

PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane **Parish:** Yealmpton **Ward:** Newton and Yealmpton

Application No: 0890/16/HHO

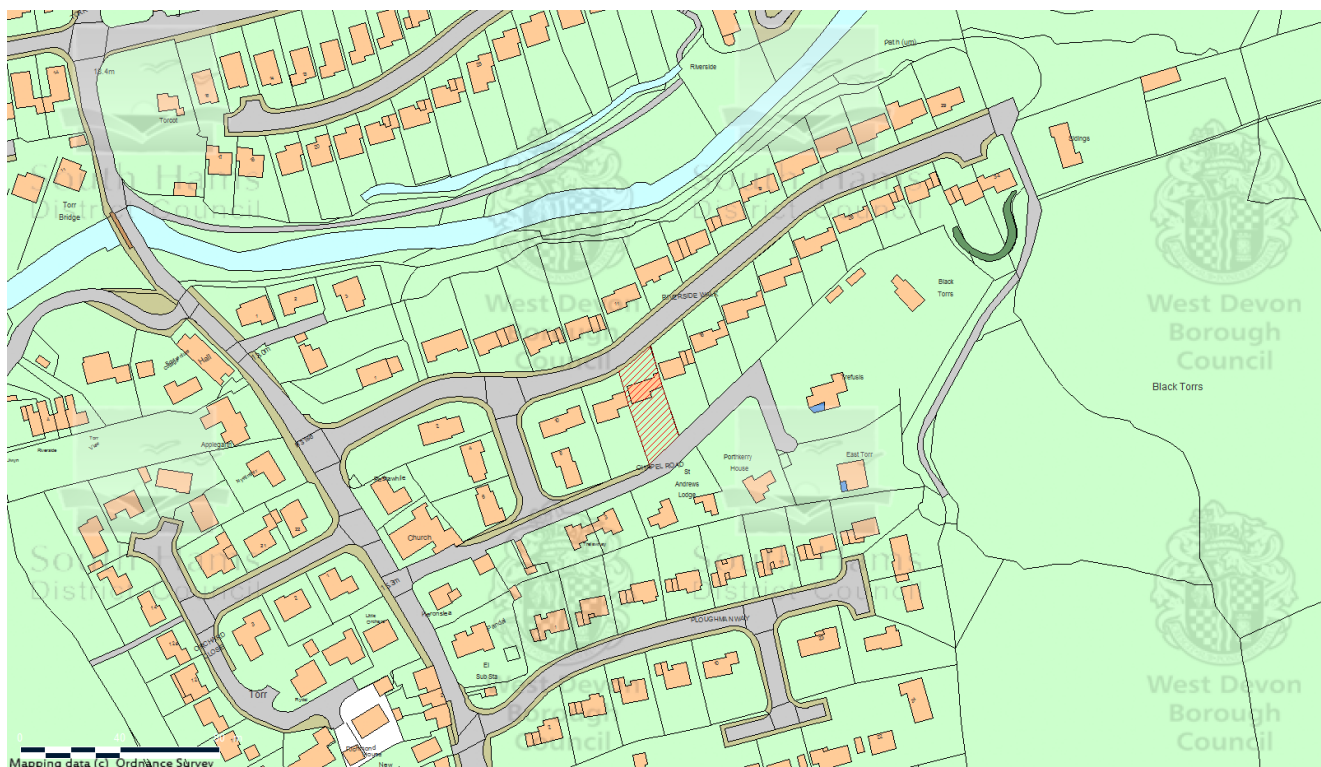
Applicant:

Mrs Sarah Lock
14 Riverside Walk
Yealmpton
Plymouth, Devon
PL8 2LU

Site Address: 14 Riverside Walk, Yealmpton, Devon, PL8 2LU

Development: Householder application for a first floor extension to comprise of master bedroom and ensuite

Reason that application is before the committee: The application has been brought to the Committee by Cllr Baldry, due the impact on the neighbouring property, no.16 Riverside Walk.



Recommendation: Conditional approval

Conditions:

1. Standard time limit
2. Accord with plans
3. Materials to match existing
4. No windows to side elevation

Key issues for consideration:

Design, neighbour impact, AONB

Site Description:

The application site is on the southern side of Riverside Walk, a cul-de-sac in Yealmpton, with large two-storey houses. The property in question, no.14, is mostly two-storey, with a flat-roof single-storey element and integrated garage to the eastern elevation. The property is a mix of block, red brick and render, with UPVC windows. The houses along this road are in a staggered formation, so that the property is set slightly behind the neighbour to the east (no.16) and slightly in front of the neighbour to the west (no.12).

The site is within the Yealmpton Development Boundary, and part of the South Devon Area of Outstanding Natural Beauty (AONB)

The Proposal:

This application seeks to extend the property at first floor level, over the existing flat-roof single-storey part of the property (including the garage). The extension would have a pitched-roof to match the main house, with a ridge height approximately 0.5m lower than the existing roof. It would have a depth of approximately 4.5m (half the depth of the house) and be 5.5m wide, with windows to the front and rear elevations. It is proposed to use materials which match the main dwellinghouse.

