

**ITEM NO.** 6

**COMMITTEE DATE:** 26/04/2010

**APPLICATION NO:** 10/0298/03 FULL PLANNING PERMISSION

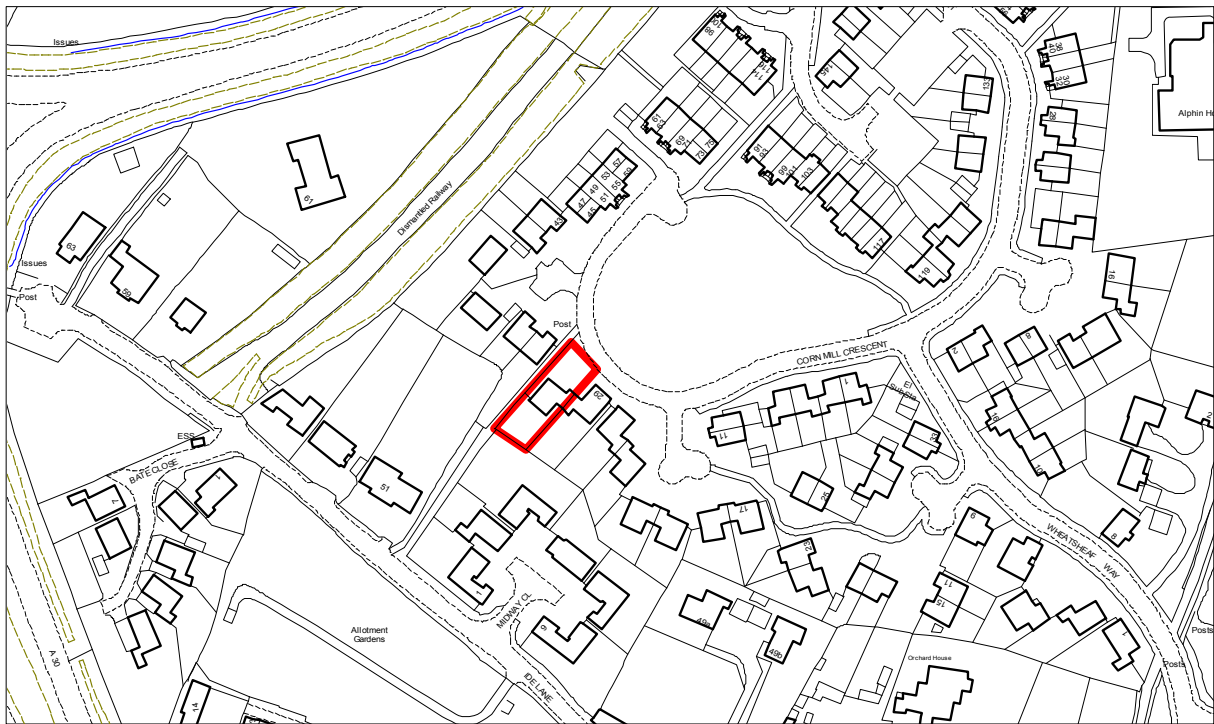
**APPLICANT:** Mr S Carnell

**PROPOSAL:** Two storey extension on west elevation and single storey extension on south elevation.

**LOCATION:** 31 Corn Mill Crescent, Exeter, EX2 8TL

**REGISTRATION DATE:** 01/03/2010

**EXPIRY DATE:** 26/04/2010



Scale 1:2500

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### **HISTORY OF SITE**

77/0490/01 -	Residential development R 25.07.77 Appeal lodged 26.05.77 Appeal allowed 29.01.80	ALC	29/01/1980
80/0763/02 -	138 residential units and associated works.	PER	23/06/1980
03/0119/18 -	Ground floor side and front porch extensions. (Certificate of Lawfulness for Proposed Development).	WLU	24/02/2003

### **DESCRIPTION OF SITE/PROPOSAL**

31 Corn Mill Crescent is a link-detached property linked by a single garage to the adjoining property. The property is set back from the adjoining property and the road is characterised by a staggered building line. The road is a cul-de-sac which sits around a central area of green open space. The property is two-storey with a rough render and tiled finish. The property benefits from private front, side and rear amenity space. The rear and side amenity space is enclosed by hedging and close boarded timber fencing. The front amenity space is open plan with low level hedging adjacent to the public footpath which runs along the north western side boundary.

