

Ward Feniton

Reference 20/1683/FUL

Applicant Mrs Jo Lock

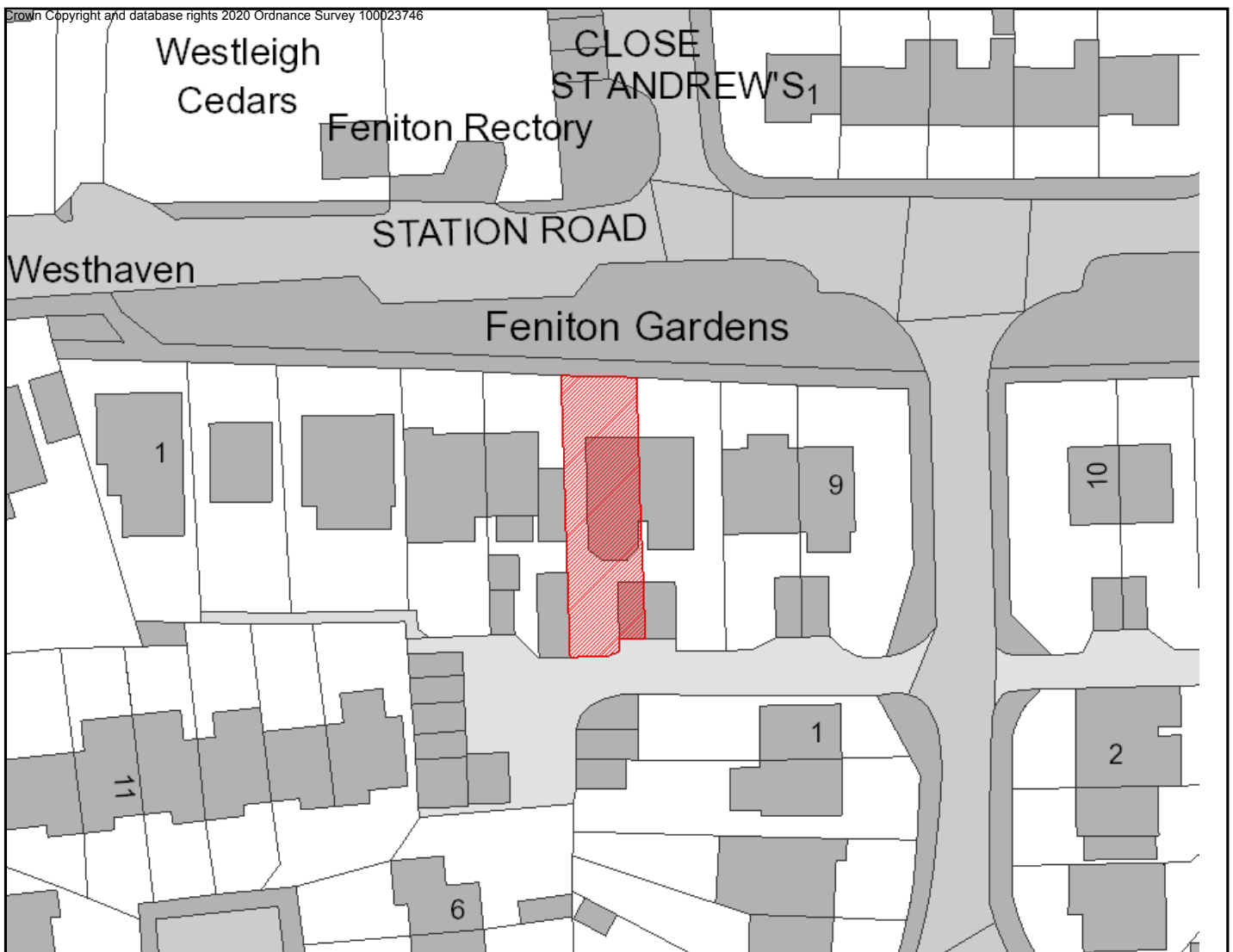
Location 6 Feniton Gardens Feniton Honiton EX14 3DG

Proposal Construction of single storey rear extension



RECOMMENDATION: Approval

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| | Committee Date: 7th October 2020 | |
| Feniton: | 20/1683/FUL | Target Date: 15.10.2020 |
| Applicant: | Mrs J Lock | |
| Location: | 6 Feniton Gardens, Feniton, Honiton. EX14 3DG | |
| Proposal: | Construction of single storey rear extension | |

RECOMMENDATION: APPROVAL

EXECUTIVE SUMMARY

This application is before Members as the applicant is a close relative of an employee of the Council.

The application seeks permission for the construction of a single storey extension to the rear of number 6 Feniton Gardens, Feniton.

The proposed extension would replace an existing conservatory on site, and is considered to be acceptable in terms of its design, scale and visual impact.

There have been no third party comments received and the design and single-storey nature of the proposal is not considered to give rise to any detrimental impact upon the amenity of surrounding properties.

The application is therefore recommended for approval.

CONSULTATIONS

Feniton Parish Council

No objections.

Cllr Susie Bond – Feniton Ward

This application was discussed by Feniton Parish Council at their meeting on Monday and they had no objections.

As the applicant is a close relative of a council employee the application has to come to Planning Committee, otherwise it is an entirely uncontentious application. I therefore will not need to comment at the meeting.

Third Party Representations

No third party representations received.

PLANNING HISTORY

03/P1873/FUL – Conservatory to rear. Approved.

POLICIES

Government Planning Documents

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

Adopted East Devon Local Plan 2013-2031 Policies

D1: Design and Local Distinctiveness

Feniton Neighbourhood Plan (Made)

Site Location and Description

No 6 Feniton Gardens is a semi-detached dwelling house situated in a residential area, constructed in brick with hung tiles.

The application property, and neighbouring properties, have conservatories and garages to the rear backing on to a private rear access lane.

Proposed Development

Permission is sought for the removal of the existing conservatory to the rear of the dwelling and its replacement with a single storey extension with a slightly larger footprint measuring approximately 4.6m deep by 5m wide with a flat roof at 3.2m high.

The extension is proposed in matching materials, with door and window openings to the rear and a high-level window to the side elevation facing west. The extension is set in slightly from the adjoining property.

Analysis

The principal issues for consideration in the determination of the application relate to the design of the extension and impact upon the amenity of surrounding residents.

Design

The proposed extension replaces an existing conservatory to the rear of the dwelling and given the location in relation to the public highway, the existing conservatory, and

as such the proposed single-storey extension, will not be highly visible from the public domain.

In any case, the scale, design and use of matching materials are such that the design of the extension is acceptable and respects the character of the host dwelling and wider area.

Impact upon amenity

The proposed development replaces an existing conservatory and in light of the use of more solid walls in the extension, its single-storey nature, flat roof design, and being set in from the boundary with the adjoining property, the extension will not have a harmful impact upon the neighbouring properties.

With the main outlook from the extension to the rear, with only one high-level window to one side elevation and the extension replacing a conservatory with full height glazing to its sides, the proposal will result in less overlooking of neighbouring than currently exists. As such there is no harm to neighbouring amenity.

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.

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
Proposed Site Plan
4182.3: Ground
4182.4