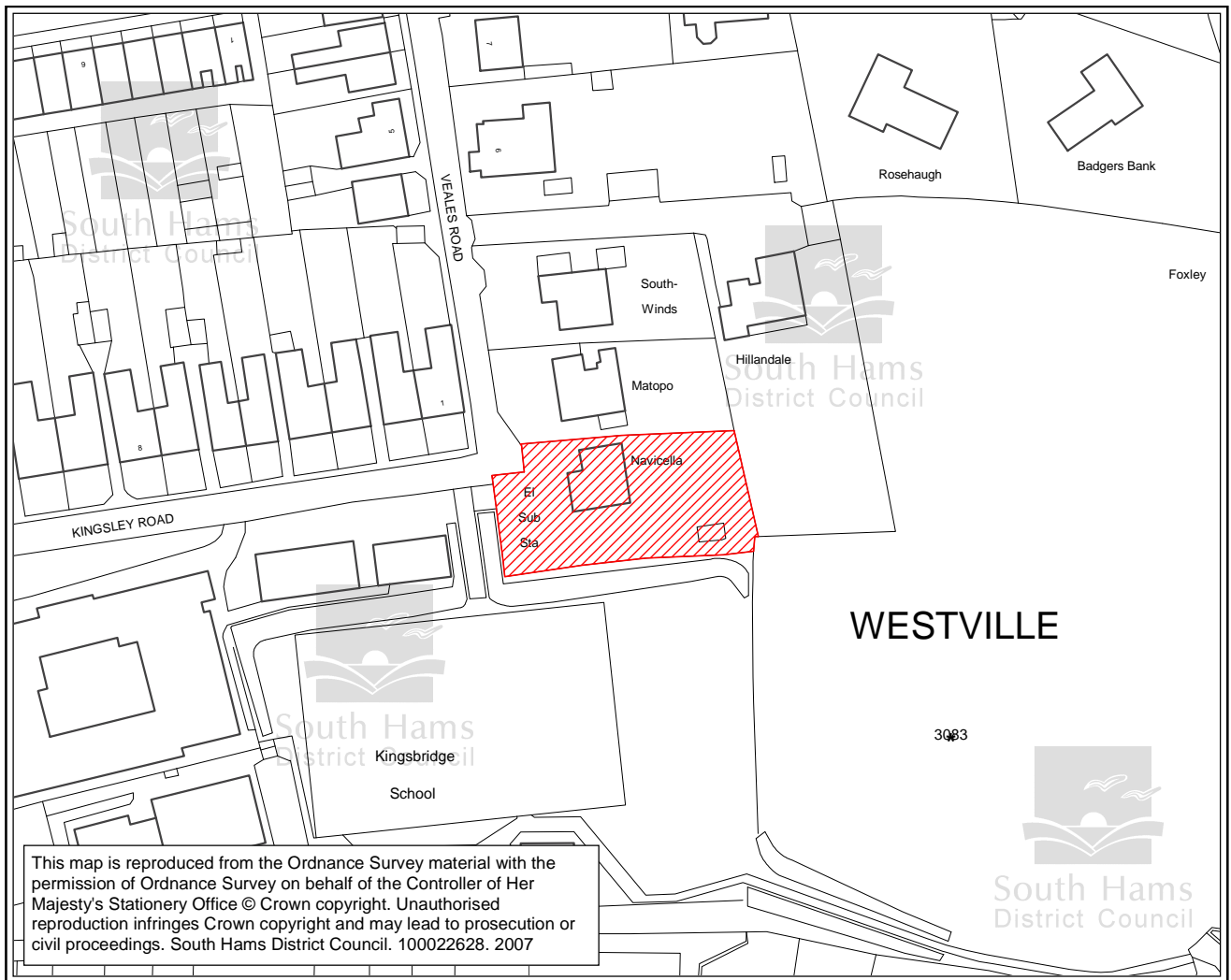


Case Officer: K Owen
Site: Navicella, Veales Road, Kingsbridge,
Application No: 28/1460/09/F
Date Received: 14th August 2009
Agent: Andrew Lethbridge MBIAT 117 Fore Street Kingsbridge Devon TQ7 1AL
Applicant: Mr & Mrs Bond
Development: Householder application for alteration and extension to dwelling



Scale 1:1250
For internal reference only – no further copies to be made

Policy

Area of Outstanding Natural Beauty
Development Boundary
Design

Consultations:

County Highways Authority
No objections

South West Water
No comments received

Environment Agency
No comments received

Environmental Health Section
No comments received

Drainage Engineer
No objections

Building Control
No comments received

Contaminated Land Officer
Unsuspected contaminated land condition required

Town Council

Kingsbridge Town Council make the following observations
Recommend approval

Letters of representation can be viewed on the planning website

Case Officer Report

Site Description

The site lies within the Development Boundary of Kingsbridge and is within the AONB. It is situated at the end of Veales Road on the corner with Kingsley Road. The character of the area is mainly residential, but the Kingsbridge Community College lies to the south and south west.

The dwelling is a two storey property, built in the 1970s and is set within a sizeable plot. There is a bungalow adjacent to the north of the site, which is set at a slightly higher level, and screen hedging along the mutual boundary. Hedging encloses the garden to the west and south also and there is a tall brick wall along the eastern boundary, beyond which is the garden serving Hillandale.

The Proposal

The application seeks permission to alter and extend the dwelling. The existing lean-to projection off the north elevation is proposed to be replaced with a gabled extension, projecting 1.8 metres from the side wall of the dwelling, and which would be enlarged to 6 metres in width. The gable end would contain an obscured glazed and fixed shut bathroom window. The existing lean-to conservatory to the south of the dwelling is proposed to be replaced with a large glazed rendered/extension with large external chimney.

