

ITEM NO. 9**COMMITTEE DATE: 25 JULY 2016**

APPLICATION NO: 16/0656/03 FULL PLANNING PERMISSION
APPLICANT: Mr Chan
PROPOSAL: Erection of conservatory to front elevation.
LOCATION: 39 Beacon Heath, Exeter, EX4 8NR
REGISTRATION DATE: 24/05/2016
EXPIRY DATE: 19/07/2016

HISTORY OF SITE

There is no historical record of planning applications or enquires at the site address.

DESCRIPTION OF SITE/PROPOSAL

- The application site is located at the urban edge of Exeter in the Mincinglake and Whipton Ward of the city.
- The property in question sits within a low-density residential suburb with extensive areas of open green space in close proximity to the North and South of the site.
- The application site is approximately 203 sqm. in size.
- The application site is not listed or located in a conservation area.
- The property itself is a mid-20th Century semi-detached dwelling featuring an enclosed rear garden and a substantial amount of concrete hard standing forward of the front elevation.
- Beacon Heath contains an eclectic mix of terraced, semi-detached and detached dwellings, which were by in large constructed in the inter and post-war periods.
- The proposed scheme seeks planning permission for the erection of a single storey lean-to conservatory extension to the front elevation (fronting Beacon Heath).
- The proposed structure (as detailed in the planning application as of 13/07/2016) consists of red brick or rendered external walls, a white UPVC frame, A-rated glass, a polycarbonate roof and an obscure-glazed right elevation (facing 40 Beacon Heath).
- In terms of dimensions, the proposed structure would have a maximum height of 3050mm (eaves height of 2450mm), a depth of 2400mm and a width of 3200mm.
- The existing ground floor South elevation window would be replaced with a wall opening and the front door entrance would be retained.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

No additional information was supplied by the applicant.

REPRESENTATIONS

2 no. objections received - relevant material planning considerations raised comprise:

- Overbearing nature of development.
- Impact upon the character and appearance of the area.
- Loss of privacy/ overlooking.
- Loss of sunlight/ overshadowing/ loss of outlook.
- Parking and associated highway issues including vehicle access and highway safety.

CONSULTATIONS

Delegation Briefing Meeting (05/07/2016): Members disagreed with the case officer's recommendation for approval and subsequently a Member Site Inspection was held on 12/05/2016.

PLANNING POLICIES/POLICY GUIDANCE

National Planning Policy Framework (2012)

Core Planning Principle 4

Section 7 - 'Requiring good design'

Exeter Local Development Framework Core Strategy (2012)

CP17 - Design and local distinctiveness

Exeter Local Plan First Review 1995-2011(2005)

T10 - Car parking standards

DG1 - Objectives of urban design

DG4 - Residential layout and amenity

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

Exeter City Council Development Delivery DPD (2015)

DD1 - Sustainable Development

DD13 - Residential Amenity

DD21 - Parking

DD25 - Design Principles

DD26 - Designing out Crime

OBSERVATIONS

It is considered that by virtue of the modest projection, largely glazed composition and obscure-glazed side (East) elevation, that the proposed scheme would not lead to unacceptable adverse impacts upon neighbouring residential amenity. Although the scheme would create overshadowing/ loss of outlook to the adjoining neighbour at no.40 this would be to an extremely limited extent and overshadowing would only occur for a short period during evening time, as the front elevations of the properties are South-facing. It is considered that the proposed scheme would not cause any additional or excessive overlooking and may in fact enhance the degree of privacy for occupants of 40 Beacon Heath due to the full obscure-glazed side elevation.

Whilst the extension would lead to a loss of 1 no. or possibly 2 no. of off-road allocated parking spaces on the application site the resulting amount of concrete hard standing would still accommodate at least 2 no. motor vehicles. This quantity actually exceeds the minimum average parking standard set out in Policy T10 of 1.5 spaces per dwelling.

Turning now to perhaps the predominant issue of design and the impact upon the character and appearance of the local area or street scene. Principle 2 in the Householder's Guide to Extension Design SPD (2008) states that extensions should not project forward of the front elevation of the main building but it also states that extensions should respect existing building lines and the pattern of buildings in a street. Beacon Heath contains a wide variety of bay windows, porches and small extensions attached to the front elevation of properties.

Although not in the immediate proximity of the application site, nos. 3, 5, 7, 8 and 9 Beacon Heath all feature similarly scaled and styled front elevation porches or conservatories. These dwellings are terraced and are marginally different in age and appearance but they are located within 300m on the same street as the application site and the characteristics of the sites (e.g. the size of front gardens) are broadly consistent. Arguably, then, the proposal would relate well to the existing urban grain of Beacon Heath and it would relate well to the palette of materials found in the locality.

It is concluded therefore that mainly due to the modest scale and impact of the proposed development in addition to the existing arrangement of front elevation extensions in Beacon Heath that issuing a refusal in this case is not warranted.

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 24 May 2016 (*application form, site location plan and proposed drawings*), as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved details.

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