

PLANNING APPLICATION REPORT

Case Officer: Mrs Clare Stewart

Parish: Dittisham

Application No: 18/0742/15/F

Agent/Applicant:

Mr Adam Bennis
BBH Chartered Architects (Dartmouth) Ltd
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TQ6 9PY

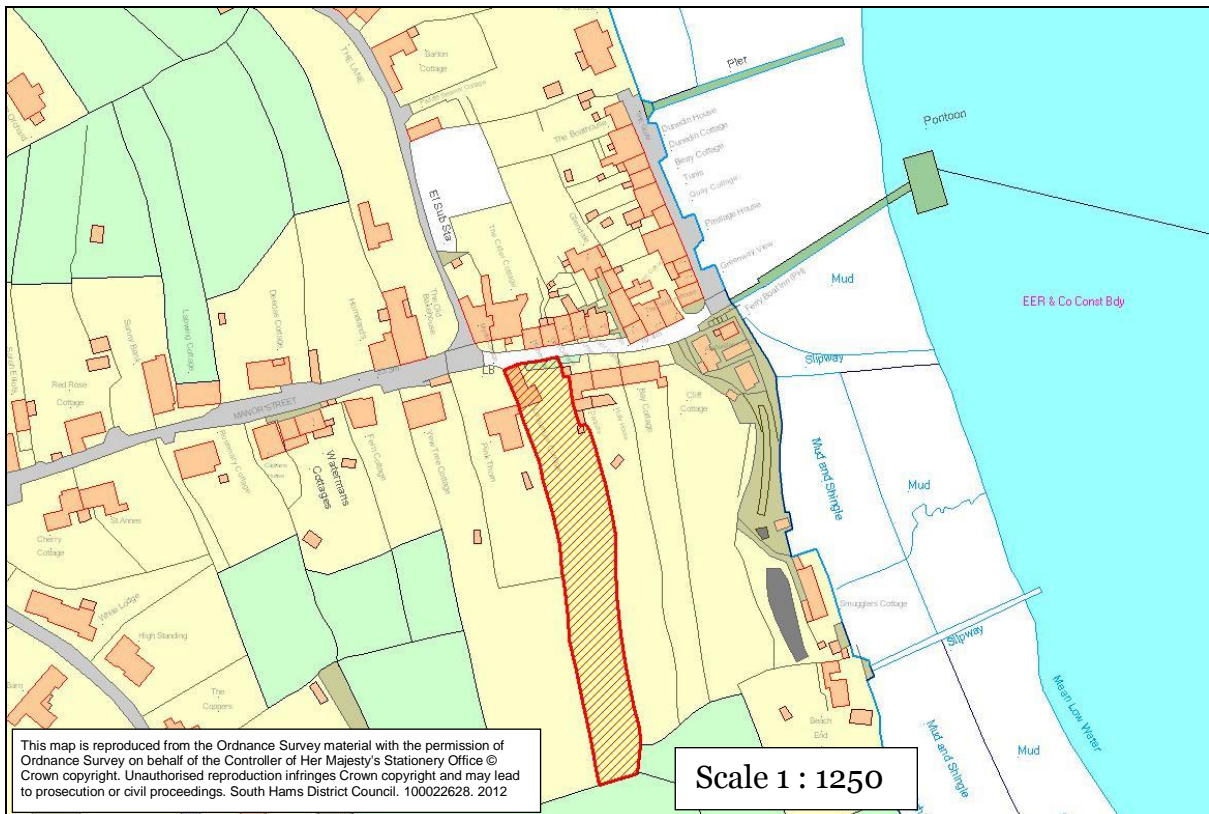
Applicant:

S Quinn
Laburnum Cottage
Manor Street
Dittisham
Dartmouth
TQ6 0EX

Site Address: Laburnum Cottage, Manor Street, Dittisham, Dartmouth TQ6 0EX

Development: Householder application for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking

Reason item is being put before Committee: This application (and an associated listed building consent application ref. 18/0743/15/LB) have been brought to DM Committee on the request of the Ward Member in light of public concern and Parish Council objection.



