

Committee Report – 4th April 2019

Application Number:	1/0040/2019/FUL
Registration date:	18 January 2019
Expiry date:	15 March 2019
Applicant:	Mr Andrew Upton
Agent:	Deesigns
Case Officer:	Sarah Boyle
Site Address:	16 Beach Road, Westward Ho!, Bideford, Devon, EX39 1HQ,
Proposal:	Proposed dining room extension and alterations
Recommendation:	Grant



Reason for referral:

This application is brought before members of the Plans Committee for consideration due to the applicant being a member of staff.

Relevant History:

Application No.	Description	Status	Closed
1/1249/2008/FUL	Conservatory extension and new boundary wall fronting a highway	PER	16.01.2009

Site Description & Proposal

Site Description

The application site is located within a built-up residential area of Westward Ho!, which forms part of the 'Main Centre' of Northam as identified by Policy ST06 of the North Devon and Torrington Local Plan 2018 (NDTLP).

The dwelling the subject of this application is a bungalow situated on a corner plot. It has a wrap around amenity space, with the main private amenity space to the rear (east). It has a neighbouring property to the south and east and to the north and west is the public highway. The site has an existing access and is accessed off an unclassified highway.

The site is not subject to any landscape or heritage designations and falls within Flood Zone 1.

Proposed Development

The application seeks planning permission for the replacement of the existing conservatory with a dining room extension, along with an extension to the existing garage and other alterations to the dwelling. The proposal has been amended during the process of the application; reducing the extent of the dining room extension protruding forward of the principal elevation.

The dining room extension protrudes 1.5 metres forward of the principal elevation and has an overall length of 7.1 metres and a width of 4.1 metres, which reduces towards the rear to approximately 2.1 metres. The ridge height is 4.3 metres and the eaves height is around 2.7 metres. The garage is to be extended by 1.4 metres but will still be located back from the principal elevation of the dwellinghouse. The garage will also be 7.1 metres in length and 2.6 metres in width with a ridge height of 2.7 metres, which slopes north to south to a height of 2.5 metres. The application also includes alterations to the windows and a new roof light in the roof slope on the south elevation.

The materials proposed will match the existing dwelling with render for the elevations, concrete tiles for the extension's roof, GRP for the garage roof and white upvc for the windows and doors.

Consultee representations:

Northam Town Council:

It was resolved to recommend that this application be approved.

Representations:

Number of neighbours consulted:	5	Number of letters of support:	0
Number of representations received:	0	Number of neutral representations:	0
Number of objection letters:	0		

No neighbour representations have been received on the application.

Policy Context:

North Devon and Torridge Local Plan 2011-2031:

ST06 (Spatial Development Strategy for Northern Devon's Strategic and Main Centres); ST09 (Coast and Estuary Strategy); ST14 (Enhancing Environmental Assets); DM01 (Amenity Considerations); DM04 (Design Principles); DM08 (Biodiversity and Geodiversity); DM25 (Residential Extensions and Ancillary Development);

Government Guidance:

NPPF (National Planning Policy Framework); NPPG (National Planning Practice Guidance); NERC (Natural Environment & Rural Communities); WACA (Wildlife & Countryside Act 1981);

Planning Considerations

The main considerations for this application are:

1. Principle of Development
2. Impact on Character and Appearance
3. Impact on Amenity
4. Ecology
5. Conclusion

1. Principle of Development

The application site lies within the development boundary of Westward Ho!, which forms part of the Northam Main Centre, where the NDTLP states under Policy ST06 that development will be supported within the development boundaries. It notes that policy will support appropriate levels of growth that will increase the towns' capacities to increase self-containment, to meet their own needs and those of surrounding communities where such is sought through the local vision.

The development proposed is for alterations and extensions to a residential dwelling, which would be supported under this policy as long as it complies with the other policies outlined in the NDTLP.

2. Impact on Character and Appearance

Policies ST04 (improving the quality of development) and DM04 (design considerations) of the NDTLP, require new developments to be of a high quality design, including being well related to their surroundings, to be of an appropriate scale, include quality materials, and to be sympathetic to the character and appearance of the local area. Policy DM25 states that the extension of a dwelling will be supported subject to the form, scale, setting and design of the proposal respecting existing development, its context, setting and surroundings.

