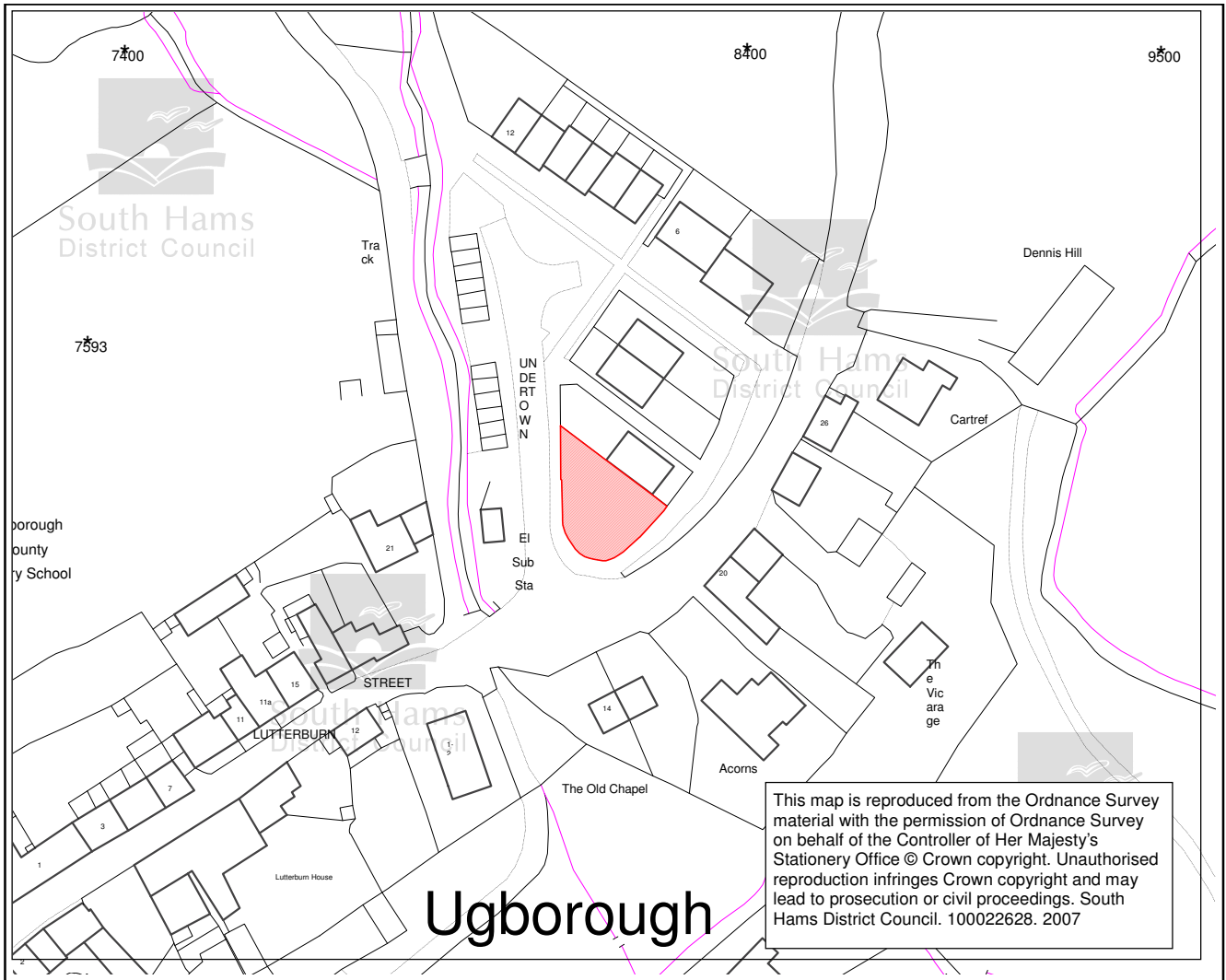


Case Officer: D Crowther
Site: 1 Undertown, Ugborough, Ivybridge, PL21 0NH
Application No: 57/0731/07/F
Date Received: 30th March 2007
Agent: Mr B Walker Brian Walker Adelaide Exeter Road IVYBRIDGE Devon PL21 0BD
Applicant: Mr & Mrs C Harling
Development: Alterations to roof and provisions for rooms in roof space



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Policies

Development Boundary
Design
Area of Great Landscape Value
Within 50 metres of a Conservation Area

Consultations

Devon County Council – County Highways Authority
No comment

South West Water
No comment

Environment Agency
No comment

Environmental Health Section
No objections

Parish Council

Ugborough Parish Council makes the following observations:
Support – affordable housing for local family contributing to the community, materials consistent with neighbourhood, well screened, in keeping with adjacent homes, other dormer windows in vicinity

Case Officer Report

The Proposal and Site Description

Number 1 Undertown is a bungalow occupying a prominent position within Ugborough on the corner of two roads. The dwelling is one of 12 properties built in the 1970s forming part of a residential estate. The building is at a raised level above the main road. The site lies adjacent to the Conservation Area for the village. The building is split into two dwellings, divided through its gable ends. The south west elevation of the building is number 1 and the north east elevation is number 2.

