

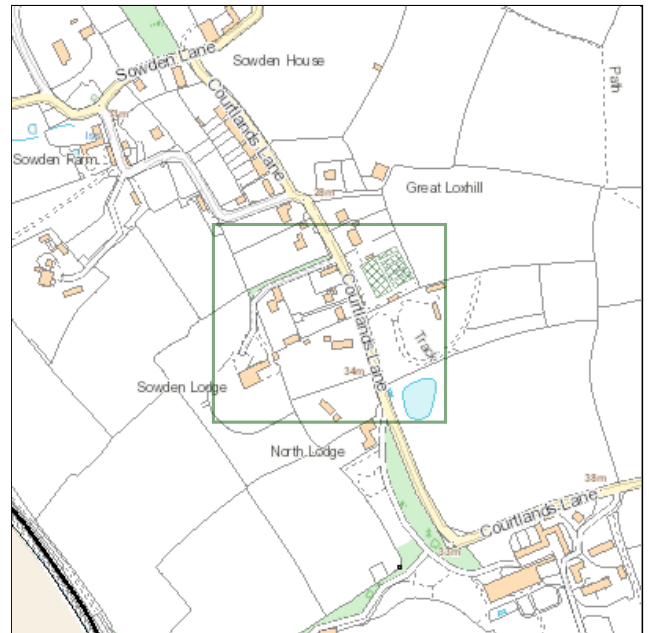
Ward Woodbury And Lymstone

Reference 20/1529/FUL

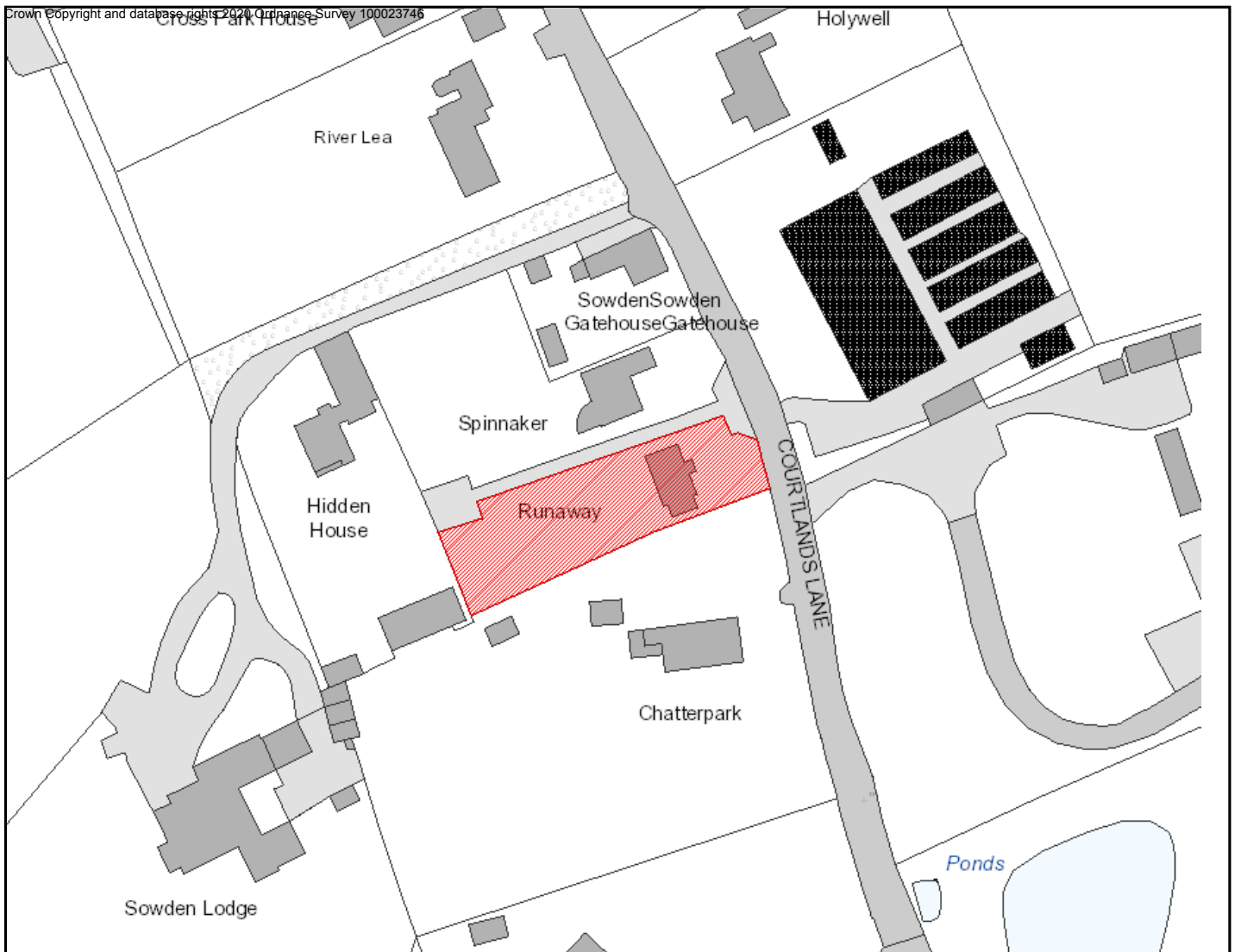
Applicant Mr B and Ms S Ingham and Lenygon

