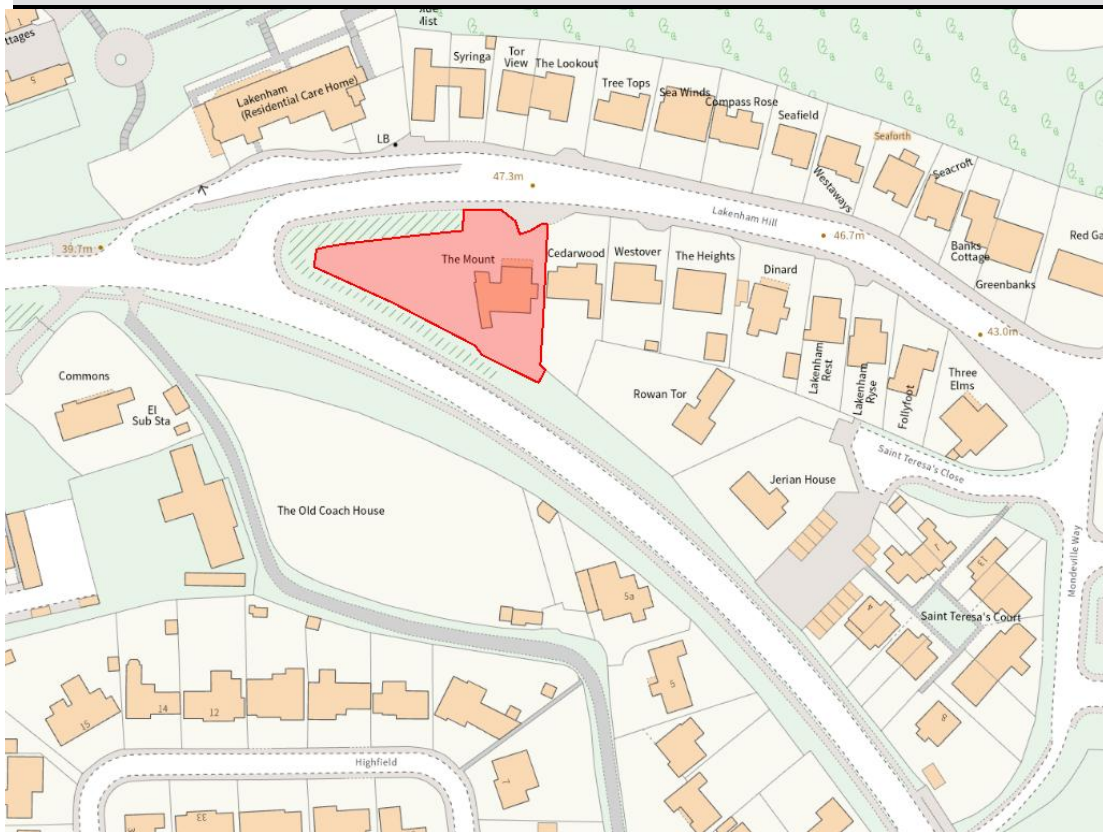


Committee Report – 05.02.26

Application Number:	1/0837/2025/FUL
Registration date:	31 October 2025
Expiry date:	26 December 2025
Applicant:	Mr. M. Leigh
Agent:	Philip Hinton
Case Officer:	Debbie Fuller
Site Address:	The Mount Lakenham Hill Northam Bideford Devon EX39 1JH
Proposal:	Erection of two-storey side extension and decking with associated alterations
Recommendation:	Refuse



Reason for referral:

This application has been called in to Plans Committee for determination by Councillor Chris Leather (Ward: Northam), for the following reasons: - *'Please bring this application to the Plans Committee if the case officer is minded to refuse. It would appear this application is an improvement on what has been approved.'*

Relevant History:

Application No.	Description	Status	Closed
1/0373/2024/FUL	Hip to gable loft conversion with side box dormer and integral balcony	PER	03.07.2024
1/0666/2024/FUL	Demolition of existing garage, construction/rebuild of new two storey structure including subterranean level for basement	REF	18.10.2024
1/0989/2024/FUH	Demolition of existing garage and conservatory and construction of single storey structure	PER	14.01.2025
1/0174/2025/FUL	Removal of approved loft conversion application number 1/0373/2024/FUL and construction of a new first-floor extension over approved single storey side extension	REF	25.04.2025

Site Description & Proposal

Site Description

The application property is a detached house in a predominantly residential area in an established urban area of Northam. The dwelling fronts the highway and is orientated in an approximate north south direction. It is set within a large plot, and the garden extends to the west. The site is not within the Conservation Area, and/or within 50 metres of any listed buildings.

