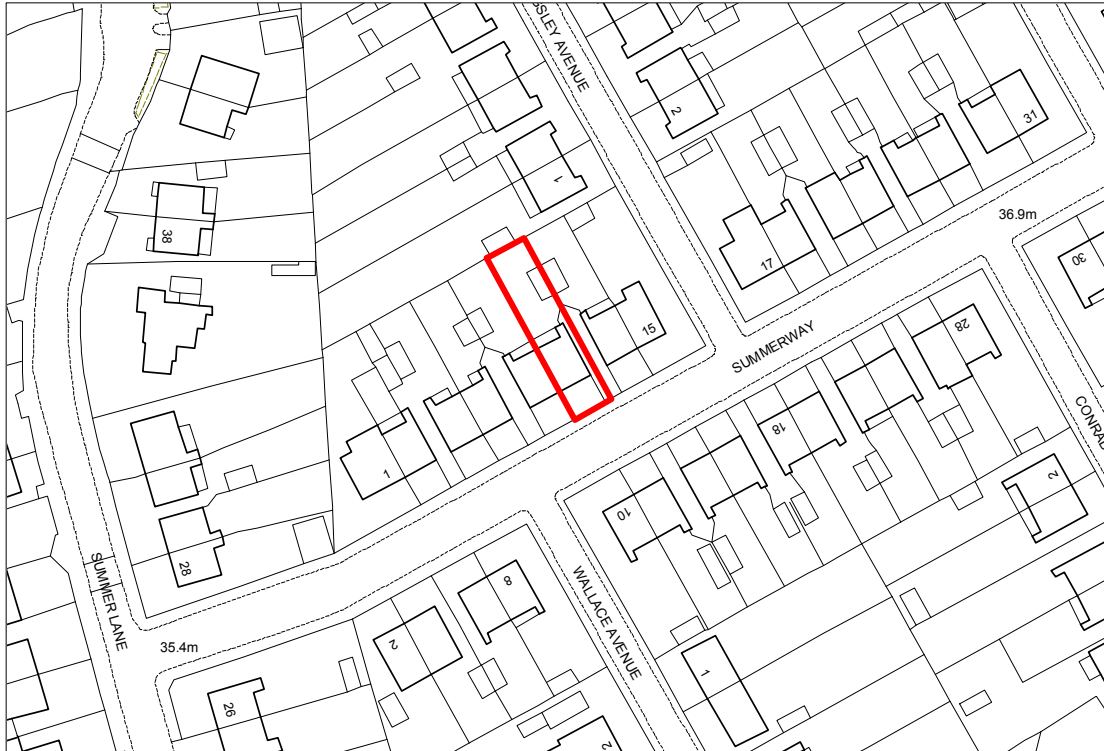


ITEM NO. 9

COMMITTEE DATE: 06/09/2010

APPLICATION NO: 10/1050/03 FULL PLANNING PERMISSION
APPLICANT: Mr M Davies
PROPOSAL: Detached garage on north east boundary of rear garden
LOCATION: 11 Summerway, Exeter, EX4 8DA
REGISTRATION DATE: 06/07/2010
EXPIRY DATE: 31/08/2010



Scale 1:1250

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HISTORY OF SITE

97/00489/03 -	Single-storey rear extension (involves removal of existing conservatory) and provision of pitched roof to garage	18/07/1997
10/1050/03 -	Detached garage on north east boundary of rear garden	

BACKGROUND

In accordance with the terms of the Scheme of Delegation to the Head of Planning and Building Control, this application is being reported to the Planning Committee because the applicant is a member of staff.

DESCRIPTION OF SITE/PROPOSAL

11 Summerway is a semi-detached residential property located in Pinhoe. The property is neither a listed building or within a designated conservation area. In appearance the property sits comfortably in context mirroring the character and appearance of neighbouring units. The property is south-east facing and benefits from a small front garden set behind a small brick wall. At the rear an established garden slopes upwards in a north-westerly direction. Within the rear garden there is a detached flat roof garage.

Planning Permission is sought for a replacement garage. The replacement garage has been designed to measure approximately 9.00 metres in length, 3.10 metres in width and 3.70 metres in height. Whilst the proposed garage is longer than the existing, the most fundamental difference between the proposed and the existing concerns itself with the incorporation of a pitched roof. With regard to materials the applicant has indicated that matching materials to those evident throughout the host building, namely facing brick and manufactured slate, will be used.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The application is accompanied with photographs of existing garages in the immediate vicinity.

REPRESENTATIONS

No representations have been received.

CONSULTATIONS

The Environment Agency provide no comments.
South West Water raise no objection to the proposed development.

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

There are three issues that need to be taken into consideration with regard to the proposed development. The first issue relates to the impact of the proposed development on the character and appearance of the host building. The second issue concerns itself with the impact on the proposed development on the streetscene whilst the final issue relates to the impact of the proposed development on the level of residential amenity currently enjoyed by neighbouring properties.

With regard to the first issue the proposed development sits comfortably in context. The proposed design which incorporates a pitched roof has an improved sense of uniformity with the host building. The use of matching materials to those already used throughout the main house is also beneficial. The proposed garage is larger than the existing structure however the majority of the additional length is located away from the host building towards the rear of the garden which is important as it ensures the existing gap between the main house and the front of the garage is maintained. The proposed development successfully protects the integrity of the main house.

The second issue relates to the impact of the proposed development on the streetscene. From the street itself the proposed development will have no harm. Whilst a glimpse of the garage will be available between houses, the rear gardens retain a large degree of privacy and screening. The garage will be visible from the rear of adjacent properties. However structures such as the one proposed are common throughout the immediate vicinity. The proposed development would appear to follow an established design ensuring the proposed garage will not appear incongruous.

The final issue that needs to be taken into consideration is the impact of the proposed development on existing amenity levels currently enjoyed by neighbouring units. As indicated

earlier in this report the proposed structure is larger than the existing garage. The main concern identified as a result in this increase in size relates to additional height and whether the additional height will be overbearing in context or result in loss of light or overshadowing. Given the orientation of the proposed garage and its relationship with the neighbouring garage it is not anticipated that the proposed development will have a detrimental impact. Two rooflights are proposed as well as three traditional windows. By reason of their siting the inclusion of such features will not result in overlooking. Whilst the Local Planning Authority acknowledge that the proposed garage will be more prominent it is not felt this will result in a reduction of residential amenity. The impact of any additional bulk is compensated by the level of outlook enjoyed by No's. 9 and 13 at the rear.

NORTHERN AREA WORKING PARTY

Members were advised that the application would be presented at Planning Committee by virtue of the fact that the applicant is an employee of the Local Authority (16/08/2010).

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 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 the 28 June 2010 and 6 July 2010, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: To ensure that the materials conform with the visual amenity requirements of the area.

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