

PLANNING APPLICATION REPORT

Case Officer: Tom French

Parish: Wembury

Application No: 58/2174/15/VAR

Agent/Applicant:

Marcus Vasey Architectural Services
91 Staddiscombe Road
Plymstock
Plymouth
PL9 9LU

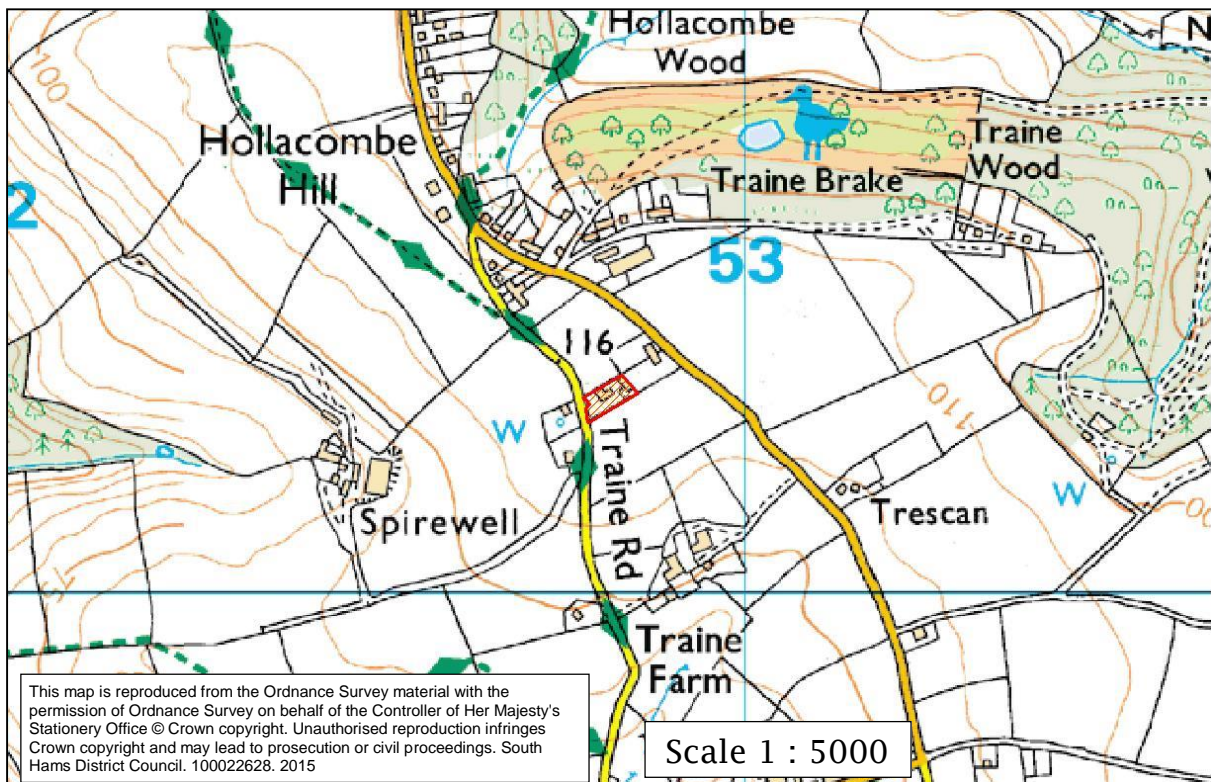
Applicant:

Mr G Rowe
58 Underlane Road
Plymstock
Plymouth
PL9 9JZ

Site Address: Trenear, Traine Road, Wembury, Plymouth, PL9 0EW

Development: Variation of condition 2 (approved plans) of planning consent 58/1431/14/F for amendments to external appearance of main dwelling

Reason item is being put before Committee: This application is before Committee at the request of Councillor Brown, who considers the impact on the neighbouring properties needs further consideration.



Recommendation: Conditional approval

Conditions

Accord with plans

Conditions requiring development to accord with details approved under 58/3165/14/DIS (Drainage, materials, natural stone and landscaping)

Removal of PD rights (extensions/outbuildings)

Retention of garaging for parking

Key issues for consideration

Whether the variations result in additional harm to the living conditions of adjacent occupiers or the appearance of the approved scheme.

