

PLANNING APPLICATION REPORT

Case Officer: Mrs Clare Stewart

Parish: Dittisham

Application No: 18/0743/15/LB

Agent/Applicant:

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

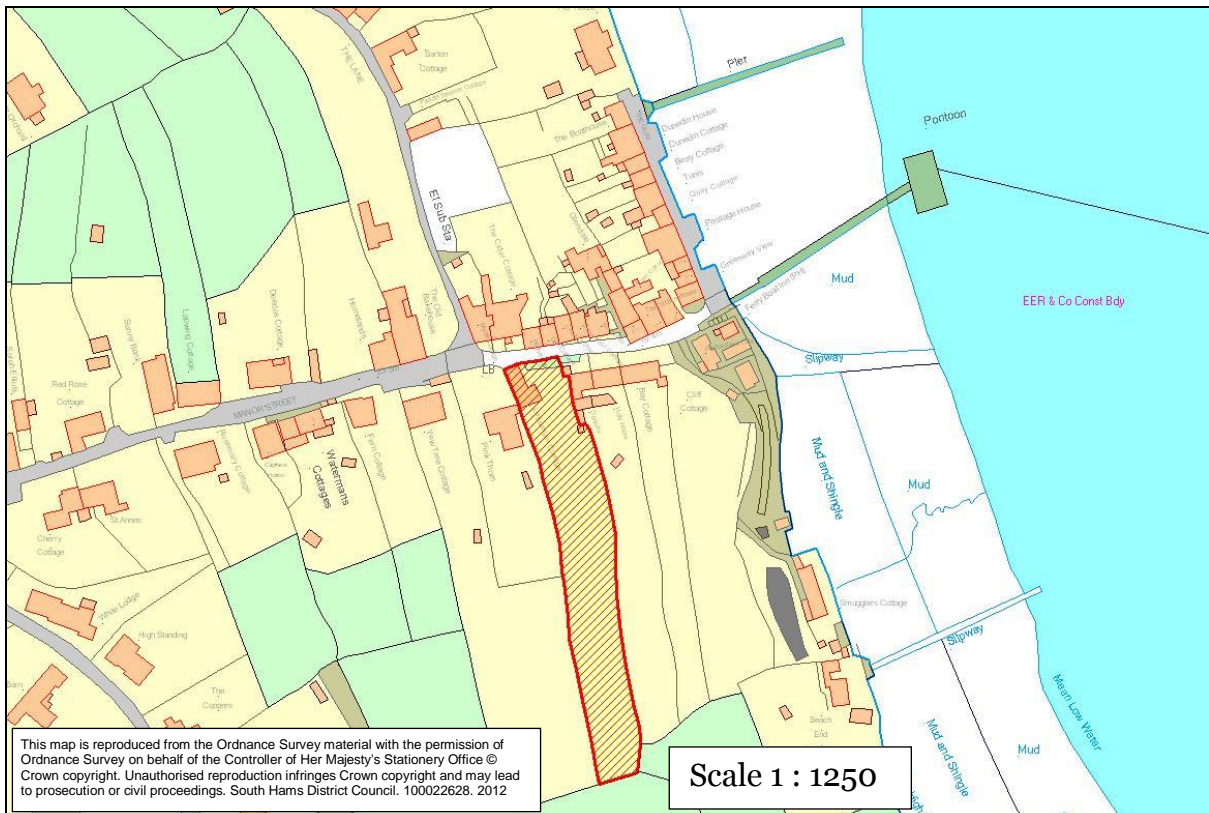
Applicant:

S Quinn
Laburnum Cottage
Manor Street
Dittisham
Dartmouth
TQ6 0EX

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

Development: Listed building consent 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 planning application ref. 18/0742/15/F) 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

Key issues for consideration:

Impact on historic fabric of listed building

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 original dwelling dates from the late 15th or early 16th century, with 19th and late 20th century extensions. The list description indicates it may once have been part of a larger house. 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 planning application for the above works has been submitted concurrently (18/0742/15/F). 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 – No highways related issues
- 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:

6 letters of objection have been received (there have been 12 objections in respect of the associated planning application). The issues raised are summarised as follows:

- Design inappropriate and not in keeping with surrounding properties in Conservation Area
- Additional parking area not necessary
- Overlooking
- Vehicles would be reversing onto Manor Street, more dangerous than current situation
- Extent of excavation and damage to neighbouring properties
- Drainage
- Noise

Relevant Planning History

- 18/0742/15/LB, Householder application 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:

The principle of alteration to the existing listed building raises no objection.

Design/Impact on historic fabric:

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 of the Conservation Area.

The alterations proposed to the existing main house are considered acceptable. 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.

Other Matters:

Other matters raised in representations not considered above are not material to the consideration of a listed building consent application (they have been considered in respect of the associated planning application where appropriate).

Conclusion:

For the reasons identified above it is considered that the proposal would not result in harm to historic fabric and appearance and setting of the main dwelling would be preserved. As such the application is 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.

This application has been considered in accordance with Sections 16,17, and 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy

South Hams LDF Core Strategy

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP6 Historic Environment

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.