Recommendation: Conditional approval

Conditions

1. Time limit
2. Accord with plans
3. External finishes to extension
4. Stonework to parking area
5. Unsuspected contamination

Informative re. protected species

Key issues for consideration:

Principle, design, impact on historic environment, street scene, AONB.

Site Description:

Laburnum Cottage is situated towards the eastern end of Dittisham on the south side of Manor Street, a short distance to the east of the junction with The Lane. It is a detached Grade II listed property which faces towards the estuary, but is clearly visible from Manor Street. The southern end of the property has previously been extended (somewhat unsympathetically), and it currently benefits from a parking space immediately adjacent to Manor Street. The residential curtilage extends a considerable distance to the south of the dwelling, with neighbouring properties to the east and west.

The site is located within the Dittisham Conservation Area and the South Devon Area of Outstanding Natural Beauty.

The Proposal:

Permission is sought to demolish the existing extension to Laburnum Cottage and construct a new two storey extension. The proposed extension is contemporary in design, with a curved elevation and flat roof. External finishes would include stone and rain screen cladding, with powder coated aluminium windows. Minor works are also proposed to the existing cottage including a new natural slate roof, construction of new a chimney and re-rendering. The elevations originally submitted also showed the replacement of the windows on the existing dwelling with new double glazed timber units, however this element was removed from the scheme during the life of the application.

Landscaping works are proposed to accommodate the new extension and make more use of the top section of the garden. It is also proposed remove an existing boundary wall facing Manor Street and construct a new one further back into the site to provide additional space for parking.

Additional plans were submitted during the life of the application to further illustrate the proposals. The Parish Council and third parties who had already submitted representations were invited to submit any further comments.

A listed building consent application for the above works has been submitted concurrently (18/0743/15/LB). A separate application for an ancillary building within the garden of Laburnum Cottage is also under consideration (18/0305/15/F).

Consultations:

- County Highways Authority – Standing Advice applies
- Environmental Health Section – No objection subject to standard unsuspected contamination condition
- Dittisham Parish Council – Objection – proposal out of keeping with AONB, Conservation Area and Listed Building. Removal of protected stone wall. Application submission is inaccurate. Negative effect on residential amenity. Light pollution. Concerns regarding excavation works adjacent to foundations of neighbouring property. If LPA is minded to approve request conditions that flat roof is not used for any domestic or recreational purpose, and a detailed Method and Access Statement and Dilapidation Schedule are required. Proposal should be considered in conjunction with proposal for structure in garden.

Representations:

12 letters of objection have been received following the statutory consultation period and further invitation for submission of comments, with the issues raised summarised as follows:

- Overdevelopment
- Out of keeping with surrounding area, negative impact on historic street scene
- Impact on street scene has not been considered
- Overlooking to neighbouring properties
- Noise from new doors (close to neighbouring bedroom)
- Use of flat roof as balcony/amenity space
- Increased noise and traffic generation
- Vehicles would be reversing onto Manor Street, more dangerous than current situation.
- Impact of parking area would damage character of street scene. Parking area could accommodate 4/5 cars – unnecessarily large
- Stone wall similar to others in village, permission for a similar application for parking was refused
- Existing stone would not be re-used
- Light pollution from excessive glazing
- Damage to neighbouring properties from excavation works
- Submitted details misleading
- Double glazing proposed in main cottage – other listed properties on Manor Street have not been allowed this glazing
- Drainage
- Precedent
- Errors in application form
- Schedule of Dilapidations of neighbouring properties needed
- Concern regarding removal of existing asbestos roof
- Should be considered in conjunction with yurt application

Relevant Planning History

- 18/0743/15/LB, Listed building consent for demolition of existing extension and construction of 2 storey extension, alterations to dwelling with associated landscaping and parking, Laburnum Cottage, Manor Street, Dittisham – under consideration
- 18/0305/15/F, Householder application for construction of ancillary garden building within the curtilage of Laburnum Cottage (resubmission of 18/2875/14/F), Laburnum Cottage, Manor Street, Dittisham – under consideration
- 18/2875/14/F, Householder application for construction of new single garden building within the curtilage of Laburnum Cottage, Laburnum Cottage, Manor Street, Dittisham – withdrawn
- 18/0254/84/3, Car parking bay, Laburnum Cottage, Manor Street, Dittisham – conditional approval
- 18/0959/75/3, Erection of private double garage with forecourt and turntable (renewal of permission granted under WP/8331 and WP/8484/73), Laburnham Cottage Manor Street Dittisham – conditional approval

ANALYSIS

Principle of Development/Sustainability:

The principle of alterations/extension to the existing dwelling raises no objection.