Site Description

The dwelling approved under 58/1431/14/F has been substantially completed.

The Proposal

Variations to the approved scheme, primarily alterations to the south elevation, insertion of 2No roof lights on the north elevation and enlarged windows/French doors on the recessed balcony of the west elevation.

Consultations

- Wembury Parish Council: Objection – The actual building work does not comply with the plans – enforcement action possibly required – there will be overlooking with a loss of privacy by the neighbours with this variation.

Representations

1 Letter of objection

- Loss of privacy and overlooking to Heydon
- Original plans had 4 doors, reduced to 3 during application and internal layout amended so living room at rear
- Applicant has wilfully built the dwelling not in accordance with approved details

Relevant Planning History

58/1431/14/F - Demolition of existing dwelling, outbuildings and garage. Construction of replacement dwelling and garage with store over – Conditional approval

ANALYSIS

The indented text below is the assessment of 58/1431/14/F, which was granted conditional approval by planning committee. This variation seeks to amend the approved scheme by inserting 2No roof lights on the north elevation. This is acceptable and does not result in any further overlooking than the approved scheme. Alterations to the south elevation including changes to fenestration serving the hallway and enlarging the living room so the access to the terrace is in line with the landing window. These changes are acceptable and do not result in additional harm to the living conditions of adjacent occupiers.

The south west elevation first floor French doors have been constructed with four panels as opposed to three. An objection has been raised by the occupants of 'Heydon' to the west, however the increase of one panel in the French doors does not result in significant additional overlooking than would already be possible from the approved scheme, which was

considered acceptable. In addition, the distance between the two properties is significant as outlined in the officers report (excerpt relating to Heydon in italics below).

“The south-west gable elevation of the proposed replacement dwelling, which incorporates a recessed balcony at first floor level that faces towards ‘Heydon’, would be approximately 40 metres from this neighbouring dwelling. It is considered that the proposed replacement dwelling would be positioned at such a distance from the neighbouring dwelling, that it would not result in an unacceptable overlooking, loss of privacy or loss of light, and there would not be a justifiable reason to refuse this application.”

The alteration is therefore considered acceptable as it will not significantly increase any overlooking.

Principle of Development:

Policy DP17 of the South Hams District Council Development Policies DPD allows for the principle of replacement dwellings in the countryside. The existing dwelling is of limited architectural merit and therefore, it is considered that its replacement would be acceptable in principle, subject to material planning considerations being wildlife, landscape impact, highways impact, neighbouring amenity and drainage, together with the scale and design of the proposed replacement dwelling.

Design/Landscape:

The dwellings located alongside Traine Road have a mixed appearance. As set out earlier in this report, a high proportion of these dwellings are bungalows which have been substantially altered and extended to provide habitable accommodation within the roof space.

The proposed replacement dwelling would be sited on the footprint of the existing dwelling and would have a larger volume than the existing dwelling. The existing dwelling has a floorspace of approximately 109 square metres and the adjacent ancillary building has a floor area of approximately 61 square metres. Overall the floor area equates to approximately 170 square metres. The proposed replacement dwelling would have a floor area of approximately 227 square metres and this equates to an increase in floor area over the existing dwelling and outbuilding combined of approximately 33%.

The site is fairly prominent when travelling along Traine Road and although the new dwelling would be about 1.8 metres higher than the existing property and would also be bulkier in appearance; it would be situated within its own plot, and would be set back from the lane so that it would not be overly dominant in this location. The dwelling sits within a large curtilage therefore it is considered that the replacement dwelling can be easily accommodated without appearing cramped or resulting in overdevelopment of the site. In terms of the architectural style, it is considered that the replacement of the existing single storey dwelling with a property of one and a half storeys, would be compatible with the character of the surrounding area. The overall scale and massing of the proposed replacement dwelling is considered to be acceptable having regard for the requirements of policy DP17 of the Development Policies DPD.