Proposed Development

The planning application seeks full planning permission for the erection of a two-storey side extension and decking with associated alterations.

3D perspectives, and Proposed floor and Proposed elevations have been submitted.

The following is a timeline of planning decisions on this property in date order, from oldest first: -

On 3rd July 2024, a planning application was approved, for *'a hip to gable loft conversion with side box dormer and an integral balcony,'* (planning reference 1/0373/2024/FUL). This approved a hip to gable loft conversion with extension to provide a landing on the eastern elevation of the dwelling, with a side box dormer and an integral balcony on the western elevation.

On 18th October 2024, a planning application, (planning reference 1/0666/2024/FUL), for 'Demolition of existing garage, construction/rebuild of new two storey structure including subterranean level for

basement,' was refused. This proposed to create a second floor above the garage (removing the garage). There was no appeal.

On 14th January 2025, a planning application was approved for '*Demolition of existing garage and conservatory and construction of single storey structure,*' (planning reference 1/0989/2024/FUH). This approved the replacement of the existing single storey garage with a single storey extension, providing kitchen and dining and entrance hall. The single storey structure extends four metres from the rear of the existing dwelling and includes decking on the western side. The submitted plans were requested to be amended to include the works that were approved - the '*hip to gable loft conversion with extension to provide a landing on the eastern elevation of the dwelling, with a side box dormer and an integral balcony on the western elevation,*' (planning reference 1/0373/2024/FUL).

On 25th April 2025, a planning application, (planning reference 1/0174/2025/FUL), was refused, and on 29th July 2025 dismissed at appeal, (Appeal Ref: APP/W1145/D/25/3365873). The description for this, was, '*the removal of approved loft conversion application number 1/0373/2024/FUL and construction of a new first-floor extension over approved single storey side extension.*'

The appeal inspector stated that, '*The house stands in an elevated position, well above the level of the carriageway in Lakenham Hill, and that of the B3236, running to the rear of the property and which links Bideford and Westward Ho...In view of the prominence of the dwelling, the effect of the proposed extension would be accentuated. It would project well beyond the façade of the dwelling's southern elevation towards the B3236 and would be perceived as disproportionate in scale to that of the host property. It would also have a disjointed appearance with the extension becoming regarded, to my mind, as a disharmonious and poorly considered add-on to the dwelling, materially altering and harmfully affecting its traditional character and appearance.*'

The current planning application seeks to remove the hip to gable loft conversion, (approved under planning reference 1/0373/2024/FUL), and extend to a new first floor over the single storey element on the west elevation. The single storey has been approved, (planning reference 1/0989/2024/FUH).

The roof of the two-storey element is set down from the main roof. The proposed height is approximately 10 metres when measured from the front elevation, and approximately 8 metres when measured at the rear ground level. The proposed two storey extension extends 7.2 metres to the west. The proposed decking another 4.5 metres to the west. The two-storey element is to replace the existing planning consent for a hip to gable loft conversion, (planning reference 1/0373/2024/FUL).

There is also an extension of the main house to the rear, to join up with the extended four metre single storey structure, as previously approved, (as shown on approved '*Proposed Ground Floor Plan,*' drawing numbered D03 REV 09, planning reference 1/0989/2024/FUH).

The proposed materials are cream painted, rendered walls to match the existing dwelling, clay plain tiles for the roof to match the existing, dark grey EPDM flat roof, and dark grey pvcu/powder coated aluminium windows and doors. The proposed decking is to be oak smoked composite boards with glazed balustrade.

