

ITEM NO.

COMMITTEE DATE: 29 SEPTEMBER 2014

APPLICATION NO:

14/1918/03

FULL PLANNING PERMISSION

APPLICANT:

Ms S Sheldon

PROPOSAL:

Extension to the front of the dwelling including a dormer window

LOCATION:

5 St. Johns Villas, Sivell Place, Exeter, EX2 5ES

REGISTRATION DATE:

06/08/2014

EXPIRY DATE:

01/10/2014

HISTORY OF SITE

89/00899/03 -	Two-storey extension	PER	17/11/1989
14/1753/06 -	T1 Leylandii	Fell	PER 03/09/2014
	T3 Laburnum	Fell	
EN/92/00247 -	DEVIATION FROM APPROVED PLANS (1973!)	NFA	10/11/1992



Scale 1:1250

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DESCRIPTION OF SITE/PROPOSAL

Planning permission is sought for an extension to the side of the original property and to the front of the existing two storey side extension. This new extension will continue the roof slope of the side projection down to ground floor eaves height in line with the front porch. It will have a dormer window for the additional first floor accommodation. Materials to be used in the construction of the extension are as used in the existing house.

REPRESENTATIONS

None received.

CONSULTATIONS

EHO Recommendation: Approval with conditions (construction/demolition hours)

Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.

OBSERVATIONS

The proposed extension is deemed to be acceptable. The property is located within Heavitree Conservation Area and is identified as making a positive contribution to the area. This side/front extension to create a dormer roof profile is in keeping with this particular property which was constructed in the 1970's. The extension does not comply with all of the specific guidance as set out in the Householders Guide to Extension Design SPD (2008) due to the front elevation of the extension not being set back from the original property. However it does comply with the general principles of this document specifically, Principle 3 (natural light and outlook), Principle 5 (scale and massing), Principle 6 (roofs) and Principle 8 (materials).

Due to the roof sloping to a ground floor eaves height, and the orientation of the house in relation to neighbours, the extension will not result in a loss of light or outlook of neighbouring properties and is thus compliant with Principle 3. The scale and massing of the dormer roof are still clearly subservient to that of the main house, and the choice of a roof pitch and design, and matching materials on the extension and dormer matching those of the main house will be in accordance of Principles 5, 6, and 8 of the Householders Guide to Extension Design SPD 2008.

An extension in this position will not harm the character or appearance of the host property, or the Heavitree Conservation Area. The scale and massing, design and materials of the proposal are deemed to be subservient to the original house and in keeping with its context. As such the proposal is recommended for approval.

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 13th August 2014, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C17A - Matching materials
- 4) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: To protect the amenity of neighbouring residents during the construction of the extension.

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