Location Runaway Courtlands Lane Exmouth EX8 5AB

Proposal Construction of detached garage incorporating hall, wet room and first floor ancillary accommodation



RECOMMENDATION: Approval with conditions



		Committee Date: 7th October 2020
Woodbury And Lympstone (LYMPSTONE)	20/1529/FUL	Target Date: 26.07.2017
Applicant:	Mr B and Ms S Ingham and Lenygon	
Location:	Runaway Courtlands Lane	
Proposal:	Construction of detached garage incorporating hall, wet room and first floor ancillary accommodation	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before Members as the applicant is a Member of the Council.

The application is identical to those submitted in 2014 and 2017 for the construction of a detached garage with ancillary accommodation over.

The circumstances of the site are similar to the time of the situations in 2014 and 2017, with the exception that an adjoining property (Chatterpark) has been designated as a locally listed building. However, given the Inspectors findings in 2014 that the design and location of the proposal would not harm the local area, and given screening and distances between the site and Chatterpark, the proposal is not considered to be harmful to the setting or features of Chatterpark.

Whilst the Neighbourhood Plan for Lympstone has been 'Made' since the previous consents, the proposal would not be contrary to any of its policies.

In addition, given recent legislation changes to address the impact from Covid19, the 2017 consent would now benefit from an extension to the time that the application can be implemented until 1st May 2021. Given this, and given the lack of harm to the local area and Chatterpark, it is considered there is no reason to withhold the granting of permission for the same proposal for a further 3 years.

The application is recommended for approval with the same conditions imposed previously in terms of matching materials, ancillary use of the building and precautions for protecting the hedges on the south and east boundaries of the site during the construction phase.

CONSULTATIONS

Local Consultations

Ward Member - Cllr G Jung – Woodbury and Lympstone

I have viewed the documents for planning application 20/1529/FUL for the construction of detached garage incorporating hall, wet room and first floor ancillary accommodation at Runaway Courtlands Lane.

This seems to be the same application as 17/1247/FUL which was for the construction of detached garage with ancillary accommodation which was approved in August 2017. If the same conditions are applied as previously, I would support this application however, I reserve my final views on this application until I am in full possession of all the relevant arguments for and against.

Lympstone Parish Council

SUPPORT Would like it to be noted this looks to be another house.