A pre-application response was sent by your officers on 23rd October 2025, (planning reference FPEH/0503/2025), which had a similar proposal to now, but without the rear extension to the main dwelling, and with a roof line as the main dwelling. The roof line of the proposed two storey extension has now been dropped slightly, and includes a rear extension (south), at four metres in depth.

The conclusions of the pre-application were: - '*The principle of an extension to a dwellinghouse is supported in principle, and the dwelling is of a size and with a garden which is large enough for an extension of some size to be acceptable. However, the proposed design of the extension is such that the proposed scale, mass, and height is not sympathetic to the main dwelling and inappropriate in the street scene, because it is out of scale, and is overly large and bulky in appearance. Although it is a better design than the previous schemes, it is considered that the proposed extension has an overly large appearance, which detracts from the character of the original dwellinghouse and the street scene.*'

It is acknowledged that there is a proposal to remove the dormer. However, this has been approved as it was considered a minor extension when viewed from the front of the property.'

The agent was made aware that the Local Planning Authority could not support the proposal, and the application was called in by a ward member to be decided by Plans Committee.

Consultee representations:

Northam Town Council:

No response received.

South West Water:

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Asset Protection

*Please find attached a plan showing the **approximate** location of a public sewer in the vicinity. South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain.*

We will discuss with you whether your proposals will be affected by the presence of our apparatus and the best way of dealing with any issues as you will need permission from South West Water to proceed.

Further information regarding South West Water's build over of sewers process can be found on our website via the following link: www.southwestwater.co.uk/buildover

Should you require any further information, please contact our Asset Protection Team via email: DeveloperServicesAssetProtection@southwestwater.co.uk.

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

- 1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)*
- 2. Discharge into the ground (infiltration); or where not reasonably practicable,*
- 3. Discharge to a surface waterbody; or where not reasonably practicable,*
- 4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,*
- 5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)*

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.

Representations:

Number of neighbours consulted:	8
Number of representations received:	1
Number of objection letters:	0

Number of letters of support:	1
Number of neutral representations:	0

One representation (support comment) has been received: -

'I would appreciate it if the existing first floor stair well window was changed to obscure glass as it very much overlooks my back garden, thereby affecting my privacy. I do not object to the single storey east elevation part of the proposed extension (including the gym and unnamed room closest to my property) on condition that it is not changed to a two storey in any future planning applications as this would have quite a significant impact on my property.'

Policy Context:

North Devon and Torridge Local Plan 2011-2031:

ST01 (Principles of Sustainable Development); ST03 (Adapting to Climate Change and Strengthening Resilience); ST04 (Improving the Quality of Development); ST06 (Spatial Development Strategy for Northern Devon's Strategic and Main Centres); ST09 (Coast and Estuary Strategy); ST14 (Enhancing Environmental Assets); NOR (Northam Spatial Vision and Development Strategy); DM01 (Amenity Considerations); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM08 (Biodiversity and Geodiversity); DM08A (Landscape and Seascape Character) and DM25 (Residential Extensions and Ancillary Development).

Northam Neighbourhood Plan 2024 – 2031:

DE1 (Quality of Design); HO1 (Size of Dwellings); HO3 (Residential Design and Amenity).

Government Guidance:

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

Planning Considerations

Main planning considerations

1. Principle of development
2. Character and appearance
3. Residential amenity
4. Access and Parking
5. Flooding and drainage
6. Ecology

1. Principle of development

The site is located within the development boundary of Northam & Westward Ho! in the North Devon and Torridge Local Plan (NDTLP), and Northam is listed as a 'Main Centre' in Policy ST06, which is relevant.

