

# PLANNING APPLICATION REPORT

**Case Officer:** Sarah Carroll

**Parish:** Wembury

**Application No:** 58/1736/15/F

**Agent/Applicant:**

Ray Clarke  
Project Design Consultancy  
The Old School  
School Hill  
St Neot  
Liskeard  
PL14 6NG

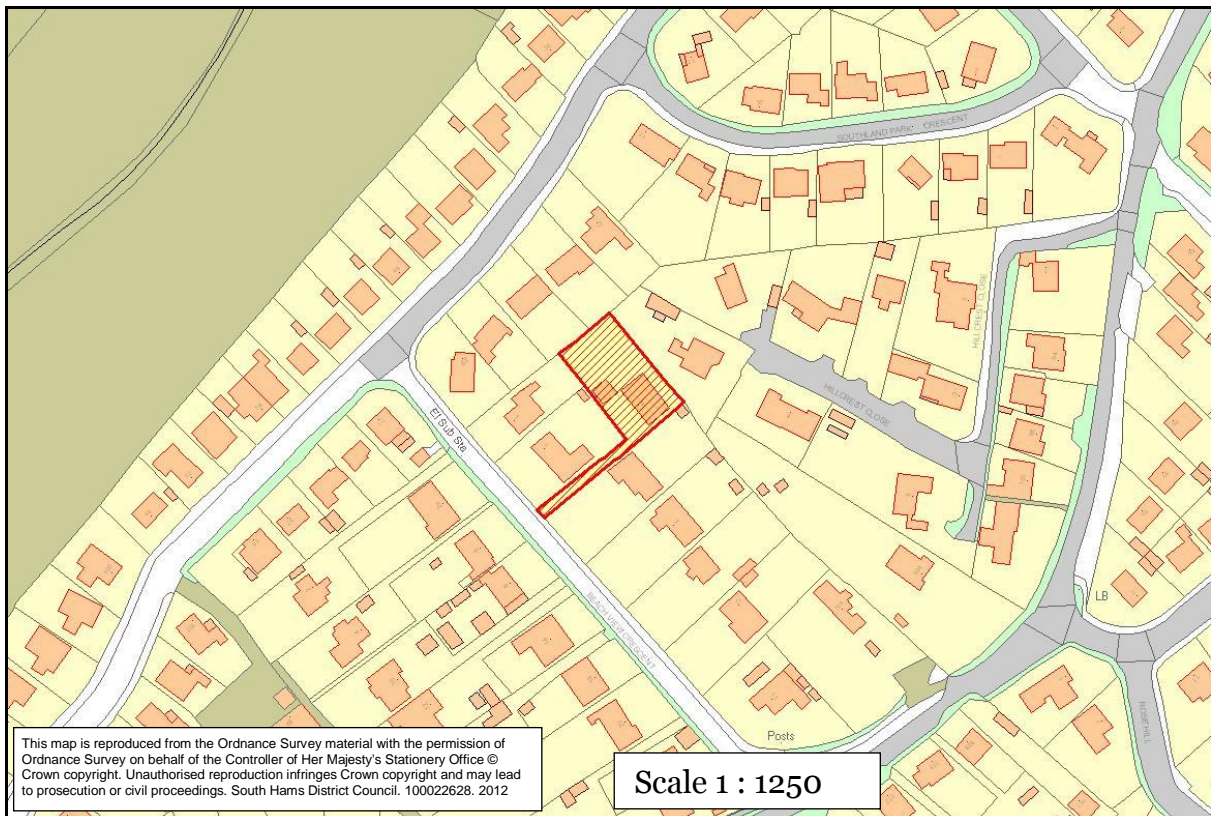
**Applicant:**

Mr A Hanson  
3A Beach View Crescent  
Wembury  
Plymouth  
PL9 0HL

**Site Address:** 3A Beach View Crescent, Wembury, Plymouth, PL9 0HL

**Development:** Householder application for side extension and to raise ridge height for loft conversion (resubmission of approval 58/3028/14/F)

**Reason item is being put before Committee:** This application is before committee at the request of Councillor Brown due to concerns relating to the impacts of the development on the neighbouring properties.



**Recommendation:** Conditional approval

**Conditions:**

1. Standard time limit.
2. Adherence to plans.
3. No first floor windows on South East (side) elevation.
4. Restricted opening on roof lights.
5. Unsuspected contamination.

**Key issues for consideration:**

The main issues this application raises are design and appearance, and neighbour impact in terms of light and privacy.

**Site Description:**

The application site is a single-storey detached dwelling in a residential neighbourhood in the parish of Wembury. The property is accessed by a long drive, leading past the highway-facing properties on Beach View Crescent, to no.3a behind to the north. The site of 3a itself slopes to the north east making the front elevation (south) higher than the rear elevation by half a metre. A detached double garage sits slightly forward to the front (south) of the dwelling, which has a large residential curtilage to the western side. The site is surrounded by dwellings to all sides, with tree and hedge screening to all sides also. However, the neighbour to the south east (5 Beach View Crescent) and the neighbour to the northern side (7 Hillcrest Close) are the closest. The site is within the development boundary of Wembury and is part of the South Devon Area of Outstanding Natural Beauty.

**The Proposal:**

This is a householder application for side extension to the western side of the building and to raise the ridge height for a loft conversion. The application is a resubmission of approval 58/3028/14/F for a side extension and loft conversion.