Technical Consultations

Conservation

CONSULTATION REPLY TO HOUSEHOLDER TEAM PLANNING APPLICATION AFFECTING LOCALLY LISTED BUILDING

ADDRESS: Runaway, Courtlands Lane, Exmouth

GRADE: Adj Local List APPLICATION NO: 20/1529/FUL

PROPOSAL: Construction of detached garage incorporating hall, wet room and first floor ancillary accommodation

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

The property Runaway is a relatively large detached brick built dwelling with tiled roof. Set back from Courtlands Lane in a modest plot, it was constructed at some time after 1951.

Chatterpark lies to the south of the property and has recently been included on the Local List of high quality, locally significant, built or landscape features which are not subject to any other heritage designation such as statutory listing.

This is a charming property and is characterised by its unusual style, leaning to Arts & Crafts, with distinctive gabled pitched roofs, a planned hierarchy including the principal rooms, service range, utility areas and garage/outbuildings. Set in a large plot, there are distant views of the estuary from the first floor. Internally, there are many distinctive features alongside brick fireplaces, panelled timber doors, patterned balustrade and carved newel post to the first floor landing, crittle windows, ceramic tiled window cills, and original bathroom fittings and tiled fireplace in the first floor service rooms.

Looking at the 1947 aerial photograph it also appears to show a meticulously planned garden area with laid lawns, borders, features and vegetable plot all supporting this carefully designed interwar detached property.

HOW WILL PROPOSED ALTERATIONS AFFECT HISTORIC CHARACTER OF BUILDING AND ITS SETTING:

The application seeks planning permission to construct a garage to the front of the dwellinghouse with accommodation within the roof space above. An original application under 14/0264/FUL was refused and subsequently allowed on appeal in November 2014. An identical proposal was submitted under 17/1247/FUL and given that the circumstances of the site and surrounding area has remained similar to the time of the appeal it was approved.

This application is again identical to that previously approved. The building is proposed to be constructed in brick with a concrete tiled roof to match the existing dwellinghouse; a feature window is proposed on the west elevation to face the front of the house. In addition, specific conditions were attached to the previous approvals to protect the hedges on the southern and eastern boundaries.

Since the time of the previous approvals, Lympstone Neighbourhood Plan has been 'Made' since the original permission, in 2015 and the adjacent property Chatterpark has been included on the Local List in 2019.

It is noted that no reference has been made to Chatterpark being on the Local List or any assessment or consideration of the locally listed building within the submitted Planning Statement and this is a requirement as set out in EDDC Local List Guide for Undesignated Heritage assets para 9.2 and Policy EN8. This aspect needs to be addressed.

With regards the impact of the proposed garage on Chatterpark, please note the following comments:

When approaching from the north along Courtlands Lane, there are glimpses of Chatterpark from the lane, although it is appreciated that these are screened by boundary hedging. The view is, however, one of properties mainly set back from the lane, with outbuildings and structures also set back and the mature boundary hedges prominent in the streetscene. View from within the extensive gardens of Chatterpark will also be altered looking towards Runaway, although it is appreciated that the boundary hedge between the two properties will screen part of the structure, the prominent roof, however, being visible.

The section of Courtlands Lane where the proposal would be sited has a significantly more rural character and it is considered that the proposed development would be out of keeping with this attractive character.

The proposed garage and store building remains a relatively large structure that is considered to be unduly prominent in the street scene and therefore the proposed height of the garage to the ridge would appear as quite a prominent urban feature

within this rural streetscene, blocking views of Chatterpark and this will have some impact on its setting, even with the boundary hedgerow retained to the frontage.

Chatterpark, with references to Arts & Craft possesses local interest in an area where such properties are rare and contributes to the overall character and appearance of the local area. The proposed garage will result in some harm to this setting, by virtue of its overall design, scale, and height.

Other Representations

No third party representations received.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

EN9 (Development Affecting a Designated Heritage Asset)

Lympstone Neighbourhood Plan

Site Location and Description

The site faces onto Courtlands Lane in open countryside to the south east of the main village of Lympstone; there are neighbouring dwellings to either side and to the rear including Chatterpark to the south which is a locally listed building.

