

Case Officer: G McGill

Site: Greenhill, Bonaventure Road, Salcombe, TQ8 8BG

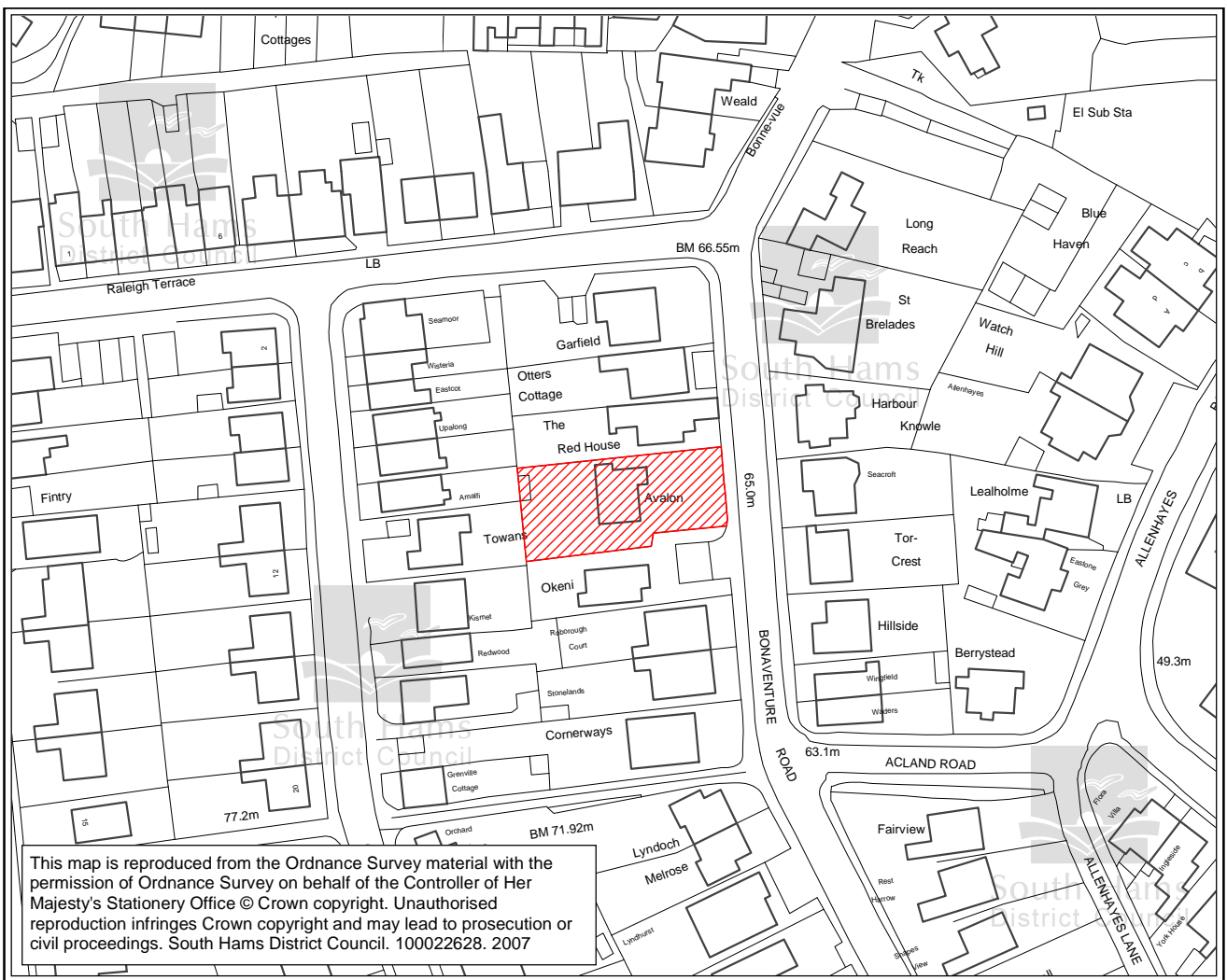
Application No: 41/2622/07/F

Date Received: 12th December 2007

Agent: Andrew Lethbridge MBIAT 117 Fore Street Kingsbridge Devon TQ7 1AL

Applicant: Mr & Mrs D Logan

Development: Resubmission of application 41/1781/07/F for alterations and extension to dwelling



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**Policies**

Within Development Boundary  
Area of Outstanding Natural Beauty

**Consultations**

Devon County Council – County Highways Authority  
No comment

South West Water  
No comment

Land Drainage  
No comment

Environment Agency  
No comment

Environmental Health Section  
Raise no objection subject to a planning condition being imposed requiring a contaminated land survey be carried out

**Salcombe Town Council**

Views Awaited

Letters of representation are available to view on the web site

**Case Officer Report****Site Description**

This property is located on the West Side of Bonaventure Road which contains a variety of predominantly detached dwellings. They vary in size, design, age and building line. Greenhill is more modern than average and is also set back much further from the road than most of its neighbours although all plots are of reasonable size. The road runs parallel to the slope of the hill and the site is on the upper side of the road.