Design/Conservation/Landscape:

The existing extension does not make a particularly positive contribution to the main dwelling from a visual perspective and is of no significant architectural merit. There are examples of modern houses and extensions within Dittisham, and the principle of a contemporary design approach to the replacement extension is not in itself an issue. The current submission follows lengthy discussions between the Agent and Officers (including a Conservation Officer) to try and agree an appropriate scale and design for the new extension. Additional information was submitted during the life of the application to better illustrate what the proposed extension would actually look like. On balance it is considered the proposed extension, taking into account the size of the existing extension, offers an acceptable design solution. Whilst it would be visible from Manor Street the scale and form of development proposed would preserve the special interest of the existing cottage, and it is considered it would not result in substantive harm to the character of the immediate or wider locality.

Concern has been raised in representations regarding the impact of the proposed alterations to the parking area fronting Manor Street. There appears to be some confusion regarding the size of the proposed parking area. The submitted plans shows that the new wall would be constructed approximately 1 metre from the line of the existing wall. An additional plan submitted during the life of the application shows that the new parking area would provide space for two vehicles parked horizontally. Whilst historic nature of Manor Street is acknowledged, it is not considered a parking area of the size proposed would result in substantive harm to the character of the locality (particularly as vehicles currently parking in this area, including at Laburnum Cottage, already have an impact on the historic character). Concern has also been raised regarding the finish of the stone wall. A condition is recommended to ensure the details are acceptable. Each application must be considered on its own planning merits taking account of the specific site context. The previous application

for a parking area at St Anne's Cottage related to the provision of an entirely new parking area. The current application is effectively for the extension of an existing parking area (which was approved in 1984) and it is considered the difference between the existing site and what is proposed (subject to a condition to secure the detailing of the new stone wall), would not result in substantive harm in this case.

Reference has also been made to the use of double glazed window units on the existing property. There was concern regarding the lack of justification for this removal of historic fabric (the windows in question may be original) and this element has now been withdrawn from the current proposal.

Neighbour Amenity:

Concern has been raised in particular with regard to the impact of the proposed development on the amenities of Pink Thorn, which lies to the west of the application site. Noise from the use of a domestic extension is not considered to constitute grounds for refusal (it could be investigated under separate legislation by Environmental Health if any noise complaints were received by the Council in the future). There is no easy access onto the roof of the proposed flat roof extension which would make it difficult to be used as amenity space.

It is considered the proposed window openings would not result in a substantive increase in overlooking.

Highways/Access:

Devon County Highways have referred to their Standing Advice. Concern has been raised in representation regarding the need to additional parking as detailed above. The submitted plans show that the enlarged parking area would provide space for two vehicles (which is not considered excessive), with drivers needing to reverse onto Manor Street as they do currently. It is considered that the proposed parking arrangement would not result in a significantly worse situation than the existing and as such refusal of the application could not be substantiated on this basis.

Other Matters:

In response to other matters raised in representations not considered above:

- Application for garden building – this is a separate application to be considered on its own planning merits.
- Method and Access Statement and Dilapidation Schedule – given the constraints on access to the site for construction vehicles a condition to secure a Construction Method Statement is considered reasonable. Damage to third party property is not a planning consideration.
- Removal of asbestos – this is controlled by separate legislation.

An Ecological Survey was not required as given the state of the existing building it was considered highly unlikely that an offence would be committed. An informative is recommended as a precautionary measure.

The Planning Balance:

The proposal is primarily for a contemporary extension to a listed building. On balance it is considered the proposal would preserve the special interest of Laburnum Cottage, and would not result in substantive visual harm to the locality. The proposal is considered acceptable in all other planning respects and is therefore recommended for approval subject to conditions as detailed above.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

DP5 Conservation and Wildlife

DP6 Historic Environment

DP7 Transport, Access & Parking

South Hams Local Plan

SHDC 1 Development Boundaries

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.