

AGENDA ITEM 6

PLANNING COMMITTEE
3rd December 2014

REPORT OF THE HEAD OF PLANNING AND REGENERATION

14/01207/FULL - ERECTION OF A TWO STOREY EXTENSION AND CONVERSION OF TIMBER GARAGE TO ANCILLARY ACCOMMODATION (REVISED SCHEME) - HOUSEHOLDER - ROSE COTTAGE UPLOWMAN TIVERTON DEVON

Reason for Report:

It was resolved at the Planning Committee held on 5th November 2014 that members were minded to grant planning permission and therefore deferred consideration until the next available committee to consider an officer report setting out implications and proposed conditions for the granting of consent.

RECOMMENDATION(S)

Members were minded to grant planning permission for the following reasons:

- 1. The proposed design was of high quality.**
- 2. It was in keeping with the character of the rest of the property.**
- 3. The proposed design was not harmful to local architectural distinctiveness.**

The Officer recommendation remains the same as the previous Committee Report, to refuse planning permission.

Relationship to Corporate Plan:

None identified

Financial Implications:

None identified

Legal Implications:

None identified

Risk Assessment:

None

1.0 DESCRIPTION OF DEVELOPMENT

- 1.1** The application seeks planning permission for the erection of a two storey extension and conversion of timber garage to ancillary accommodation at Rose Cottage Uplowman. The application is a revised scheme following the withdrawal of the previous application 14/00167/FULL in the wake of discussions with the previous case officer.

The property faces the road on two sides and is situated on a minor junction on the unclassified road from East Mere Dairy to Stag Mill Cross, between Uplowman and Chevithorne settlements. The house was originally a simple rectangular shaped cottage but was extended with a rear extension which now creates an L-shaped building with the extended rear elevation (14 metres in length) facing the road to the east.

Both the original (principle) elevation and the later (rear) elevation face onto a highway. For reference, the Authority considers the principal elevation of the dwelling to be the southern elevation which is the original frontage of the south facing the road from Uplowman to East Mere. The approved extension 98/01285/FULL to the rear is also considered as a prominent side elevation of the property due to its position facing onto the road.

The dwelling is situated on the eastern boundary of the application site, with a generous plot of garden to the west. There is also a garage outbuilding and gravelled parking area to the side of the house. The dwelling is characterised by simple stone walls across all elevations, a slate roof with terracotta ridge tiles and a variety of multi-paned casement windows. The building is not listed, nor is it located within a designated area such as a conservation area or Area of Outstanding Natural Beauty. It is nevertheless an attractive stone built cottage that positively contributes to the character of the wider rural setting.

It is proposed to extend from the west elevation of the original house with a two storey extension wrapping around the side (west) and rear (north) of the original house into the rear courtyard parking area. The extension will protrude 4.6 metres from the side of the original house. This will extend the length of the principle elevation to 13.9 meters. The extension will match the ridge height of the original dwelling, to extend 8.6 metres back into the gravelled driveway space. The proposed extension would create two new gable ends, visible as part of the north elevation. Proposed materials include stonework walls, a slate roof, painted timber windows and doors to match the materials on the existing house.

It is also proposed to convert the garage outbuilding to additional living accommodation with a living room, bedroom and en-suite across two levels. Operational works to enable the garage conversion would remain within the external dimensions of the existing structure, but would incorporate rooflights, a chimney and timber sliding doors. The scheme would also retain an area of gravelled driveway, although the access will be altered by relocating/ removing the existing brick piers and walls at the vehicular entrance.

2.0 THE PROPOSED DECISION TO GRANT PERMISSION

Your officers maintain the view that the proposed two storey extension wrapping around the west and north elevations of the original property would constitute a substantial enlargement with harm to the overall character, appearance and proportions of the original cottage and the dwelling as a whole, contrary to parts a) and e) of DM2 and a) of DM13 of the Local Plan Part 3 (Development Management Policies).

It is recognised that members felt that the proposed development would be acceptable as the overall design is deemed to be of a high quality, and would be in keeping with the design and character of the existing property without harm to local distinctiveness. The proposed extension would localise materials to match those of the existing building and so the extension could be viewed as blending in with the existing property. Although the property is isolated on a road frontage, it is in a relatively isolated location.

If members are minded to approve this application and are of the view that the proposed works are in accordance with Policies DM2 and DM13, the following conditions are recommended.

Grant permission subject to conditions:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. The materials to be used across the external surfaces of the proposed 2 storey extension shall match those on the exterior of the existing house.

REASONS FOR CONDITIONS

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure the use of materials appropriate to the development in order to safeguard the character and appearance of the building in accordance with Policies DM2 and DM13 of the Local Plan Part 3 (Development Management Policies).

