

# PLANNING APPLICATION REPORT

**Case Officer:** Sara de Barros

**Parish:** Dartmouth **Ward:** Dartmouth and East Dart

**Application No:** 161933 1879/16/HHO

**Agent/Applicant:**

Mr Robert Burford  
Sunny Slope  
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Exmouth  
Devon  
EX8 1JW

**Applicant:**

Mr Michael Clarke  
Knowlecroft  
Knowle Village  
Budleigh Salterton  
EX9 6AP

**Site Address:** Kynance, Higher Broad Park, Dartmouth, Devon, TQ6 9HA

**Development:** Householder application for proposed extension to ground floor, remodelling and raising of roof height

**Reason item is being put before Committee** **Reason item is being put before Committee**  
*Councillor Bastone has requested the item is brought before the committee for the following reasons:*

1. *Loss of light to Sunderlands Loft*
2. *Overdevelopment*
3. *Massing*
4. *Unneighbourly*



**Recommendation:**  
Conditional approval

**Conditions** (see end of report for full wording)

Time Limit

Accordance to plans

Materials to match existing

Remove PD

Contaminated land

Obscure Glazing

**Key issues for consideration:**

The main issues with this application relate to the principle of development and whether or not the erection of the development would have a significant detrimental impact upon the site and neighbouring amenities

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**Site Description:**

The application site comprises a modest detached bungalow which has small lower ground floor area at the rear, set on a hillside location within the Dartmouth Development Boundary and the South Devon Area of Outstanding Natural Beauty.

The lower ground floor area gives the impression of a 2 storey building when viewed from the rear, from the road it appears as a modest bungalow. There is a terrace over the lower ground floor element.

The properties in the immediate locality are of varied styles and comprise of a mix of two storey, three storey and a few single storey properties. The immediate adjacent properties are of two storey dwellings

Due to the sloping gradient of the land the site is visible from public viewpoints.

The application site includes a garage on Lower Broad Park with parking and off road parking on Higher Broad Park.

**The Proposal:**

The proposed development incorporates the raising of the existing roof to the existing dwelling to provide accommodation within the roofspace. The increase in height is 2.2m and the roofline will be similar to that of other development along Higher Broad Park.

The new roof will include a glazed gable incorporating a first floor balcony in the rear and rear facing dormer window. A small decking area will be added at the rear that will be level with the dining/living area, this will then step down to a larger terrace in the position of the original

The clients carried out a pre-application consultation prior to the submission of this application; during the course of this application the application has been amended to include a hip on the south west side of the roof ridge to reduce the impact on the neighbour.

**Consultations:**

- County Highways Authority – standing advice applies
- Environmental Health Section - recommend uncontaminated land condition.
- Dartmouth Town Council - Recommend refusal on the grounds of overdevelopment, loss of light, loss of amenity and unneighbourly. It was suggested that if the bulk of the roof was reduced by

employing at either end of the building full hiping, this may go some way to lessen the impact of the proposed development.

### **Representations:**

Objections from 5 local residents have been received. The reasons for the objections include the following:

- Overbearing and dominant to neighbours
- Conflicts with the original design principles of the surrounding area
- Not good design
- Loss of light
- Increase in parking and creation of congestion
- Not in keeping and resulting in a tall building
- Addition of first floor will have a significant effect
- Overlooking
- Out of character with the area
- Loss of view
- Will create 2 dwellings

### **Relevant Planning History**

15/1193/01/F -Alterations and extension to dwelling –Conditional approval

1480/16/PRH - Pre-application - HOUSEHOLDER - to include extension to ground floor, remodelling and raising of roof height

## **ANALYSIS**

### **Principle of Development/Sustainability:**

The principal of residential development within a Development Boundary is acceptable.

### **Design**

It is considered that the design, scale and proposed materials would not have a detrimental impact upon the AONB or character of the area. The increase in ridge height of 2.2m is duly noted to be a significant increase in height, however it will respect the rooflines of residential properties within the immediate area. The resulting roofline of the proposed development would sit slightly below that of the adjacent property known as Steepside and approx 10cm above Sutherlands Loft which would appear as a minimal difference in height.

Several properties in the area host varied style of extensions.