Policy ST06: 'Spatial Development Strategy for Northern Devon's Sub-regional, Strategic and Main Centres,' states *'The Main Centres 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 spatial vision for Northam, states, *'Policy NOR: Northam Spatial Vision and Development Strategy, 'Northam will build upon its strengths taking advantage of its coastal location. Westward Ho! will be established as a thriving coastal resort and Appledore will develop further as a centre for maritime activities. The development of marine based industries and a quality tourism offer will contribute to re-balancing Northam's community and add economic value to the area.'*

The three centres will continue to provide a range of services and facilities to meet locally generated needs and to accommodate the expanded needs of visitors to the area. Across Appledore, Northam and Westward Ho! a range of housing appropriate to local needs will be provided. Development will be supported by necessary infrastructure that will be delivered in a manner to minimise deficiencies against service capacity. In meeting the future growth needs of the area, development will be delivered without prejudice to valued environment and historic assets having due regard to the importance of the areas setting and landscape quality.'

The Northam Neighbourhood Plan, 2024 – 2031 also has policies which are relevant, although Northam Town Council have not responded to the consultation on this planning application. They did support the previous scheme, which was refused and dismissed at appeal, (planning reference 1/0174/2025/FUL).

Policy H01: 'Size of dwellings,' (although relevant to new dwellings), emphasises that dwellings should be accessible and adaptable and to cater for the changing needs of occupants over their lifetime.

Policy: H03 'Residential Design and Amenity,' states *'overlooking of neighbouring properties and gardens detrimental to residential amenity is avoided, and an increase in height over any replaced building is consistent with the height and form of neighbouring properties, fits unobtrusively with the character of the street scene and safeguards the amenity of residents of adjacent buildings.'* Policy 'DE1 Quality of Design' also has a criterion with regards to *'visually attractive as the result of good architecture, layout and appropriate effective landscaping,' with the background text emphasising, 'new development should reflect local character and context and create a strong sense of place.'*

The applicants have explained, at a site meeting, (1st October 2024), that they need additional living accommodation for their family, and that the existing garage is at a lower level to the house and not easily accessible from the main dwelling. The affordability of housing for younger people in the area and shortage of one bed properties, (as explained in the 'Northam Neighbourhood Plan' - Policy H01: 'Size of dwellings'), is noted.

The existing dwelling has five bedrooms, (one of them being on the ground floor of the main dwelling and four on the first floor of the main dwelling). The proposed works would provide five bedrooms, (all on the first floor), with two new bedrooms on the first floor of the two-storey element, (both with en-suite bathrooms), and a kitchen/living area on the ground floor of the two-storey extension. The master bedroom in the main house has a previous bedroom to an en-suite bathroom.

It should be noted however, in terms of the need for additional living accommodation, that the previous approvals provided a six bed dwelling, (with bedrooms five and six in the roof, both with en-suite bathrooms), (planning reference 1/0373/2024/FUL - *'Hip to gable loft conversion with side box dormer and integral balcony'*), and the single storey element, (planning reference 1/0989/2024/FUH), has approved a kitchen/dining and snug, at a level with the main dwelling, with decking into the garden and a new entrance to the property. The proposal now includes a gym at ground floor. The proposed rear extension does not have a label to show the use on the plans but is accessed from an existing bedroom.

Alterations to an existing dwelling are a type of development that is supported, and the proposal will need to meet Policy DM25 of the Local Plan.

Policy DM25: 'Residential Extensions and Ancillary Development,' states

(1) The extension of a residential dwelling and other ancillary development, beyond that enabled through permitted development, will be supported subject to:

- (a) the form, scale, setting and design of the proposal respecting existing development, its context, setting and surroundings;*
- (b) adequate residential amenity space and parking provision being maintained; and*
- (c) there being no significant adverse impact on the amenity of the occupants of neighbouring properties.*

The policy requires proposed development to be of a form and scale that respects existing development, its context, setting and surroundings. The surroundings and existing development are the other residential properties in the street. Perspectives were requested so that the Local Planning Authority could assess the relationship with the proposed against the adjacent dwellings, and this was provided.

