

ITEM NO. 10

COMMITTEE DATE: 10/12/2007

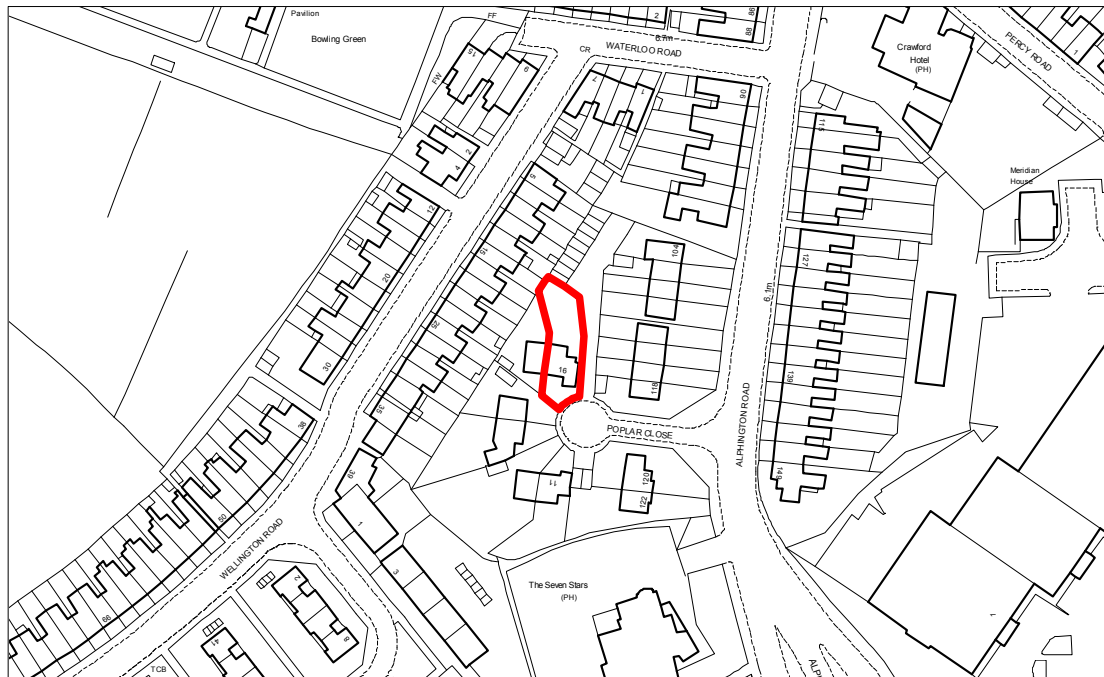
APPLICATION NO: 07/1949/03 **FULL PLANNING PERMISSION**

APPLICANT: Ms K Wetherell

PROPOSAL: Two storey extension on east elevation and conservatory on north elevation

LOCATION: 16 Poplar Close, Exeter, EX2 8JA

REGISTRATION DATE: 19/10/2007



Scale 1:2000

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DESCRIPTION OF SITE/PROPOSAL

16 Poplar Close is a two-storey semi-detached property. It is red-brick with a tile roof and tile hanging on all elevations. It has a flat roof garage to the side which protrudes beyond the front building line. There is a modest amount of amenity space to the front which is mostly set to a hardstanding for the parking of a vehicle. An access road runs parallel to the side of the property which leads to a block of garages and to the rear of the properties along Alphington Road. The rear garden is enclosed by a timber and brick wall along its outer boundary with a close boarded timber fence running between the two properties.

The proposal is for a two-storey extension to the side of the property and a conservatory to the rear. The side extension will be set back by 1.5 metres from the front building line of the house and will be stepped down from the main ridge height by 0.7 metres. The rear wall of the extension will be in line with the existing rear building line. The conservatory on the rear elevation will have a hipped roof design with a foot print of 3 metres by 4.3 metres and a maximum height to the ridge of 3.2 metres.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

A Design and Access statement has been submitted which details the current form of the existing building and raises the following design issues and considerations:

- 1) Impact and scale. Given the significant amount of space between the existing building and immediate properties and the fact that the rear building line has been maintained, it is considered that the extension has been designed to fit comfortably into the profile of the existing end gable without having a detrimental impact on the surrounding area. Further to this, no new openings have been included on the side elevation in order to minimise any potential loss of privacy.
- 2) Appearance and materials. The external materials have been chosen to match the existing building and the character and appearance of the area.
- 3) Access. This will not be adversely affected by any of the proposals.

PLANNING POLICIES/POLICY GUIDANCE

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

Exeter Local Plan First Review 1995-2011
DG1 - Objectives of Urban Design

OBSERVATIONS

There are three pairs of semi-detached properties which make up Poplar Close and some already benefit from a two-storey side extension. The proposed extension is subservient to the existing property due to the fact that it has been set well back from the front building line and also stepped down in height. This approach ensures that the balance of the pair of dwellings is maintained. The rear conservatory extends 3 metres from the rear building line and this, coupled with the incorporation of a hipped roof design, ensures that there is no impact on the neighbouring property. It is considered that both elements of the proposal offer an acceptable design that does not have a detrimental impact on visual amenity or the amenity enjoyed by the residents of the neighbouring properties.

As the property is within Flood Zone 3 a basic Flood Risk Assessment is required. Whilst the Agent has submitted a Flood Risk Assessment it does not address the relevant matters and as a result of this details are still awaited. Providing these are in accordance with the standing advice provided by the Environment Agency it is considered that this proposal is acceptable.

WESTERN AREA WORKING PARTY

Members raised no objection to the submitted proposal.

RECOMMENDATION

APPROVE subject to the submission of a satisfactory Flood Risk Assessment and the following conditions:

- 1) C05 - Time Limit - Commencement

- 2) C15 - Compliance with Drawings
- 3) Notwithstanding the details shown in drawing number 07-021-D4-B the external finish of the extension hereby approved shall be red-brick to match the existing property, in all other respects the external materials shall match those of the existing building.
Reason: To protect the character and appearance of the 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