Relevant Planning History

An identical proposal was allowed on appeal in November 2014 under reference 14/0264/FUL. The same proposal was then granted consent again in 2017 under reference 17/1247/FUL.

It is relevant to note that as the 2017 application expired on the 8th August 2020, it would benefit from the Governments extension to planning permissions recently introduced such that the consent would run though until the 1st May 2021.

Proposed Development

The application seeks planning permission to construct a garage to the front of the dwellinghouse with accommodation within the roof space above. This is an identical proposal as that allowed on two previous occasions.

The building is proposed to be constructed in brick with a concrete tiled roof to match the existing dwellinghouse; a feature window is proposed on the west elevation to face the front of the house.

Assessment

Given that the circumstances of the site and surrounding area, they have remained similar to the time of the 2014 and 2017 applications, it is considered there is no reason to object to this similar proposal. Whilst the Lympstone Neighbourhood Plan has been 'Made' since the original permission, it is considered the development would accord with the Lympstone Neighbourhood Plan.

Whilst the comments from the Conservation Officer are appreciated, and the 2014 application was refused by the Council given concerns over the design, scale, height being intrusive to the character and appearance of the area, these concerns were not shared by the Inspector who considered that the proposal was not dissimilar to development elsewhere in other parts of Courtlands Lane and would not prove uncharacteristic of the locality. Given this the application was then approved again in 2017.

Since the grant of the last permission in 2017, the adjoining property, Chatterpark, has been designated as a locally listed building due to its unusual style and Arts and Crafts leaning. However, given the Inspectors assessment in 2014 that the proposal would not harm the character and appearance of the area, and given that Chatterpark is a large dwelling in a large plot separated from the application site by a high mature hedge and located over 20m from the proposed building, it is considered that the proposal would not have a harmful impact upon setting, features, or significance of Chatterpark.

It is also material to the decision that Central Government have extended the implementation period for applications expiring between 23rd March 2020 and 31st December 2020 due to the impact from Covid19 such that the 2017 application would benefit from an extended period for implementation until the 1st May 2021.

The Inspector imposed conditions on the 2014 consent in relation to matching materials and precautions to protect the hedges on the southern and eastern boundaries during any construction. It is suggested these are repeated, to again protect the local area (and setting to Chatterpark) as was the case in 2017.

County Highways have made no comment on the application; it is not considered that the circumstances have changed in terms of affect to neighbouring amenity.

RECOMMENDATION

APPROVE 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, including the roof, shall match those used in the existing dwelling. Reason – in the interests of the character and appearance of the area in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013-2031.
4. The residential accommodation hereby permitted shall be used solely for purposes incidental to the use of the dwelling known as Runaway and the garage hereby permitted shall be kept available for the parking of motor vehicles at all times and shall be used solely for the benefit of the occupants of the dwelling known as Runaway and their visitors and for no other purpose and shall be permanently retained as such thereafter. Reason – To reflect the proposal applied for and where the building is unsuitable for independent residential occupation due to its relationship with adjacent dwellings and/or it is an unsustainable location where a separate unit of accommodation would not be adequately served by a range of services and facilities such that it would not comply with the requirements of Policy D1 – Design and Local Distinctiveness and Strategy 3 – Sustainable Development of the Adopted New East Devon Local Plan 2016.)
5. Before development is begun details of the measures to protect the hedges on the southern and eastern boundaries of the site during construction shall be submitted to the Council, and no works shall commence until the Council's written approval is obtained. Development shall proceed in accordance with the approved details, and any damage to the hedges caused during construction shall be rectified during the first planting season following the occurrence of the damage in accordance with a scheme to be agreed in writing by the Council. Thereafter the hedges shall be retained and shall not be removed unless the Council has given its prior written permission. Reason – In the interests of the character and appearance of the area in accordance with Policy D1 (Design and Local Distinctiveness) and Policy D2 (Landscape Requirements) of the East Devon Local Plan 2013-2031).

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	20.07.20
Proposed Block Plan	20.07.20

List of Background Papers

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