The appeal inspector has confirmed your officer's opinion that the property is prominent in the street, (APP/W1145/D/25/3365873): - *'In certain viewpoints from Lakenham Hill and the B3236, the dwelling as it stands breaks the skyline because of its elevated position. It can therefore be appropriately described as being prominent when viewed from those points.'*

The appeal inspector also confirmed the case officer's concerns about the view of the west elevation: - *'The principal effect of the proposals, in particular the changes to the west facing elevation, would be to substantially increase the perceived width and mass of the dwelling when viewed from just outside the site in Lakenham Hill and on the final approach to the dwelling when travelling uphill from Westward Ho.'*

It is considered that the proposed extension projects to the west in such a way that substantially increases the width and mass of the dwelling. The other properties in this street are not as large in width as the proposed scheme. It is already larger than the dwelling immediately to the east, which is a detached dormer bungalow. 'Westover' two doors down, is a larger property than the bungalow, but the proposed development is much larger than this dwelling. It is considered therefore that the proposed scheme will appear overly large in the street scene.

The proposed design does not overcome the comments made by the appeal inspector, (APP/W1145/D/25/3365873).

The replacement of the dormer with a two-storey element does not overcome the concerns about the width of the property when viewed from Lakeham Hill.

Your officer considers that the proposed extension is too large in scale, massing and height.

The area is also covered by Policy ST09: 'Coast and Estuary Strategy.' The location is in the developed coast which is defined in the Glossary of the NDTLP:- *'Developed Coast - Areas within the Coastal and Estuarine Zone with a predominantly developed character, which are the areas within development boundaries as identified on the Policies Map; the principal built form and sites allocated for development in defined Settlements without development boundaries; Rural Settlements; Defence Estate sites; and large previously developed sites or those parts of sites with a substantial level of permanent structures such as sewage treatment works and the developed part of static caravan sites.'*

The application property is within a predominantly developed character, which are the areas within development boundaries as identified on the Policies Map. The other material considerations are covered below.

2. The impact upon the character of the area

The Local Plan has policies which are relevant - Policy DM04: Design Principles and Policy ST04: 'Improving the Quality of Development' aims to achieve high quality inclusive and sustainable design.

Policy ST04 supports development proposal that achieve high quality inclusive and sustainable design to support the creation of successful, vibrant places. Design will be based on a clear process that analyses and responds to the characteristics of the site, its wider context and the surrounding area taking full account of the principles of design found in Policy DM04.

Policy DM04 supports developments with good design, and the policy seeks to guide overall scale, density, massing, height, landscape, layout, materials, access, and appearance of new development. Policy DM04 requires new development to be well related to existing buildings and their surroundings in terms of design, scale, and materials, and to be sympathetic to the character and appearance of the local area.

The policy states: - 'Policy DM04: Design Principles

(1) Good design seeks to guide overall scale, density, massing, height, landscape, layout, materials, access and appearance of new development. It seeks not just to manage land use but support the creation of successful places and respond to the challenges of climate change.

Development proposals need to have regard to the following design principles:

(a) are appropriate and sympathetic to setting in terms of scale, density, massing, height, layout appearance, fenestration, materials and relationship to buildings and landscape features in the local neighbourhood.'

Policy DM25: 'Residential Extensions,' seeks to support residential extensions where the form, scale and design of the proposal respects existing development, its context, setting and surroundings and that the alterations allow for the maintenance of adequate residential amenity space and parking provision and that it creates no significant adverse impact on the amenity of the occupants of neighbouring properties.

The National Planning Policy Framework (NPPF), (specifically Part 12), attaches great importance to the design of the built environment and states that developments are sympathetic to local character, including the surrounding built environment, and permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The proposed must be of a form and scale that respects the main house, with materials that are sympathetic to the setting and buildings in the local neighbourhood. It will be important for the form, scale, and design to respect the existing development, its context, setting and surroundings.

The four-metre proposed rear extension will not be seen from public views due to it being single storey and the bank with vegetation to the rear garden boundary and adjacent to the B3236. However, a proposed rear extension at four metres for a detached dwelling, and no more than four metres in height, is 'permitted development' and could be constructed without the submission of a planning application, if it meets the criteria in the General Permitted Development (England) Order 2015 (as amended).

It is considered however, that the proposed two storey extension projects to the west in such a way that substantially increases the width and mass of the dwelling, especially when viewed from 'Lakenham Hill.' The other properties in this street are not as large in width as the proposed scheme.