The scale and proportions of the development overall are considered acceptable, the development would not compromise useable amenity space. The design is acceptable, its scale appears moderate in size relative to the area and in context would appear to sit comfortably within the site and street scene

### **Landscape**

Due to the siting of the proposed development, the extension would be visible from public areas. However the site is viewed in the context of the built up area of this part of Dartmouth and as such there would be no significant impact on the landscape character and quality of this part of the AONB.

### **Neighbour Amenity:**

Concern has been raised about potential loss of light to the neighbouring property, Sutherlands Loft which is located to the south west of the application site. This property has a single storey side extension with roof lights and a side facing window to a stairway that faces the application site. Having regard to the orientation of the affected windows of Sutherlands Loft, the distance between the properties and the hip that has been added into the roof ridge, it is considered that the any loss of light will not be significant.

Concerns have also been raised regarding overlooking. The rear elevation includes a glazed gable which, at first floor level opens onto an inset balcony. It is proposed to have glazing in the north east side of the gable balcony; to prevent overlooking to the neighbour it is proposed that a condition be applied requiring the glazing to be obscure. Views from the balcony will be restricted to the south east, across the road, Broad Park. Existing screening and the distance between properties will prevent any significant overlooking from the rear facing windows and balcony to the property located to the south east.

Two velux windows are proposed in the south west roof slope facing Sutherlands Loft, it is proposed that these be obscure glazed to prevent overlooking unless they are high level (sited a minimum of 1.7m above finished floor level).

Objections have also been raised on the ground that the extended dwelling will have an overbearing impact on neighbours. While the dwelling will be significantly larger the footprint is not changing significantly. The increase in scale comes from the added height and bulk of the roof. The roof ridge will be slightly lower than that of the neighbouring property known as Steepside and approx 10cm higher than the neighbour, Sutherlands Loft.

The relationship between the extended dwelling and its neighbours will be typical of many such relationships within urban areas and Officers do not consider the extended dwelling would be unduly overbearing.

The impact of the proposed development upon neighbour amenity has been fully assessed and it is considered that the proposed development is not considered to have a dominant effect upon the immediate area or result in a significant loss of light or loss of privacy currently enjoyed by neighbouring properties.

A condition is to be imposed to ensure no further windows are installed to the first floor to protect the privacy and amenities of neighbouring properties.

The application is considered to be compliant with Development Plan Policy DP3 which states that 'Development will be permitted provided it does not have an unacceptable impact on the living conditions of occupiers of nearby properties'.

### **Highways/Access:**

Concerns have been raised about lack of parking causing highway congestion; it has been stated that the intention is to subdivide/rent out part of this property giving rise to additional demand for parking. The application as proposed is for extensions to a single dwelling house and floor plans do not indicate that the property could be used by more than one household. The application should be assessed on its merits as proposed.

There are 2 off street parking spaces at present which will be retained; the property will increase from a 2 bed to a 3 bed dwelling. Two parking spaces are adequate for this size of dwelling within a town.

### **Others**

Objections have been raised regarding loss of a view; this is not a material planning consideration

**Conclusion:**

The proposed development is considered to present an attractive design, without resulting in a detrimental impact on the surrounding landscape or the character of the area

It is acknowledged that the proposal would have a degree of impact upon neighbours, but this is not considered to be unacceptable.

The application is therefore recommended for conditional approval

***Suggested conditions:***

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. 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 approved shall in all respects accord strictly with plans received by the Local Planning Authority. Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting this Order) no openings other than those authorised by this permission (if any) shall be at any time be inserted in the side or rear elevations of the development hereby permitted, without the prior permission, in writing of the Local Planning Authority. Reason: To protect the amenity of neighbours.
4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building, unless amendments have been agreed in writing with the Local Planning Authority. Reason: In the interests of visual amenity
5. Any roof lights with a cill height below 1.7m above finished floor level within the south west facing roof slope and the glazing with the north east facing side of the first floor gable extension shall be obscure glazed and fixed shut unless otherwise agreed in writing by the Local Planning Authority. The glazing shall be retained as such in perpetuity.

Reason: In the interests of the amenity of neighbours.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

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

## **Planning Policy**

### ***Development Policies DPD***

DP1 High Quality Design  
DP2 Landscape Character  
DP3 Residential Amenity  
DP7 Transport, Access & Parking

### ***South Hams Local Plan***

SHDC 1 Development Boundaries

### ***South Hams LDF Core Strategy***

CS1 Location of Development  
CS7 Design  
CS9 Landscape and Historic Environment

## **National Planning Policy Framework**

### **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.