Material Planning Considerations

Size/design

Impacts on streetscene

Impacts on neighbours

Impacts on wider AONB

Planning History

None

Planning Policy

Structure Plan

CO3 – AONBs – ensures that the development in AONBs is only permitted where it would support the conservation and enhancement of the natural beauty of the area or would foster economic well-being and is compatible with the conservation of the AONB.

CO6 Quality of New Development the identity, distinctive character and features of existing settlements should be conserved and enhanced.

Local Plan

Policy SHDC1 : Development Boundaries – permits development where it is compatible with the character of the site and its surroundings and where there would be no significant adverse effects in relation to traffic and parking, road safety, drainage, the landscape, wildlife and historic interests or local amenity.

SHDC15 Design – ensures new development displays good design practice and attains the highest possible standards of design.

LDFCS

Policy CS1: Location of Development – permits in principle development within development boundaries.

CS7 Design - ensures that development proposals promote good design which respects local distinctiveness and, respects the character of the site and surroundings in order to protect and enhance the natural and built environments.

CS9 Landscape and the Historic Environment – gives great weight to the conservation and enhancement of AONBs.

Representations

The neighbours to the north of the site have raised objections to the development proposed on the grounds of loss of light and outlook and loss of privacy. In addition, a letter has also been received from the owner of 1 Kingsley Road in support of the objections raised by the neighbours.

Analysis

The site is within the Development Boundary of Kingsbridge, where there is a presumption in favour of development that is compatible with the character of the site and surroundings and where there would be no significant adverse effects in relation to traffic and parking, road safety, drainage, the landscape, wildlife and historic interests or local amenity.

The proposed development, consisting of a single storey extension to the south, the enlargement of an upper floor lean-to and the replacement of this lean-to roof with a pitched roof and gable end, would enlarge a residential dwelling set within a mainly residential area. Therefore it is compatible with the character of the site and surroundings. No objections have been received from the Highways Authority. The extension would not impact on the existing driveway/parking area and the existing garage is shown to be retained. No objections have been received from technical consultees regarding drainage and there would be no impacts on the wider landscape as the development would be set within a mature and spacious garden of the property and be seen against a backdrop of surrounding residential development and the school. No wildlife would be affected and there are no historic features on or near the site that would be affected.

There would be some impacts on the amenity of the neighbouring property to the north, (Matopo) arising from the alterations to the north elevation of the dwelling. This would be in the form of additional shadow cast and some impacts on outlook. The owners of this property have objected to the development and the case officer has viewed the proposed development from both within the neighbouring property and from outside it. There would be some loss of outlook due to the increased height of the development. However, the proposed gable would lie approximately 4.2 metres from the mutual boundary and for a width of 6 metres only. Whilst there would be some impacts on the outlook from the south elevation of the neighbouring dwelling, it would not be to an unacceptable level and outlook from the conservatory in particular would remain towards the east and west. The neighbours have also objected on the grounds of loss of privacy from a window proposed in the new gable. This window would serve a bathroom and would be obscure glazed and fixed shut. Therefore, there would be no detrimental impacts on the privacy of the neighbouring property. The impacts on the neighbouring property, Matopo are not considered to be significant and are not considered to warrant refusal of the application.

The development therefore complies with Local Plan Policy SHDC1 and LDF Core Strategy Policy CS1.

With regard to the design of the development, it reflects that of the existing dwelling with the use of gables and pitched roofs and the materials would match the existing materials. The only element that is not considered particularly good design is a large external chimney proposed on the gable end of the single storey extension. However, it lies within the private garden of the dwelling and is not prominent within the streetscene and would not, in itself, warrant refusal of the application on design grounds. The development is considered to be acceptable within its context and complies with Structure Plan Policy CO6, Local Plan Policy SHDC15 and LDF Core Strategy Policy CS7.

There would be no impacts on the quality of the wider AONB from this small scale development within a built up area and there development would comply with the objectives of Structure Plan Policy CO3 and LDF Core Strategy Policy CS9.

Conclusion

Therefore, the development is considered to accord with the objectives of Structure Plan Policies CO3 and CO6, Local Plan Policies SHDC1 and SHDC15 and Local Development Framework Core Strategy Policies CS7 and CS9.

Human Rights Act

Due regard has been given to the provisions of the Human Rights Act, and in particular to the rights under Article 1 of the first protocol of the applicants with respect to their right to peaceful enjoyment of possessions and protection of the property. Due regard has also been given rights, under article 8, of local residents and objectors with respect to their rights for private and family life. In arriving at a recommendation the rights of the applicants have been balanced against the interests, as expressed through the Development Plan and Central Government Guidance.

Recommendations

Conditional Approval

Conditions

- 1 - TIM3 (Standard time limit 3 years)
 - 2 - MAT1 (Matching Materials)
 - 3 - RES30A (Windows - exclusion from GDO - Oct 2008)
 - 4 - Non Standard
- Unsuspect contamination

Reasons for Approval

- 1 This application has been determined in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies; relevant Government planning policy guidance; and approved in the absence of any other overriding material considerations and having given due weight to all other matters raised in this application including technical and other representations received. The relevant Policies are Structure Plan Policies CO3 and CO6, Local Plan Policies SHDC1 and SHDC15 and Local Development Framework Core Strategy Policies CS7 and CS9.
- 2 Special regard has been given to the representations about loss of light, outlook and privacy to the neighbouring property, Matopo, but these were not considered to be overriding because although there would be some impact on this neighbouring dwelling, it would not be so significant as to warrant refusal of the application.

Informatives

This recommendation refers to the 1:1250 location plan and drawing nos. ACL/744/201, ACL/744/202 & ACL/744/203 Rev A received on 14 August 2009.