The existing dwelling is already larger than the dwelling immediately to the east, which is a detached dormer bungalow. 'Westover' which is two doors down, is a larger property than the bungalow, but the proposed development is much larger than this dwelling. It is considered therefore that the proposed scheme will appear overly large in the street scene.

The proposed design does not overcome the comments made by the appeal inspector, (APP/W1145/D/25/3365873). The Local Planning Authority consider that the proposed works are for an extension which is too large in scale, massing and height. It can be seen from viewpoints on 'Lakenham Hill' because of its elevated position.

The existing structures on this side, (west), (and accounting for the approval, planning reference 1/0989/2024/FUH), are low profile and have been designed to be subservient to the main dwellinghouse. The main dwellinghouse has character and part of the style of the house is the box-like design, with the pillars at the front.

Although it is a betterment in terms of materials and form than the previous schemes, it is considered that the proposed extension has an overly large appearance. The proposed is not sympathetic due to its scale, mass, and height.

The proposal does not meet the NPPF, (specifically Paragraphs 135 criteria a, b and c and Paragraph 139) because the scale, mass and height create a building which stands out, is at odds with others in the street, and consequently is not visually attractive, and not sympathetic to the local character, including the surrounding built environment.

The proposed development would harm the character of the area and the character and appearance of the host property, and is contrary to policies ST04, DM04 and DM25 of the North Devon and Torridge Local Plan, and Section 12 of the NPPF, which requires good design.

3. Residential Amenity

Policy DM01 of the Local Plan confirms that development will be supported where it would not significantly harm the amenities of neighbouring occupiers or uses or result in harm to the future occupiers of the development from existing or allocated uses. Policy DM04: 'Design Principles'

aims to ensure the amenities of existing and future neighbouring occupiers are safeguarded.

Policy DM25 aims to ensure there is no significant adverse impact on the amenity of the occupiers of neighbouring properties.

The proposed works are on a side facing the garden where there are no other residential properties. The proposed decking and will not allow overlooking.

There are adequate amenity space and parking remaining, and the proposal accords with Policy DM25 of the Local Plan.

In terms of the comment from the neighbour about the side window, this window already exists and does not form part of the proposed works. It is also a stairwell and not a main habitable room.

On the approval for the loft conversion, (planning reference 1/0373/2024/FUL), the officer's delegated report states, *'The proposed works does not see the projection go further east towards this property. The 'projection,' which is a stair case, adds into the loft, but it is considered that this will not have a significant impact over and above that of the existing situation, and is therefore in compliance with policy. There are no existing windows on the side of adjacent residential property, 'Cedarwood,' which might create overlooking in between the properties and/or overshadowing. There is also a path between the two properties, which provides a gap between, and a lean-to garage, and it is considered that there is adequate distance between the two properties to not have significant harm.'*

The proposed rear extension at four metres for a detached dwelling, and no more than four metres in height, is 'permitted development' and could be constructed without the submission of a planning application, if it meets the criteria in the General Permitted Development (England) Order 2015 (as amended). A condition could be added to an approval to control further extensions, (including rear two storey extensions), if this was a concern.

In summary, it is considered that the proposed works would not significantly harm the amenities of any neighbouring occupiers, and/or occupiers of the host dwelling, and the proposal therefore accords with Policies DM01, DM04 (i) and DM25 of the Local Plan.

4. Access and Parking

Policy DM05 in the Local Plan requires development to have safe and well-designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users including cyclists and pedestrians, and all development shall protect and enhance existing public rights of way, footways, cycleways and bridleways and facilitate improvements to existing or provide new connections to these routes where practical to do so.

Policy DM06 of the Local Plan states that proposals will be expected to provide an appropriate scale and range of parking provision to meet anticipated needs. Policy DM04: 'Design Principles' has a criterion related to *'safe and appropriate highway access.'*

Vehicular access and parking can be still achieved.