**Consultations:**

- Town/Parish Council: object on the grounds that there are lots of windows overlooking neighbouring properties. Therefore, concerns of overlooking and privacy impact on neighbours. In addition, the plans are limited and it is difficult to compare the pre and post plans and relative heights as the scales are different.
- Environmental Health: Requested that the application, if approved, include a condition for any unsuspected contamination found during development.
- Highways: No objection.

## Representations:

8 letters of objection received. (2 of which were drafted by the same objector. Therefore, 6 people/residents objected). The points put forward are summarised, in no particular order, as follows:

1. Noise and air disturbance during construction period.
2. No ecological appraisal submitted for alterations to a roof.
3. Doesn't contribute to the character of the area. Poor design.
4. Over-development of the site in comparison to the neighbouring properties.
5. Contravening Planning Policies – overdevelopment, loss of amenity, parking space reduced, privacy concerns, overlooking, overshadowing, lack of collaboration with community, and loss of light to neighbouring properties.
6. Proximity of the dwelling: overlooking and loss of privacy to number 5 Beach View Crescent, and number 6 & 7 Hillcrest Close.
7. Increase in height: impact on neighbouring properties. Loss of light to number 7 Hillcrest Close.
8. Incorrect Block plan: incorrect proximity and scale (of building) of number 7 Hillcrest Close.
9. Proposal will result in an overbearing impact on neighbouring properties.
10. Tree and hedge screening does not surround entire application site, contravening the officer report on approval 58/3028/14/F.

## Relevant Planning History

- 58/0763/01/F - Conversion of roof including construction of dormer window. Conditional approval on 03/07/2001.
- 58/3028/14/F – Conversion of loft and side extension. The application sought to extend the property to the west (side) by approximately 5.6m. A loft conversion would also be carried out, to create a first-floor level for bedrooms and bathrooms, creating more living space downstairs. A pitched-roof dormer would be constructed to the front (south) elevation, with a balcony. Whilst to the rear (north), a flat-roof dormer would extend along nearly the whole length of the roof (approximately 18.5m) Conditional approval granted on 28/01/2015. (Note: Permission is valid until 28/01/2018.)

## ANALYSIS

### Principle of Development/Sustainability:

The site is within the development boundary of Wembury and is within a residential area in the South Devon Area of Outstanding Natural Beauty. Consequently, there are no reasons why, in principle, a residential extension would be unacceptable, subject to complying with other development management policies.

### Design/Landscape:

The design of the house is not considered to be out of keeping with the area. The house is amongst other residences that are not identical in appearance.

The current ridge height of the property is 6 metres to the front and 5.5m to the rear. The proposal would increase the ridge height by one metre on both sides to 7m and 6.5m respectively. The proposal for a side extension is measured at approximately 5.8 metres and will increase the dwelling width from 13.9m to 19.7m in total. The increase in height and width are considered satisfactory by officers and will not cause significant harm to surrounding properties in terms of loss of light and nor would it be overbearing.

The proposal also includes a south facing first floor dormer window on the eastern side with six roof lights installed on the rear elevation and two on the front. Each roof light serves one room; either a bedroom, dressing room, bathroom or stairwell. There are three bedrooms proposed for the first floor. The two larger bedrooms have a second window to provide ventilation and light. The smaller bedroom is dependent on the roof light.

There are some changes to the ground floor windows on the western elevation. The proposal includes a row of 6 windows, increasing the window height by half a metre and the width by 4 metres approximately. In addition, there is a first floor window proposed for the same side (west), measuring 1 metre wide and 2 metres high. There are no changes proposed on the eastern side elevation apart from the height increase. Officers are satisfied that neighbour privacy will be maintained after development.

The proposed development is not considered to be an over development of the site as the parking area and garage are unchanged and the side extension will still allow for a side garden.

### Neighbour Amenity:

Concerns have been raised in relation to overlooking and loss of privacy and officers feel that this is acceptable, and is not considered to impose significant harm. There is a window in the front elevation to the east of the building which faces a neighbouring property to the south. However, the distance and natural landscape make the impact minimal.

The remaining area of the first floor has proposed roof lights (front and rear) which keep overlooking to a minimum. A condition to ensure the roof lights have a restricted opening will minimise loss of privacy.

A condition relating to the South East gable wall will restrict the insertion of first floor windows in the future without consent from the Local Authority. This will protect the privacy of the neighbouring garden (5 Beach View Crescent).

Officers are of the opinion that the proposal will not have a significant overbearing impact on the neighbouring properties due to the increase in height. The proposal has been carefully considered in respect of the approved application and the changes being made in this instance will not unduly affect amenity. Whilst the increase in height and width will be visible from each neighbouring property, it is not considered to have a detrimental impact to the closest properties.

### Other Matters:

The noise and air pollution created during construction phase of development is not a material planning consideration for a development at this scale.

In terms of any concerns about the presence of bats or any other species, the dwelling is located in an urban setting, in that it is nestled amongst other dwellings as opposed to a rural setting and does not therefore pose a threat at this time. However, an informative will accompany the decision notice of this application to make the applicant aware of any issues at construction stage.

The site location plan satisfies officers in this instance as it outlines the curtilage of the site in question.

### Conclusion:

The application is considered acceptable and is recommended for APPROVAL.

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

### **Planning Policy**

*NPPF*

*NPPG*

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

CS1 Location of Development

CS7 Design

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

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP4 Sustainable Construction

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

SHDC 1 Development Boundaries

MP 14 Wembury

### **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.