Consultations:

- County Highways Authority- no objection
- Parish Council- no comments to make

Representations:

Two letters of objection have been received, along with two letters of support. The reasons for objection can be summarised as follows:

- The extension would impact on the residential amenity of no.16, as the evening sunlight into the garden would be blocked, as well as affecting the light to two windows (ground floor and first floor) to the side elevation due to the proximity of the extension to the boundary.
- No measurements have been given on the plans
- Other extensions in the road have not been so big
- No.14 has carried out various works (extensions, fences, outbuildings) in recent years
- The plans do not accurately represent the layout of the house

- Plastic cladding should not be allowed
- No precedent has been set for this type of extension
- Internal alterations have breached building regulations

The two supporting letters both state that the proposal is a sympathetic extension, and may encourage others to approve their properties, or attract people to the area.

Relevant Planning History

- 62/1286/14/F- Retrospective householder application for a single-storey rear extension- conditional approval

ANALYSIS

Principle of Development/Sustainability:

The site is within the Yealmpton Development Boundary, and so the principle of residential extensions is acceptable.

Design/Landscape:

The design replicates the main house, on a smaller scale. The lower ridge height and shorter depth means that the extension would clearly be a subordinate addition to the property. The matching materials proposed would allow the extension to blend well with the existing property and surrounding landscape, as the dwellings along Riverside Walk are of a fairly uniform construction. Similar work has been carried out at other properties and so there would be no harmful impact on the street scene. The site is within the AONB, and Officers have a duty to ensure that this designated area is conserved and enhanced; given the urban nature of the site and its surroundings, and the small scale of the proposal, it is judged that there would be no harm to the wider setting of the AONB.

Neighbour Amenity:

The proposed extension would have no impact on the neighbour to the west (no.12), as it is proposed to be built to the eastern side. With regard to the affected neighbour, no.16, the application site is set back from the neighbour (front elevation is roughly 4m further south than the front elevation of no.16). The plots at Riverside Walk are large but quite narrow, and so the dwellings are relatively close to the neighbouring boundaries.

It has been suggested that the extension is too large and overbearing. Riverside Walk is characterised as an open plan nature with large detached dwellings positioned on generous plots, with large, dominating elevations. The addition of the extension is considered to be of a reasonable scale given the context of the site, and would not be significantly more dominating than the existing side extension.

Concern has been raised by the neighbour that the proximity of the extension would prevent sunlight from entering their rear garden in the evening, as it currently does, as well as blocking light to a bedroom and lounge window.

Having visited the application site and the neighbouring dwelling, Officers acknowledge that the extension would be on the boundary wall and it would have some impact on no.16,

however it is not considered that the loss of light would be at an unacceptable level; although direct sunshine may not come into the garden as much it does at present, there would still be natural light. Officers are satisfied that the garden space would still be able to be used and enjoyed by the neighbours. With regard to the loss of light inside the house, Officers do not consider that the proposed extension would have any more of a significant impact on the light to these rooms than the large trees to the rear of the garden currently do. No windows are proposed to the side elevation of the extension, and so there would be limited overlooking issues which would cause demonstrable harm to residential amenity. A condition would restrict the insertion of windows without LPA approval in the future, as it is felt that any windows to the side would directly look into the neighbouring garden and impact upon the privacy of these residents.

On balance, it is therefore considered that whilst there would be an impact to the neighbour, this would not be so unacceptable as to have a harmful effect on neighbour amenity as outlined in policy DP3, and does not warrant a refusal of the application.

Other Matters:

Some of the reasons for objections have been addressed earlier in the report, but several have not yet been addressed;

- No measurements given on the plans: the plans are clearly marked at 1:100 scale, and the proposal can be measured accordingly.
- Other extensions have not been so big in the area: Each application must be considered on its own merits, and Officers are satisfied that the proposal is of an acceptable scale.
- The owners of no.14 have carried out various building works in the last few years: Officers can only consider the proposed extension as submitted. Outbuildings and fences can be constructed under permitted development and should have no bearing on the consideration of this scheme. An existing single-storey extension was granted planning permission in 2014.
- The plans do not represent the house layout: The site is not listed and so the internal layout of the property is not relevant to the planning application
- Plastic cladding should not be allowed: There does not appear to be any plastic cladding on the building, or proposed as part of the extension.
- No precedent has been set: There are no precedents in planning and each application is decided on its own merits, although similar works have taken place within the road.
- Internal alterations have breached building regulations: This is not a material planning consideration and cannot form part of the determination of the application.

The Planning Balance:

Officers have considered the proposal alongside the submitted representations. Whilst it is acknowledged that the proposal would have an impact on the neighbouring property, this impact is not considered to be unacceptable and would not warrant a refusal of the application. It is considered to accord with all relevant local and national planning policies and is therefore recommended for conditional approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.