The property has benefited in the past from two small extensions. One in the form of a conservatory on the rear elevation and one in the form of a small lean-to to the rear of the single garage.

This application seeks permission for a two-storey side extension and the demolition of the existing conservatory and the erection of a lean-to style conservatory. The side extension will have a footprint of 2.5m x 8.4m. The rear conservatory will cover the existing conservatory footprint and extend across the rear of the proposed two-storey extension. It will have a footprint of 6m x 2.6m.

The rear and side extension will extend up to the boundary with the side walls forming the boundary adjacent to the footpath. The side extension will be set 600mm back from the front main building line and will be set down from the main ridge height by 300mm.

### **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

No additional supporting documentation has been provided.

### **REPRESENTATIONS**

None received.

### **CONSULTATIONS**

The Head of Environmental Health comments that construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.

### **PLANNING POLICIES/POLICY GUIDANCE**

Devon County Structure Plan 2001-2016  
CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011  
DG1 - Objectives of Urban Design  
DG4 - Residential Layout and Amenity

Exeter City Council Supplementary Planning Document  
Householder's Guide to Extension Design (adopted 16 September 2008)

### **OBSERVATIONS**

Following a discussion with the Applicant it has been agreed that the extension will be set back from the front building line by a full 900mm, in line with the guidance set out in the adopted SPD. Amended plans are to be submitted in due course.

The adopted SPD sets out that extensions should harmonise with or where possible enhance the character of the original house. In order to achieve this a number of key principles are set out. Of particular relevance to this application are principles 2, 4, 5 and 6. Principle 2 seeks to ensure that the establish street scene is protected and that extensions respect existing building lines, the pattern of buildings in the street and spaces between them. The street has a staggered building line which coupled with the set back of the buildings from the public highway, give a spacious feel to the residential estate. There are comfortable gaps

between the pairs of properties particularly in this case, where there is a small footpath to the side of the site which connects Corn Mill Crescent to Ide Lane. Given the site layout and the wider streetscene it is not considered that the proposed side extension would detract from the established character nor close off important gaps.

Principle 4 seeks that extensions be designed to minimise overlooking of neighbouring properties. It is not considered, that given the relationship of the proposed extension works with the neighbouring properties, there would be any detrimental impact to the levels of amenity currently enjoyed.

Principle 5 relates to the scale and massing of extensions. The element of subservience is a key factor in achieving good design. Section 3 of the SPD deals with achieving good design and subservience for side extensions. In accordance with the guidance in this section the side extension is set back from the front building line. It is set down from the main ridge height and is significantly less than half the width of the original dwelling house. The side extension is considered to be subservient and the use of a matching roof to that of the main roof in terms of shape and pitch tie in with the requirements of Principle 6. The side extension is considered to be in accordance with Local Plan policy and to the advice contained within the adopted SPD.

With regard to the rear extension the depth and width meet the requirements of Section 4 of the SPD, and the proposed conservatory is in proportion with the main dwelling unit. The design, which takes on a simple lean-to roof is acceptable and therefore, the rear element is also considered to be acceptable in accordance with policy and the relevant guidance.

Given the above, it is considered that proposed works are in accordance with the requirements of the adopted SPD and Local Plan Policies DG1 and DG4.

### **WESTERN AREA WORKING PARTY**

The application was presented to Members of the WAWP on 6 April 2010. Members were appraised of the proposal and raised no issues.

### **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 1 March 2010 together with the site location plan, one un-numbered plan received 1 March 2010 and two drawings numbered SC/3 and SC/4, as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.  
**Reason:** To protect the amenity levels currently enjoyed by the neighbouring residents.

- 4) The walls and roof of the extensions hereby approved shall have an external finish to match the existing building unless otherwise agreed and approved in writing by the Local Planning Authority.  
**Reason:** To protect the character and appearance of the existing building.

**Local Government (Access to Information) 1985 (as amended).**

**Background papers used in compiling the report:**

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223