

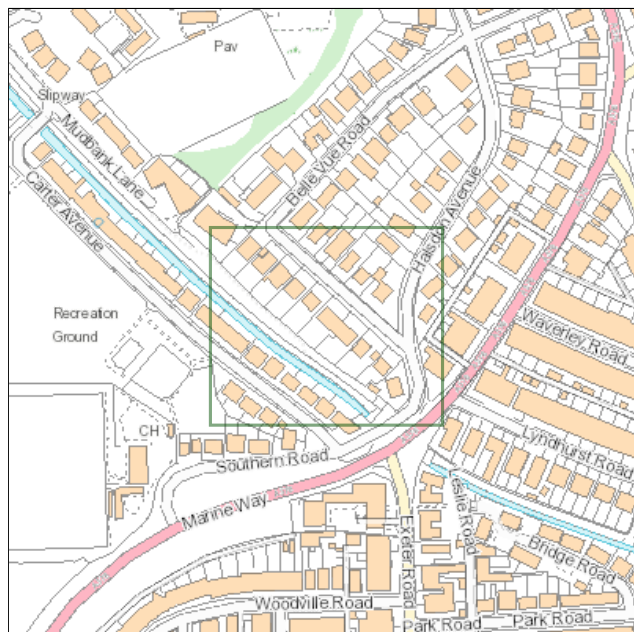
Ward Exmouth Halsdon

Reference 20/1722/FUL

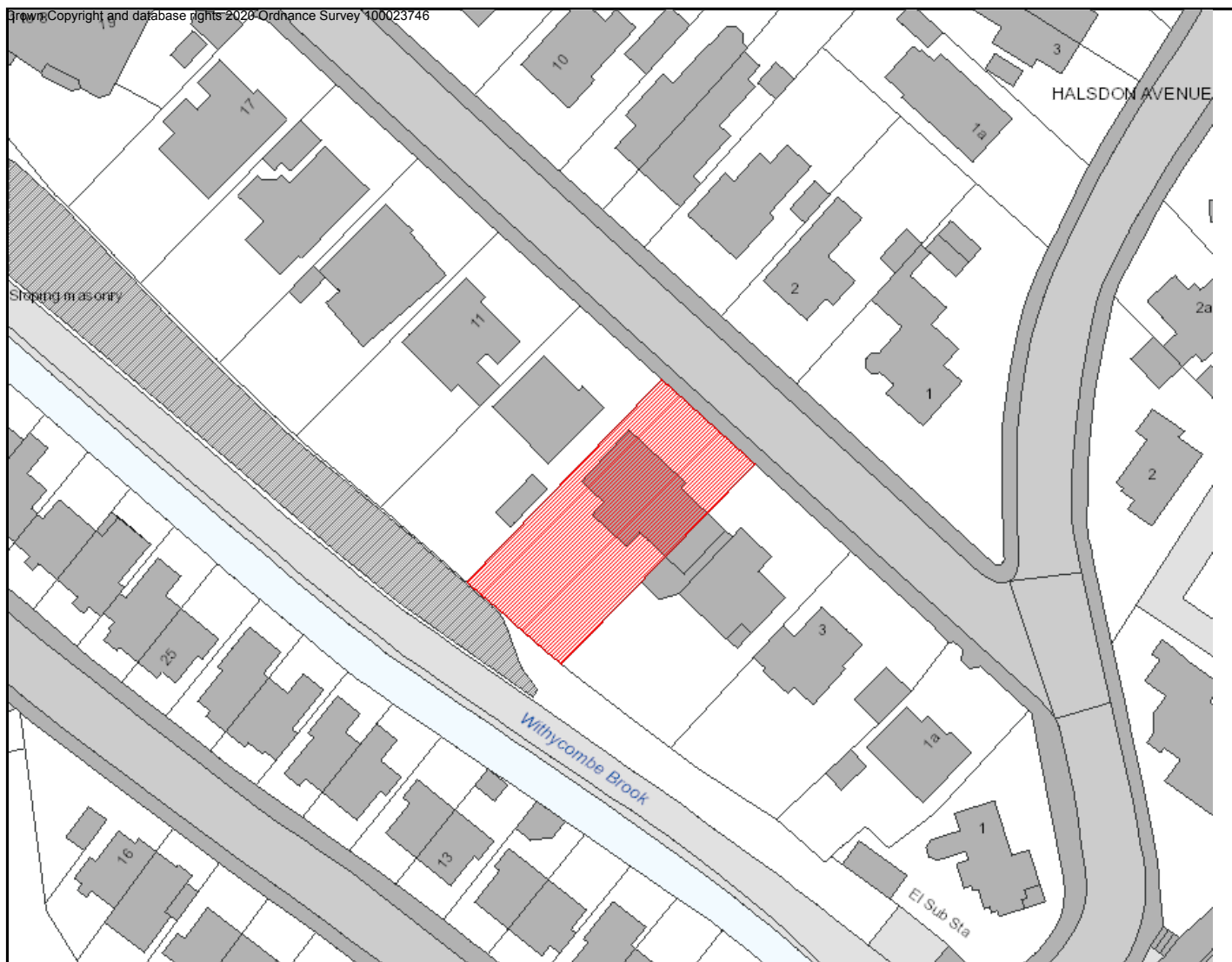
Applicant Mr Richard Bartlett

Location 7 Belle Vue Road Exmouth EX8 3DR

Proposal Construction of front porch



RECOMMENDATION: Approval - standard time limit



		Committee Date: 7th October 2020
Exmouth Halsdon (Exmouth)	20/1722/FUL	Target Date: 08.10.2020
Applicant:	Mr Richard Bartlett	
Location:	7 Belle Vue Road Exmouth	
Proposal:	Construction of front porch	

RECOMMENDATION: Approval - standard time limit

EXECUTIVE SUMMARY

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

The application proposes a small porch to the front of the property.

Given the location, appropriate design and small scale, 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 considered acceptable and is recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council
Meeting 01.09.2020

No objection

Technical Consultations

None

Other Representations

No third party representations have been received.

PLANNING HISTORY

There is no planning history relevant to this application.

POLICIES

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

National Planning Practice Guidance

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

D1 (Design and Local Distinctiveness)

Exmouth Neighbourhood Plan (2018 – 2031)

Policy EN1: Proposals for development within the Built-up Area Boundary (BUAB) will generally be supported (Cont.)

Policy EB2: New development should be mindful of surrounding building styles and ensure a high level of design (Cont.)

Site Location and Description

No 7 Belle Vue Road is a detached chalet bungalow constructed in red brick. It has two front facing dormer windows and two rear facing dormer windows with other extensions.

The dwelling is located in an area dominated by detached two storey dwellings to the north east and a mixture of two storey dwellings and chalet bungalows to the south west. The site is located entirely within the built-up-area boundary of Exmouth. The dwelling is located on Belle Vue Road which was constructed in the early 20th century.

Proposed Development

Permission is sought for the construction of a single storey porch over the existing front door. The proposed extension shall measure 2.3 metres in length, 1.5 metres in width and will have a total height of 3.7 metres.

The proposed materials are to be brick and plain tiles to match the existing dwelling

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 porch is small in scale and whilst located to the front of the dwelling, it would be a minor addition to the principal elevation and can be argued to enhance its appearance. It would visually remain domestic in appearance and the use of matching materials ensures no harmful impact upon the character of the area. The application is therefore considered to be compliant with Policy EB2 of the Exmouth Neighbourhood Plan and Policy D1 of the East Devon Local Plan.

Residential Amenity

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

The proposal is therefore considered to be compliant with Policy D1 of the East Devon Local Plan.

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:

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:

R12420-1	Combined Plans	12.08.20
	Location Plan	12.08.20

List of Background Papers

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