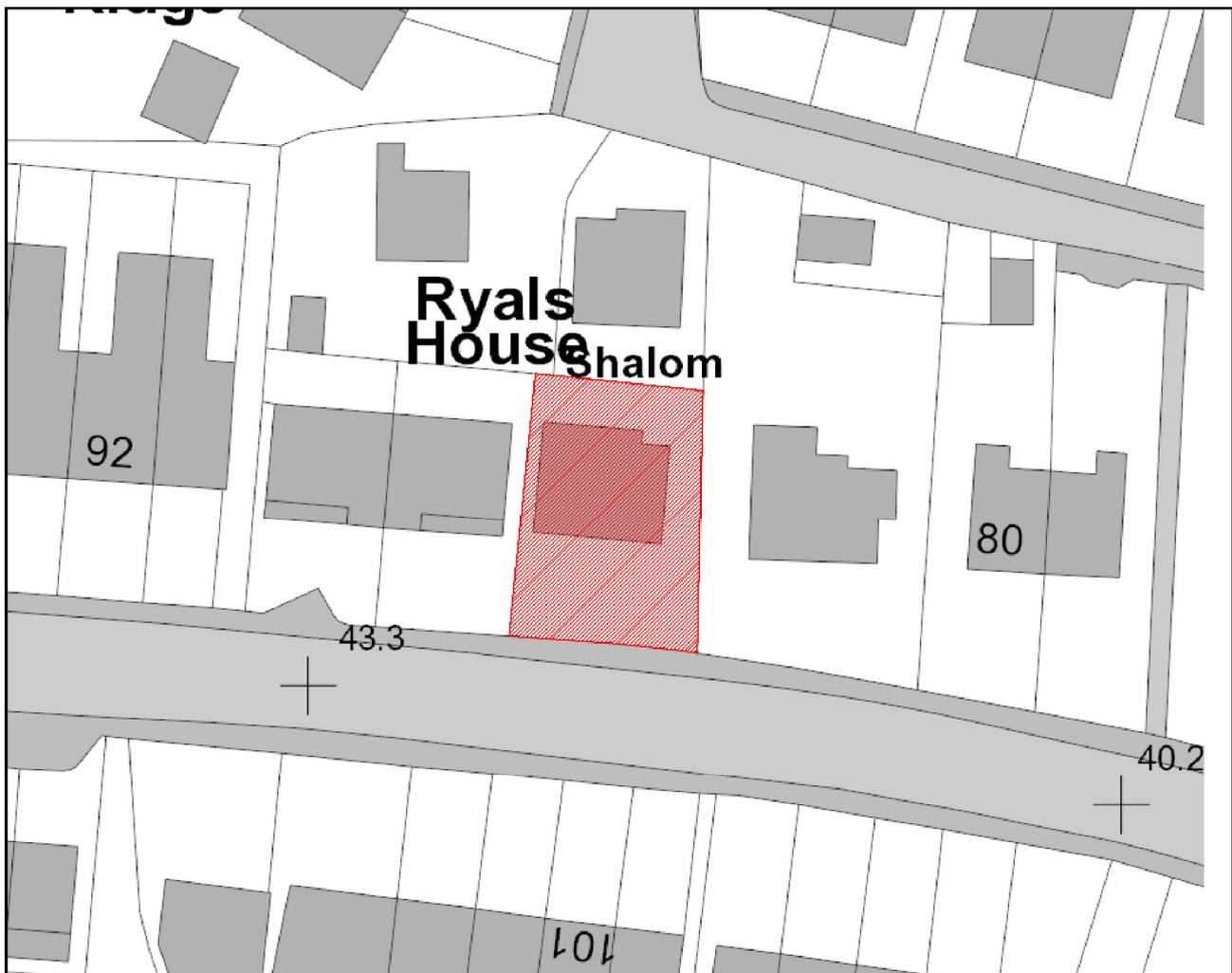
Location 84 Winslade Road Sidmouth EX10 9EZ

Proposal Conversion of bungalow to two dwellings including addition of front and rear dormer windows and new pedestrian access



RECOMMENDATION:

1. That the Habitat Regulations Appropriate Assessment forming part of this report be adopted; and
2. That the application be **APPROVED** subject to conditions.



		Committee Date: 12th February 2019
Sidmouth Town (SIDMOUTH)	18/1733/FUL	Target Date: 24.09.2018
Applicant:	Ms Clare Beer	
Location:	84 Winslade Road Sidmouth	
Proposal:	Conversion of bungalow to two dwellings including addition of front and rear dormer windows and new pedestrian access	

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EXECUTIVE SUMMARY

The application is before Members as the officer recommendation differs from the view of local Ward Members.

The application proposes the sub-division of the dwelling to two dwellings with dormers proposed to the front and rear of each of the dwellings.

The site is set within the context of a residential area in Sidmouth. The immediate area displays a wide range of properties of varying ages and design. Properties north of the road tend to be semi-detached and raised above the level of the road with a red brick wall that runs alongside the public highway

The proposed subdivision of the building is considered acceptable in principle. Whilst it is appreciated the eastern window on the rear dormer has the potential to see into a small part of 82 Winslade Roads garden, the angle is oblique and would largely be screened by proposed timber boundary fencing. Whilst the fencing will be tall and visually dominant from both properties, it will not be visible from the public domain.