The proposed palette of materials, being stone, render and timber boarding for the elevations, and a slate roof, is considered to broadly correspond with the materials which are locally distinctive and prominent in the surrounding area. The design and appearance of the proposed replacement of the dwelling is considered to be acceptable in this instance and in accordance with policies DP1 and CS7 of the South Hams District Council Development Plan. Taking into

account that the proposed dwelling would replace an existing property and would be viewed from distant viewpoints within the context of a small cluster of dwellings at this particular location on Traine Road; it is not considered that the proposed development would result in a harmful impact on the wider landscape having due regard for the siting of the application site within the South Devon Area of Outstanding Natural Beauty. The proposed development is therefore also considered to accord with policies DP2 and CS9 of the South Hams District Council Development Plan.

The proposed garage, which would be constructed to the east of the proposed replacement dwelling, and which has been reduced in size during the lifetime of this application, is considered to be acceptable in terms of its overall scale, in that the building would be subordinate to the proposed replacement dwelling which it is to serve. The materials would match those used for the proposed dwelling and are considered to be acceptable.

Highways/Access:

The existing vehicular access would be utilised and replacement entrance gates erected. Within the site, a garage with covered parking provision for three cars would be constructed to the east of the proposed replacement dwelling. Devon County Council has been consulted in respect of this application and has no objections to the proposed scheme.

Neighbouring amenity

‘Heydon’

A public letter of objection has been received from the occupants of ‘Heydon’, which is a detached dwelling located opposite the application site, on the west side of Traine Road. In terms of neighbouring amenity, the occupants object on the basis of loss of privacy and overlooking. In addition their objection relates to resultant loss of light.

The south-west gable elevation of the proposed replacement dwelling, which incorporates a recessed balcony at first floor level that faces towards ‘Heydon’, would be approximately 40 metres from this neighbouring dwelling. It is considered that the proposed replacement dwelling would be positioned at such a distance from the neighbouring dwelling, that it would not result in an unacceptable overlooking, loss of privacy or loss of light, and there would not a justifiable reason to refuse this application.

‘Meenavoy’

‘Meenavoy’ is a single storey dwelling, located to the north-east of the application site. It is one of two detached dwellings located to the north-east of the application site, which faces away from the application site with its accesses and frontage to the north-east on Wembury Road.

A letter of objection has been received from the occupants of ‘Meenavoy’ with concerns in respect of overlooking from the first floor window to the north-east gable end of the proposed replacement dwelling, and from the side of the proposed balcony positioned to the south-east elevation of the dwelling.

The proposed replacement dwelling would be situated over 25 metres from the shared boundary to the north-east. The separation distances between the dwellings would be in excess of 60 metres. Taking into account the distance of the proposed dwelling from shared boundaries, it is not considered that the proposed development would not result in an

unacceptable degree of overlooking or loss of privacy in respect of the occupants of the dwelling at 'Meenavoy'

To conclude on this particular issue, the impact on neighbouring properties has been carefully considered and, whilst there may be a perception of greater overlooking, it is considered that the proposed replacement dwelling would be set sufficiently far from the dwellings on the opposite side of Traine Road, and also from adjacent dwellings to the north-east of the site, so that the proposal would not have an unacceptable impact on the living conditions of neighbouring occupiers with regard to privacy or overlooking. Therefore the proposed development is considered to accord with Policy DP3 of the South Hams District Council Development Policies DPD which aims to protect residential amenity.

Ecology:

A protected species report was submitted as part of this application, which concluded the bungalow was of low potential for protected species. Therefore the proposed development is not considered to result in harm to protected species.

Drainage:

The South Hams District Council Drainage Engineer has considered the application and does not have any objections subject to the attachment of surface water drainage condition as follows:

The development hereby permitted shall not be commenced until a programme of and percolation tests (BRE digest 365 standard tests) are carried out in accordance with a scheme to be prior agreed in writing with the Local Planning Authority. Suds to be designed for a 1:100 year event plus 30% for climate change. If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority and thereafter installed, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

Summary:

For the reasons outlined above, this application is considered acceptable and in accordance with the relevant policies of the South Hams District Council Development Plan. This application is therefore recommended for approval subject to appropriate conditions.

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

CS10 Nature Conservation

CS11 Climate Change

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP4 Sustainable Construction

DP5 Conservation and Wildlife

DP7 Transport, Access & Parking

DP15 Development in the Countryside

DP17 Residential Extensions and Replacement Dwellings in the Countryside

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.