5. Flooding and drainage

Policy ST03 states that development should 'adopt effective water management including Sustainable Drainage Systems, water quality improvements, water efficiency measures and the use of rainwater'. In addition, policy DM04 states development should provide effective water management including Sustainable Drainage Systems, water efficiency measures and the reuse of rainwater.

The site is within Flood Zone 1, and not within a Critical Drainage Area (CDA).

A below ground rainwater infiltration chamber (soakaway) is shown on the submitted Block Plan.

South West Water (SWW) have been consulted and state, *'Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method*

proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.'

The proposal therefore accords with the relevant Local Plan policies.

6. 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 NDTLP through Policies DM08 and ST14 which state that all developments must ensure that the importance of habitats and designated sites are considered.

The local planning authority also has a duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 to have regard to biodiversity in exercising its functions. This duty includes the requirement to have regard to protected species.

Development proposals should avoid adverse impacts on existing features as a first principle and enable net gains by designing biodiversity features and enhancements and opportunities for geological conservation alongside new developments, however where adverse impacts are unavoidable, they must be adequately and proportionately mitigated.

A Wildlife Trigger List was submitted as part of the application, which did trigger the need for additional surveys due to works to the roof. However, the information submitted justified that there are unlikely to be impacts to protected species:- *'The existing roofs are well sealed, and the main roof is coated with spray-foam insulation. The glazed part to be removed is clearly unsuitable, and the flat roofed parts are both in constant use and sealed all round. Therefore, there is nowhere that wildlife could enter or use the roof in any way.'* This is agreed by the LPA. An informative could be added to provide advice if bats are found.

There are opportunities for a net gain, and a condition could be added, like that on previous approval, (planning reference 1/0373/2024/FUL): - *'Prior to the first occupation of the accommodation hereby permitted, one swift box, shall be installed on the building, and retained as such thereafter. Reason: To provide a net gain in biodiversity in accordance with Policy ST14 of the adopted North Devon and Torridge Local Plan 2011-2031.'*

The proposal is for alterations to an existing householder property and do not fall within the requirements of Biodiversity Net Gains (BNGs).

Conclusion

An extension to a dwellinghouse is supported in principle, and the dwelling is of a size and with a garden which is large enough for an extension of some size to be acceptable. However, the proposed design of the extension is such that the proposed scale, mass, and height is not sympathetic to the main dwelling and inappropriate in the street scene, because it is out of scale, and is overly large and bulky in appearance.

Although it is a better design than the previous schemes, in terms of it not being 'disjointed,' it is considered that the proposed extension has an overly large appearance, which detracts from the character of the original dwellinghouse and the street scene. It is acknowledged that there is a proposal to remove the dormer. However, this has been approved as it was considered a minor extension when viewed from the front of the property.

The proposal accords with Policies ST01, ST06, NOR, ST09, DM01, ST14, DM08, DM08A, of the Local Plan, but is unsympathetic in terms of form, scale, massing, height, and appearance, and contrary to Policies ST04, DM04, and DM25 of the Local Plan, Policies H03 and DE1 of the 'Northam Neighbourhood Plan' and the NPPF. The recommendation is therefore to refuse the planning application.

Human rights

Consideration has been given to the Human Rights Act 1998.

Recommendation

REFUSE for the following reason: -

The proposed design of the two-storey extension is such that the proposed scale, mass, and height is not sympathetic to the main dwelling and inappropriate in the street scene. The proposed extension detracts from the character of the original dwellinghouse and the street scene because it is out of scale, overly large and bulky in appearance. The proposal is contrary to Policies ST04, DM04, and DM25 of the Local Plan, Policies H03 and DE1 of the 'Northam Neighbourhood Plan' and Paragraphs 135 (b, c and d) and 139 of the NPPF.

Plans Schedule

Reference	Received
05	29.10.2025
06	29.10.2025
03	16.12.2025
04	16.12.2025

Statement of Engagement

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative way. In this instance there was further engagement as the LPA had expressed concerns about the scale as previously highlighted in a pre-application enquiry. However, the architect disagreed with the LPA and requested the planning application be called in by the Ward Councillor. In such ways the planning officer has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.