The proposed physical alterations would have a degree of impact upon the character of the building, however, the changes are subservient, modest and would still ensure the property is viewed as a detached chalet bungalow. Due to the roads diversity in property types and features, the changes are not thought to be detrimental to Winslade Road's overall character.

The issue of parking has been given attention due to the amount of public comments. However Winslade Road is considered to have enough on-street parking provision to accommodate an additional dwelling and is located relatively close to Sidmouth Town Centre and the nearby public transport network.

Due to the above the application is considered to be in compliance with policies set out within the East Devon Local Plan and therefore recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council

UNABLE TO SUPPORT

Members were unable to support the application for the following reasons:

- o The proposed design would be over development for the size of the area.
- o The proposed design of the dormer windows at the rear would adversely impact on the neighbouring property due to overlooking.

Further comments:

UNABLE TO SUPPORT

Members did not consider that the amended plans addressed their original concerns and maintained their view that:

- ' The proposed design would be over development for the size of the area.
- ' The proposed design of the dormer windows at the rear would adversely impact on the neighbouring property due to overlooking.

Sidmouth Town - Cllr M Booth

Dear planning central

I have looked at the plans for this application, have been contacted by members of my ward who it will affect and I have some very strong reasons to object.

1. Overbearing. The proposed development will clearly create an unacceptable overbearing of neighbouring properties particularly via the proposed dormer windows. The proposed change of access will also create issues of overbearing and will cause neighbours to lose their right to privacy.
2. Mass. The mass of the development is not in keeping with the size of the site and will therefore potentially create a cramped and overdeveloped site that will not be suitable for storage of waste and will be both very inconvenient to the neighbours and present potential unsightly and unacceptable conditions within what is currently, is well known to be, and has for a long time been a very attractive part of Sidmouth.
3. Design. Winslade Road, as with Alexandria Road, is a road of some architectural significance and has great relevance to the history of the area including the old station and dairy farm. I believe that the proposed designs for this development are not in

keeping with the other houses on the road and within the area. This contravenes Section D1 of the Local Plan. The proposed materials including UPVC are not suitable or in keeping with the neighbouring properties.

4. Parking and traffic. There are already considerable parking problems on both Winslade and Alexandria Roads and ongoing traffic issues with Winslade Road being a main thoroughfare for buses and for traffic going into and out of the town including industrial vehicles from Bradfords, Potburys and Alexandria Road Industrial Estate.

I consider Winslade Road to be an attractive and importantly an important road in terms presenting a positive impression to those coming into Sidmouth and it is vital that any developments are appropriate.

I do not believe that this application is suitable for the above reasons and therefore object.

Sidmouth Town - Cllr C Gardner

I object to this application on the grounds that this represents over development and I am concerned that the rear dormer window could overlook the neighbouring property.

Further comments:

I still object to this application, not only on grounds of over-development but also on the potential loss of light to the neighbour at number 82. Expanding the property then requires a high fence and planting to give privacy. There is no guarantee that such barriers are installed and maintained in the long term but they would also have an overbearing effect on the neighbours. I remain unconvinced about the parking as this street is already full of vehicles and another property will only add more.

Technical Consultations

County Highway Authority

Does not wish to comment

Other Representations

6 letters of objection have been received raising the following concerns:

Impact on Amenity

Adjoining neighbours have expressed concerns over the developments potential to overlook their outdoor amenity space from the rear dormer and window on the west elevation.

Impact on Local Character

Comments have raised concerns over the proposed physical alterations to the existing build. In particular third parties have raised issue with the scale and mass of the development being classed as overdevelopment and therefore at odds with the surrounding area.

Parking Provision

Many of the comments raised has raised issue with the anticipated impacts of the development on local parking provision. Concerns have been raised about the availability of on street parking along Winslade Road and the impact an additional dwelling would have.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-Up Area Boundaries)

D1 (Design and Local Distinctiveness)

TC9 (Parking Provision in New Development)

Emerging 'A Neighbourhood Plan for the Sid Valley 2018-2032'

Government Planning Documents

NPPF (National Planning Policy Framework 2018)

Site Location and Description

The site is set within the context of a residential area in Sidmouth. The immediate area displays a wide range of properties of varying ages and design. Properties north of the road tend to be semi-detached and raised above the level of the road with a red brick wall that runs alongside the public highway. Properties to the south of the road tend to be terraced and set back from the road. The property in question is a detached bungalow with a modest garden forward of the building.

Proposal

The application seeks permission to subdivide the dwelling to provide an additional dwelling and make various physical alterations to include the following:

- Provision of dormers windows to the front and rear of the property;
- Provision of an additional pedestrian access off the street;
- Blocking up of the existing front door and provision of side access doors;
- Provision of fencing on the existing boundary wall with number 82 Winslade Road.

ANALYSIS

Issues key issues in relation to the application are the principle of development, the impact on adjoining neighbours, car parking provision and visual impact.