The application seeks planning permission to raise the eaves level of number 1 by approximately 1.2 metres and insert two pitched roof dormer windows in the roof to create two bedrooms and a bathroom within the roof space. Because of the raised eaves, the roof would then appear asymmetrical, with the roof pitch of No 1 being shallower than that of No 2. The property would become a two bedroom dwelling from the existing one bedroom dwelling.

The proposed materials would match the existing building, with white UPVC windows and doors, concrete tiles on the roof and part render/part concrete tile hanging for the walls.

Due to the shallow pitch of the roof and in order to create the necessary height for dormer windows in the roof, the design features flat roof areas directly in front of the window frames of the dormer windows. The flat roof sections extend out to eaves level of the main roof.

Representations

At the time of writing this report no letters of representation have been received.

Supporting information is contained within the Members' Bundle of letters.

Policies

Local Development Framework Core Strategy

Policy CS7: Design, promotes 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.

Policy CS9: Landscape and Historic Environment states that quality, character, diversity and local distinctiveness of the natural and historic environment will be conserved and enhanced.

Devon Structure Plan

Policy CO4: Areas of Great Landscape Value are identified as areas of high landscape quality, within them the primary objective will be the active conservation and enhancement of their landscape quality and individual character.

Policy CO6: Quality of New Development, states that the identity, distinctive character and features of existing settlements, urban and rural areas should be conserved and enhanced. The Local Planning Authority should maintain and improved the quality of Devon's environment by requiring attention to good design and layout that respects the character of the site and its surroundings.

Policy CO7: Historic Settlements and Buildings seeks to conserve the special historic character of settlements.

South Hams Local Plan 1989-2001

SHDC1: Development Boundaries makes provision for development where this is compatible with the character of the site and its surroundings, and where there would be no significant adverse effects in relation to, amongst other considerations, the landscape or local amenity.

The planning principles contained within the Local Plan always apply. Policy SHDC1 states that design, local character and landscape setting are particularly important considerations in Landscape Protection Areas.

Policy SHDC15: Design seeks to ensure that new development displays good design practice and achieves the highest possible standard of design.

Policy SHDC18: Conservation Areas states that outside Conservation Areas, the Council will consider the impact on any conservation area as material in reaching its decision on planning applications.

Policies DS3, DEV2, ENV10 of South Hams Local Plan Review reiterate the thrust of the above policies. Policy H09: House Extensions states that permission will be granted to extend a dwelling, if amongst other criteria, the scale, design and materials of the proposed extension respect the character and proportions of the dwelling and neighbouring properties and the character and local distinctiveness of the surrounding area.

Analysis and Conclusion

The proposal would not result in any significant adverse impact on the occupiers of adjacent neighbouring properties.

The proposal would result in an unduly dominant roof alteration by reason of the asymmetrical gable of the resulting building and the design of the dormer windows with flat roof sections immediately in front of their faces. The flat roof sections within the roof represent a poor form of design for the dormer windows which is out of keeping with the local vernacular.

The shallow roof pitch, especially given its juxtaposition with the adjoining property's steeper roof pitch, and the raised eaves level with an extended area of concrete tile hanging would neither improve nor maintain the existing appearance of the property. Indeed it is the firm view of your planning officers that the proposal would detract from the visual appearance of the property. Given the dwelling's prominent position within the settlement and close proximity to the Conservation Area, the development would also have an adverse visual impact on the street scene and the character and appearance of the Conservation Area.

Human Rights Act

Due regard has been given to the provisions of the Human Rights Act. In arriving at this recommendation the reasonable expectations of the applicants under the Act have been carefully balanced against the wider community interests, as expressed through the Development Plan and Central Government guidance.

Recommendations

Refusal

Reason for Refusal

- 1 By reason of the raised eaves level, asymmetrical gable, design of the dormer windows and the prominent position of the dwelling, the proposal represents a poor form of design which would have an adverse effect on the character and appearance of the property and the street scene, which lies adjacent to a Conservation Area and within an Area of Great Landscape Value. Such development, if approved, would conflict with the objectives of Local Development Framework Core Strategy CS7, CS9, South Hams Local Plan policies SHDC1, SHDC15, SHDC18; South Hams Local Plan Review policies DS3, DEV2, ENV10, H09; Devon County Structure Plan policies CO4, CO6, CO7 and relevant Central Government guidance.

Informatives

This recommendation refers to drawing numbers 06279/L, 06279/S, 06279/02 received on 30th March 2007.