

**ITEM NO.**

9

**COMMITTEE DATE:**

20/02/2012

**APPLICATION NO:**

11/1996/03

FULL PLANNING PERMISSION

**APPLICANT:**

Ms J Lesser

**PROPOSAL:**

Ground floor extension on south elevation of annexe, decking, double and single gate on north east boundary

**LOCATION:**

16 Thornton Hill, Exeter, EX4 4NS

**REGISTRATION DATE:**

16/12/2011

**EXPIRY DATE:**

10/02/2012



Scale 1:1000

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**DESCRIPTION OF SITE/PROPOSAL**

Thornton Hill, along with West Avenue was developed by John Friendship Bowden, a notable architect of the time and the houses are excellent examples of the revolution in house design arising from the Arts and Craft and Garden City Movements. Each street was planned to a building line and a limited palette of materials has been used. Houses have subtle variations that allow emphasis to bay windows and gable ends that break forward, and recessed porches and extensions. Clay tile roofs combine a variety of hipped and gabled features and long roof slopes. Collectively this has contributed to a very pleasant residential environment.

The property subject to this application, 16 Thornton Hill, is a large mid-terraced property. The property is not a listed building, however, it is recognised as making a positive contribution to the character of the Longbrook Conservation Area. An important feature found at the applicants property as well as its two attached neighbours, 14 and 18 Thornton Hill, is a red-brick outbuilding which extends across the rear gardens of all three properties. The structure in its entirety measures approximately 20.00 metres in length and 3.70 metres in height and can only be seen from the small service lane at the rear. The outbuilding has been split into thirds with the applicant owning the middle section.

Planning Permission is sought for an extension to the rear of the existing outbuilding to create an annexe. The extension has been designed to measure approximately 3.70 metres in width, 6.10 metres in depth and 3.70 metres in height benefiting from a pitched tile roof.

At the time of writing the proposed floor plans show the annexe to have a small shower room/WC, kitchen/dining room, bedroom and study, however, the applicant has agreed to amend the internal layout by omitting the kitchen and integrating the bedroom and study into a single space although the amended drawings have not yet been received. The amendments are being made at the request of the Local Planning Authority to ensure the annexe remains dependent on the host building. It is understood the conversion is being sought for the benefit of the applicants mother.

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

The application is accompanied with a Design and Access Statement. It surmises the existing courtyard is of sufficient size to accommodate the proposed extension. Further, because the extension faces a south-westerly direction and by reason of its height the extension will have limited impact on the occupiers of either neighbouring property.

### **REPRESENTATIONS**

No representations have been received.

### **CONSULTATIONS**

No consultation responses have been received.

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

Central Government Guidance  
Devon County Structure Plan 2001-2016  
CO6 - Quality of New Development  
CO7 - Historic Settlements and Buildings  
Exeter Local Plan First Review 1995-2011  
DG1 - Objectives of Urban Design  
DG4 - Residential Layout and Amenity  
C1 - Conservation Areas  
Exeter City Council Supplementary Planning Document  
Householder's Guide to Extension Design (adopted 16 September 2008)

### **OBSERVATIONS**

As previously advised Thornton Hill is an important residential area, consequently, any new development should be designed sympathetically to ensure the character and appearance of the Longbrook Conservation Area is either preserved and/or enhanced. The Local Planning Authority's Supplementary Planning Document 'Householders Guide To Extension Design' refers to scale and massing and states that extensions should be subservient to the original house. In addition it also states that extensions should respect existing building lines, the pattern of buildings in the street and the spaces between them. Extensions should not project forward of the front main building line and detached garages and should be set back at least 1m from the front main wall of the house to preserve the character of the street.

Having considered the application presented and having regard to existing structures and use of materials already evident along the service lane at the rear it is difficult to identify aesthetic harm with the proposal. The rear access lane is characterised by brick walls, timber cladding, garages and gates, therefore, the inclusion of a brick gable and additional timber gates onto the lane would appear to work well in context. The quality of materials will be key to ensuring the success of the proposal and as a result it is deemed reasonable to condition the submission of materials prior to commencement.

With regard to the impact of the proposed extension on the existing levels of residential amenity currently enjoyed by the occupiers of adjacent units by reason of its siting the

extension will not be detrimental. The proposed structure will only be visible from the service lane at the rear ensuring outlook associated with 14 and 18 Thornton Hill is protected. Furthermore, by virtue of the separation distance between the applicants property and the rear of 15 and 17 West Avenue their outlook will be protected also. Loss of light and overshadowing at any of the abovementioned properties will not materialise due to the restricted size of the structure and its favourable orientation.

When annexes are proposed the Local Planning Authority take the view that they should be designed so that once their use is no longer required they can be easily absorbed back into the original property and that their occupation remains dependent on the host building. Based on the amended design and layout agreed with the applicant the Local Planning Authority are of the opinion both of the abovementioned requirements have been met. The removal of the kitchen ensures a degree of dependency with the host building, with meals having to be taken within the body of the main house, whilst the omission of the small study creates a less complicated footprint. In officer opinion the proposed development will not be tantamount to a self-contained dwellinghouse and is therefore considered acceptable.

### **NORTHERN AREA WORKING PARTY**

Members were informed the application would be presented to full committee as the applicant is an employee of the City Council (30/01/2012).

### **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) C15 - Compliance with 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.
- 4) The extension hereby approved shall not be occupied otherwise than in association with the occupation of the main dwelling for the accommodation of a member of the occupiers family or of a domestic staff member and shall not be occupied as a separate residential unit.  
**Reason:** To prevent the creation of an additional separate dwelling.

**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