

ITEM NO.

6

COMMITTEE DATE:

25/06/2012

APPLICATION NO:

12/0445/03

FULL PLANNING PERMISSION

APPLICANT:

Mr & Mrs M Choules

PROPOSAL:

Conservatory on south elevation

LOCATION:

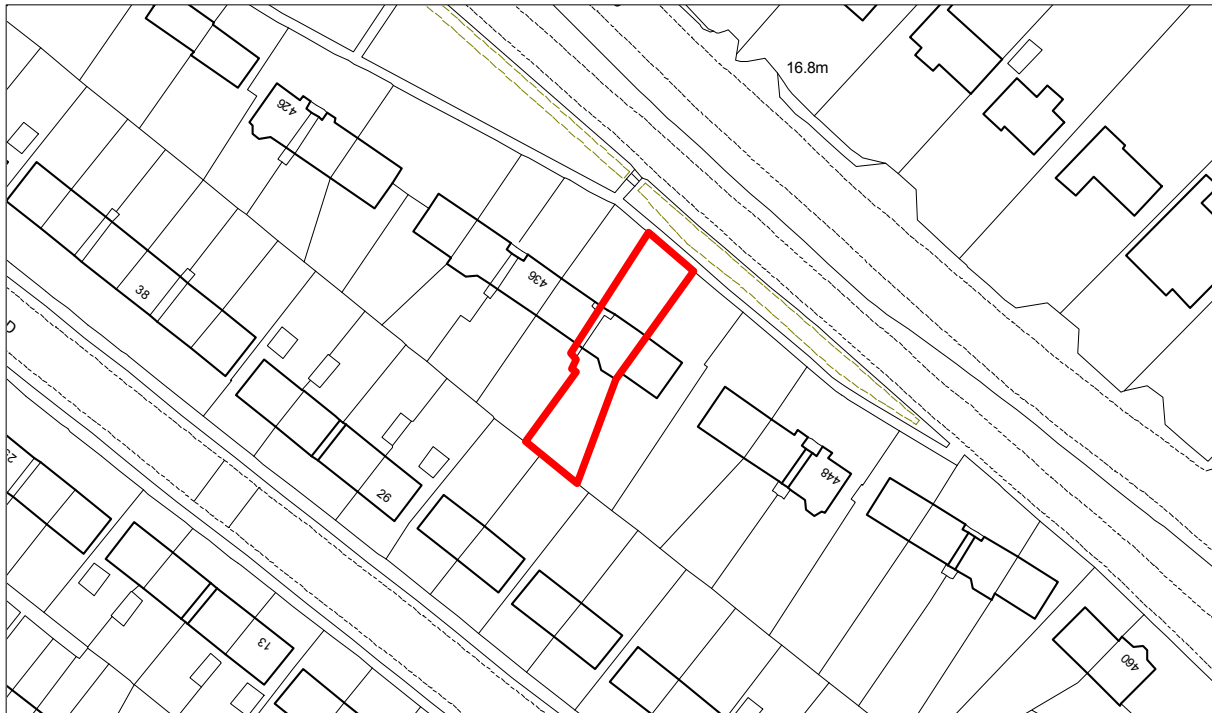
440 Topsham Road, Exeter, EX2 7AL

REGISTRATION DATE:

29/03/2012

EXPIRY DATE:

24/05/2012



Scale 1:2500

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HISTORY OF SITE

12/0445/03 - Conservatory on south elevation

DESCRIPTION OF SITE/PROPOSAL

The application relates to a two storey mid-terraced dwelling built in the inter-war period. The property has painted brick walls, a tiled roof and uPVC windows. At the rear, there is small flat roof ground floor extension to the living room. This application seeks planning permission for the addition of a conservatory to this extension.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

None received.

REPRESENTATIONS

None received.

CONSULTATIONS

South West Water has no objections to the proposals. However, foul drainage must be connected to the public foul or combined sewer. Should no separate storm system be available, details of the means of disposal must be submitted for prior approval. There is a public sewer in the vicinity. No development will be permitted within 3 metres of the sewer without the express consent of South West Water.

PLANNING POLICIES/POLICY GUIDANCE

National Planning Policy Framework

Exeter Local Development Framework Core Strategy
CP17

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

OBSERVATIONS

Policy DG1 of the Exeter Local Plan advises that development should be of a height, volume and massing that is appropriate to the surrounding townscape and should relate well to adjoining buildings, spaces and to human scale. All designs should promote local distinctiveness and contribute positively to the visual richness of the area. Policy DG4 requires that all residential development ensures a quality of amenity that allows residents to feel at ease within their homes and gardens.

The Council's adopted Supplementary Planning Document 'Householder's Guide to Extension Design' amplifies these policies and forms the basis for the City Council's determination of householder planning applications. Chapter 1 sets out the general principles applying to all kinds of extensions. The key principles with regard to this proposal are:-
Principles 3 and 4 - Extensions should not adversely affect neighbouring residential amenities in terms of loss of light, privacy or outlook.
Principle 5 - Extensions should be subservient to the original dwelling.

Chapter 2 of the SPD provides more detailed advice and guidance in respect of rear extensions. The main points to note are:-
- Extensions should not extend beyond the rear wall of the house by more than 3 metres on terraced dwellings. This helps to ensure that extensions are in proportion with the original building and do not harm neighbouring residential amenities.
- Extensions should not normally exceed two-thirds of the width of the original house.

In respect of this application, the key matter relates to the existence of the small ground floor extension, with a depth of 1.2 metres, at the rear of the building. It is adjacent to the boundary with No. 442 Topsham Road. Were it not for the existence of this feature, the proposed conservatory would extend 3.105 metres from the back wall of the dwelling, a mere 0.105 metres more than the 3 metres maximum set out in the aforementioned SPD. However, the presence of the extension means that the proposed conservatory would project 4.3 metres from the rear wall of the house.

Overall, it is not considered that the combined depth of the existing and proposed extensions would result in structures that lack subservience or which would be harmful to the character and appearance of the original dwelling.

Therefore, the main matter to consider is the impact on the neighbouring property, No. 442 Topsham Road. The proposed conservatory would be constructed from light materials, largely glass, and would have a modest height at 3 metres. Furthermore, the hipped roof would mean that the roof would slope away from the boundary. Consequently, any loss of outlook for the neighbouring occupiers would be fairly limited. In addition, the rear gardens to these properties have a south-western orientation meaning any loss of light would be restricted to the later part of the day. However, given the proposed materials for the conservatory, there would be no solid structure blocking significant levels of light to No. 442 Topsham Road.

Consequently, it is recommended that planning permission be granted for this proposal.

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 21 March 2012, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C17 - Submission of Materials

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