Principle

The site is within the built-up area boundary of Sidmouth where residential development, and the sub-division of existing dwellings, is acceptable in principle under Strategy 6.

Visual Impact

The application proposes a number of physical alterations to the property to provide capacity for conversion to two 2-bed dwellings. Most notably, the existing porch entrance would be filled in and two dormers constructed on the front and rear elevations. Furthermore the front garden would be subdivided with amenity space provided by two patios with an additional entrance. Access to the properties would be provided on the side elevations.

The loft would be converted and extended through the installation of two pitched roof dormers on the principle elevation roofslope and a single flat roofed dormer to the rear.

Local Ward Member comments have raised issue with the developments impact upon the character of Winslade Road. The most significant physical alteration is the introduction of two pitched roof dormers to the principle elevation. Whilst dormers are not a regular feature throughout the road, the neighbouring property of 82 has had an application approved for a dormer on the front and rear roof slope under application 17/1274/FUL and given the variation in the character of the road, the provision of dormer windows would be hard to resist. Dormer windows to the rear of properties are not unusual and generally acceptable.

With regard to the blocking up of the existing door, and re-provision to the side elevations, this is considered to be a relatively minor visual change and again not something that could justify a reason for refusal given the diverse design of properties in the street.

With regard to the provision of the additional pedestrian access, again no objection is raised to this as it will simply mirror the existing pedestrian access to the dwelling.

Impact on Amenity

Third party and consultee comments have raised concerns over the developments impact to adjoining properties amenity. The levels rise dramatically to the north to the extent that the property to the rear (Shalom) is situated much higher than that of the site and therefore would not be overlooked by the rear dormers which will face rear boundary fencing.

It has been suggested that the rear dormer has the potential to overlook 82 Winslade Road as the garden is situated higher than the host dwelling which continues to rise to the north. However line of sight out of the proposed dormer over the garden of 82

would be at an oblique angle and such relationships are not uncommon and generally accepted in urban locations.

To help reduce any overlooking the applicant has proposed a tall (between 1.7 and 3.2m high) fence on the existing boundary wall. Whilst this would be a visually harsh feature, it will not be visible from the street scene and the adjoining neighbour at number 82 has written in confirming that this goes some way to address their concerns regarding overlooking. However, as it is not considered that the fencing is require in planning terms, it is not proposed to condition that this fencing be provided.

Concerns have been raised regarding the relocation of the front doors to the side elevations but this is not an unusual arrangement and will not result in an unacceptable loss of privacy to neighbouring properties.

Overall the third party comments and consultee objections are noted, however there is not considered to be loss of amenity to any adjoining property to an extent that could justify a refusal of planning permission. Therefore the scheme is considered to comply with criteria set out in Policy D1 (Design and Local Distinctiveness).

Car Parking

Policy TC9 states that there should be a provision of two car parking spaces for 2-bed dwellings unless in town centres where there is access to public car parks or on street parking. In this case, despite third party comments, it is considered that it would be difficult to uphold a refusal of permission on the basis of a lack of off-street car parking.

Whilst it is appreciated that there is a high demand for on-street parking, particularly in the evenings, the site is close to the town centre and public transport and as such it is considered that an Inspector would outweigh the benefits from the provision of two small dwellings against the additional demand for 2 additional on-street parking spaces.

Overdevelopment

Objections have been received raising concerns that the application represents overdevelopment of the site. However the physical additions are thought to be modest and subservient to the building. It is acknowledged that the sites use will be intensified but the proposal will result in two small dwellings for which there is a high need. It is only the absence of car parking that could be considered to result in over-development of the site and as stated above it is considered that an Inspector would conclude that the benefits from the small units outweigh the lack of car parking provision, particularly given the location of the site within Sidmouth.

Habitat Regulation Appropriate Assessment

The nature of this application and its location close to the Pebblebed Heaths and their European Habitat designations is such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council and its

neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on the Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of these designations. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the financial contribution has been secured. On this basis, and as the joint authorities are work in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

Conclusion

The application seeks consent to subdivide an existing bungalow into two dormer bungalows.

The principle of the sub-division is acceptable given the location of the site within Sidmouth.

Concerns have been raised regarding the visual impact from proposed dormer windows, relocation of the entrance to the side elevations and provision of an additional pedestrian access to the site frontage. It is considered however that these changes are acceptable and would not harm the character of the area of visual amenity of the street scene.

Concerns have also been raised about overlooking from the side access doors and rear dormer windows but in a urban area such relationships and proposal are not uncommon or unacceptable.

Further concerns have been raised about the proposal representing over-development and whilst it is appreciated that the lack of car parking will result in additional pressure for on-street parking, it is not considered that the harm created by this is sufficient to justify a refusal of planning permission.

RECOMMENDATION

1. That the Habitat Regulations Appropriate Assessment forming part of this report be adopted; and

2. That the application be APPROVED 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing building.

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

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:

SK03 Rev P04	Proposed Floor Plans	19.12.18
SK04 Rev P05	Proposed Elevation	19.12.18
SK07 Rev P01	Proposed Combined Plans	19.12.18
SK01 Rev P02	Existing Site Block Plan & Site Location Plan	27.07.18

List of Background Papers

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