**The Proposal**

The proposal involves the construction of (1) a single storey dining room extension on the south side, (2) alterations to the conservatory at the rear, (3) a porch on the north side and (4) a sideways extension to the front 1<sup>st</sup> floor terrace and (5) two bedrooms in the roof. This last alteration involves rebuilding the roof so that the overall height is raised by 1.3m. Two dormer windows are proposed at the front and three roof lights at the rear. In addition, external walls are shown to be rendered and internal alterations are proposed to improve the layout and working of the dwelling. It converts, in fact, from a 4-bedroom house to a 5-bedroom house aimed at accommodating a growing family. The existing house has a concrete tile roof and external walls are partly tile hung. The new roof will be clad in natural slates and all tile hanging removed and external walls rendered. The proposed dormer windows will also have slate roofs and cheeks clad in slate.

The property to the north is set forward of Greenhill by approx 12m whereas the one to the south shares the same building line. Those across the road are located at a much lower and those to the rear are higher.

## **Planning History**

A planning application ref 1781/07 for a similar development was submitted in August 2007 and withdrawn following officer concerns on design aspects of the proposal. This was primarily as a result of concerns about the size of the dormer windows at front and rear. The current application now has much smaller dormers at the front and none at the rear, only roof lights. The town council previously recommended that the application be approved.

## **Relevant Planning Policies**

### **Structure Plan**

**Policy CO3** requires within the Area of Outstanding Natural Beauty for the conservation and enhancement of the natural beauty to be given priority over other considerations. **CO6 Quality of New Development** the identity, distinctive character and features of existing settlements should be conserved and enhanced.

### **South Hams Local Plan**

**Policy SHDC1:** states that development within development boundaries will be permitted where this compatible with the site and its surroundings. Consideration must also be given to the impact of any proposal on neighbouring properties.

**Policy SHDC15 :** Design – ensures that new development displays good design practice and attains the highest possible standard of design.

### **Adopted LDF Core Strategy – December 2006**

**CS7 – Design** – requires development proposals to include and promote good design that respects local distinctiveness, respects the character of the site and its surroundings in order to protect and enhance the built and natural environments. **CS9 : Landscape and Historic Environment** – states that the quality, character, diversity and local distinctiveness of the natural and historic environment will be conserved and enhanced.

## **Summary of representations received**

4 letters of representation received raise objection to the proposal which are summarised as follows:

- Unacceptable increase in ridge height and introduction of dormer windows will be out of character with the area
- Proposals will set an undesirable precedent
- Loss of amenity to adjoining residential properties
- Property has been previously extended
- Loss of light to adjoining property, and roof extension considered overbearing on “The Red House”

## **Observations/Issues**

The primary issues relate to residential amenity and design.

With regard to amenity, neighbours, across the road, to the rear, and at the adjoining property to the north, object on grounds that it would be out of keeping with the area and lead to loss of privacy, loss of light and loss of view.

However, properties do differ in character and the proposal would not detract from this variety. Loss of privacy relates primarily to overlooking of private space (eg rear gardens rather than front gardens) but there are no windows proposed in the side elevations and the 2<sup>nd</sup> floor bedroom windows and roof lights would be approx 25m from windows of properties to the rear and 30m from the properties opposite. For the property to the north there would be some loss of light. A neighbour states that the ridge would be 1.5m higher than the ridge of his house (as shown on the submitted drawings) but this is just 1.3m higher than the existing ridge and it is considered that this difference is marginal and insufficient to support a refusal. With regard to loss of view, this only applies to properties to the rear which are higher up the slope. Views are maintained but not quite to the same extent and, in planning terms, not sufficient to overrule the application.

The proposed extensions are not considered to be unduly overbearing and whilst impacting on neighbours do have an acceptable relationship.

The main concern with the previous application was one of design where the dormers, front and rear, were considered out of proportion. With the current application they are smaller and of a scale that is now considered appropriate. The extensions as now proposed incorporating the reduced size of the dormer windows presents an acceptable design which will not appear out of keeping in the street scene or cause any material harm to the character and appearance of the area. Bonaventure Road contains houses of varied design, height and siting in relation to the highway and neighbouring properties.

It is considered that the proposal should be supported there being no sound planning reason to resist the application.

## **Recommendations**

Conditional Approval

## **Conditions**

- 1 - Tim3 (standard time limit 3 years)
- 2 - Non Standard  
Materials
- 3 - Non Standard  
Height of ridgeline
- 4 - Non Standard  
Chimney details
- 5 - Land Contamination Survey

## **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 (which are contained in the Devon County Structure Plan and the South Hams Local Plan); 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 Devon County Structure Plan C03 & C06; South Hams Local Plan SHDC1 & SHDC15; LDF Core Strategy CS7 & CS9.

- 2 Special regard has been given to the representations about the appearance of the extensions, increase in ridge line and effect on neighbouring properties but these were not considered to be overriding because the proposal is acceptable in design terms and will not have an adverse visual effect on the street scene or wider area. The relationship with adjoining residents is also considered acceptable.

### **Informatives**

This recommendation refers to drawings nos. location plan, ACL/632/03 C, 04, 05, 06, 07 & 09 received on 12 December 2007.