

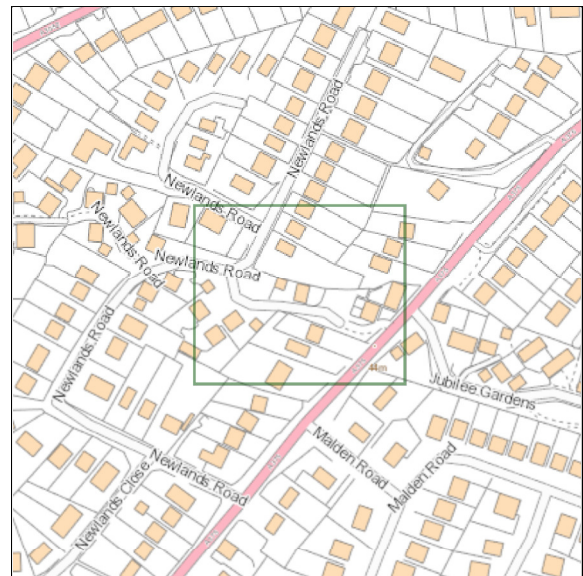
**Ward** Sidmouth Sidford

**Reference** 19/2301/FUL

**Applicant** Mr J Dunn

**Location** 34 Newlands Road Sidmouth EX10 9NL

**Proposal** Construction of single storey extension to front



**RECOMMENDATION: Approval with conditions**

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		<b>Committee Date: 3<sup>rd</sup> December 2019</b>
<b>Sidmouth Sidford (Sidmouth)</b>	<b>19/2301/FUL</b>	<b>Target Date: 16.12.2019</b>
<b>Applicant:</b>	<b>Mr J Dunn</b>	
<b>Location:</b>	<b>34 Newlands Road Sidmouth</b>	
<b>Proposal:</b>	<b>Construction of single storey extension to front</b>	

**RECOMMENDATION: Approval with conditions**

### **EXECUTIVE SUMMARY**

**This application is before Members as the applicant is a member of staff.**

**The application proposes a single storey extension to the front of the property linking the house with the garage to provide a home office.**

**Given the location, appropriate design and small scale of the extension proposed, it is considered that the proposal would not have any detrimental impacts to the character of the surrounding area nor would there be any detriment to the amenity of any neighbours.**

**The application is therefore recommended for approval.**

### **CONSULTATIONS**

#### **Local Consultations**

Parish/Town Council  
SUPPORT

#### **Technical Consultations**

None

#### **Other Representations**

No third party comments have been received.

## **PLANNING HISTORY**

There is no planning history relevant to this application.

## **POLICIES**

Adopted East Devon Local Plan 2013-2031 Policies  
Strategy 6 (Development within Built-up Area Boundaries)  
D1 (Design and Local Distinctiveness)

Government Planning Documents  
NPPF (National Planning Policy Framework 2019)  
National Planning Practice Guidance

A Neighbourhood Plan for the Sid Valley (2018 – 2032)

Policy 1: Sid Valley Development Principles  
Policy 6: Infill Development, Extensions and Trees  
Policy 7: Local Distinctiveness

## **Site Location and Description**

No 34 Newlands Road is a detached two storey dwelling with painted render on the ground and first floors with a course of red brick below the ground floor as the land slopes towards the east. A detached garage is located alongside and is constructed entirely in brick that matches the course located on the main dwelling. A conservatory and small rear garden are located on the rear to the east.

The property is positioned with the front principal elevation to the west whilst the road runs alongside the side elevation to the south on an east to west axis. The rear garden of number 58 runs to the rear of the site to the north.

The dwelling is located in an area dominated by detached two storey dwellings located entirely within the built-up-area boundary of Sidmouth.

## **Proposed Development**

Permission is sought for the construction of a single storey flat roof extension extending from the front to the garage. The proposed extension measures 6 metres in length, 4.2 metres in width and will have a total height of 2.8 metres. A pyramidal rooflight is also proposed within the flat roof to the extension. A porch is also proposed, however, this is permitted development.

The proposed materials are to be brick to match the existing garage and lower course on the main house. The porch is to be painted render to match the existing dwelling.

The proposed use of the extension is as a home office.

## **Analysis**

The principal issues for consideration in the determination of the application are:

- Design and impact on the character and appearance of the surrounding area
- Impact on residential amenity

### Impact to Character of the Area

The proposed single storey extension is small in scale and whilst located to the front of the dwelling facing the road, it would be constructed in a non-prominent position in the space between the dwelling and its garage. The visual impact that the extension would have is lessened by its sensitive design, use of matching materials and use of a flat roof.

The extension will sit comfortably between the dwelling and its garage and will appear as a suitable extension to the main house.

### Residential Amenity

Given the size and position of the proposed extension, and the respective relationship with surrounding properties, the proposals would not result in any significant detrimental impact on the amenities of the occupiers of any neighbouring properties in terms of overlooking, overshadowing or visual impact.

The property most likely to be affected by the extension is number 58 to the rear but given the single-storey nature of the proposal with a flat roof there will be no detrimental harm to this neighbour. The roof light will simply allow light into the extension and will not result in any detrimental levels of overlooking or loss of privacy.

### **CONCLUSION**

The application proposes a single-storey extension between the dwelling and its garage. It is proposed with matching materials and a flat roof and as such will have an acceptable visual impact on the street scene.

The nature of the proposal and relationship to surrounding properties is such that it will not harm the amenity of neighbouring properties.

The proposal is therefore considered to be compliant with Policies 1, 6 and 7 of the Sid Valley Neighbourhood Plan and Policy D1 of the East Devon Local Plan.

Taking into account the above considerations the proposal is considered to be acceptable and is therefore recommended for approval.

### **RECOMMENDATION**

APPROVE

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.)

#### NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email [cil@eastdevon.gov.uk](mailto:cil@eastdevon.gov.uk).

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.

#### Plans relating to this application:

	Location Plan	17.10.19
NRS/01	Combined Plans	17.10.19
NRS/03	Proposed Elevation	17.10.19

#### List of Background Papers

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