The original proposal that was submitted included the dining room extension protruding 2.3 metres forward of the principal elevation of the dwelling. After visiting the site it was considered that there were concerns with the design of the extension protruding by this distance with likely resultant harm to the streetscene; as such amended plans were submitted reducing the extension by 0.8 metres.

The extension and alterations are proposed to be constructed of materials to match the existing dwelling. In light of the amended plans, it is considered that the extension and alterations respect the existing development and surrounding residential properties and therefore is an appropriate scale for its intended purpose; to provide additional internal residential space.

In light of the above, it is considered that the extension and alterations are of a form, scale and design that fits in the context of the existing unit and does not harm the character and appearance of the surrounding streetscene. As such the proposal is in compliance with Policies ST04, DM04 and DM25 of the NDTLP.

3. Impact on Amenity

Policy DM01 of the NDTLP relates to amenity considerations and notes that development will be supported where:

- a) It would not significantly harm the amenities of any neighbouring occupiers or uses; and
- b) The intended occupants of the proposed development would not be harmed as a result of existing or allocated uses’.

In addition, NDTLP Policy DM25 will support residential extensions as long as adequate residential amenity space is maintained and there is no significant adverse impact on the amenity of the occupants of neighbouring properties. One of the core principles of the NPPF is to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The site is located on a corner plot and the single storey dining room extension is sited on the north elevation, which adjoins the highway. The alterations to the garage on the south elevation are of such a scale that these works would have a minimal impact on the neighbouring property. It is therefore considered that the proposed works to the dwelling would not impact on the amenity of intended occupants or the amenities of neighbouring occupants. As such, the extension complies with Policies DM01 and DM25 of the NDTLP.

4. Ecology

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). This is further reinforced within the NDTLP through Policies DM08 and ST14, which state that development proposals should conserve and, where possible, enhance biodiversity interests.

The applicant has provided a wildlife trigger list which triggered a Wildlife Report to be submitted as the application involves the removal of an existing structure and works to the roof. The Agent submitted an accompanying statement and photos to show the structures to be removed. After visiting the site and assessing the submitted information, it is considered that as there are no signs of wildlife or potential access, it is unlikely that any protected species (such as bats) will be harmed by the development or any habitat lost. As such, the proposal is considered to fulfil the above statutory duties and the provision of NDTLP Policies DM08 and ST14 and the requirements of the NPPF.

5. Conclusion

The proposed development is considered to result in an acceptable impact on the character and appearance of the surrounding area, and would not result in a harmful impact on the amenities of neighbouring occupiers. In addition, the development would not result in a harmful impact on protected species. In light of the above, the application complies with the relevant policies outlined in the NDTLP.

Human rights

Consideration has been given to the Human Rights Act 1998.

Conclusion

It is therefore considered that subject to the compliance with the attached conditions and taking into account all other material planning considerations, including the development plan the proposal would be acceptable.

Recommendation

GRANT 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: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

Reason: To ensure the development is carried out in accordance with the approved plans.

Plans Schedule

Reference	Received
Location Plan	18.01.2019
2019.1/4 A	14.03.2019
2019.1/6 A	14.03.2019
2019.1/5 A	14.03.2019

Informatives

01. Should any protected species be discovered during the development the applicant is advised to seek further information on licensing from Natural England whose contact details are listed below:

General and licensing enquiries : Tel: 0845 601 4523 (Local rate) or by email

-General queries and wildlife management licensing email : wildlife@naturalengland.org.uk

-European protected species mitigation licensing email:
EPS.mitigation@naturalengland.org.uk

-Science and conservation licensing: email: wildlife.scicons@naturalengland.org.uk

02. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and rights of Way Act 2000) and are further protected by under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and English Nature be contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number of Natural England, which is via the Bat Conservation Trust on 0845 1300 228.

Statement of Engagement

The National Planning Policy Framework (paragraphs 38) requires local planning authorities to work positively and proactively with applicants to achieve sustainable development. Throughout the application process guidance has been given to the applicants and all outstanding issues have been identified.

In this instance the Council required additional information following the consultation process. The need for additional information was addressed with the applicant and submitted for further consideration.

The Council has therefore demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.