Contact for any more information

Mr Luke Smith 01884 234928

Background Papers

Planning Committee agenda
5th November 2014

File Reference

14/01207/FULL

Circulation of the Report

Cllrs Richard Chesterton
& Polly Colthorpe

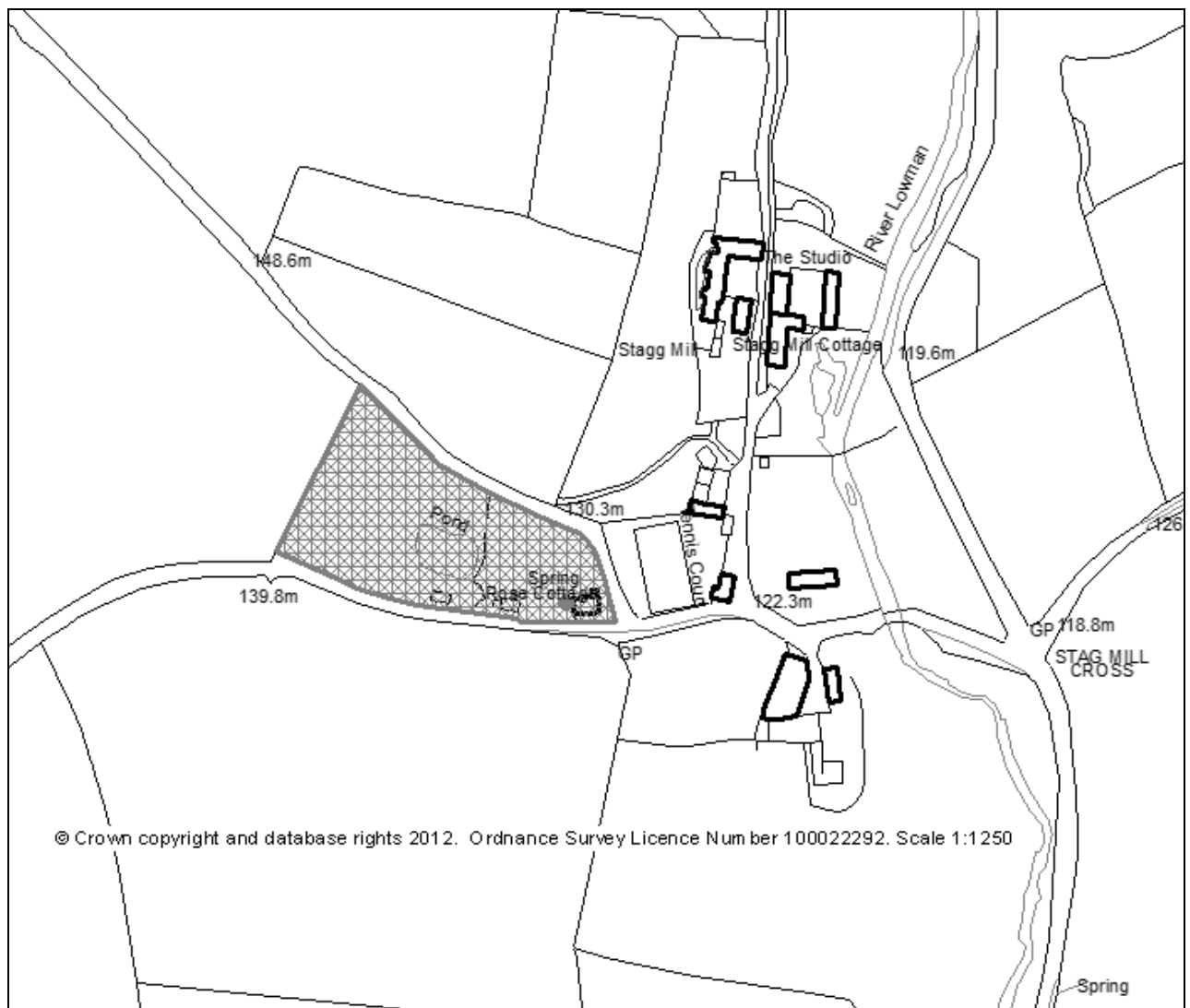
Grid Ref: 300743 : 116412

Applicant: Mr T Cave

Location: Rose Cottage Upplowman
Tiverton

Proposal: Erection of a two storey
extension and conversion of
timber garage to ancillary
accommodation (Revised
Scheme) - HOUSEHOLDER

Date Valid: 18th July 2014



Application No. 14/01207/FULL

RECOMMENDATION

Refuse permission.

MEMBERS ARE ASKED TO NOTE THIS IS A HOUSEHOLDER APPLICATION

COUNCILLOR RAY RADFORD HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE FOR THE FOLLOWING REASON:

To consider whether the application meets policies DM2 and DM13 of the Mid Devon District Council Local Plan.

PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of a two storey extension and conversion of timber garage to ancillary accommodation at Rose Cottage Upplowman. The application is a revised scheme following the withdrawal of the previous application 14/00167/FULL in the wake of discussions with the previous case officer.

The property faces the road on two sides and is situated on a minor junction on unclassified road from East Mere Dairy to Stag Mill Cross, between Upplowman and Chevithorne settlements. The house was originally a simple rectangular shaped cottage but was extended with a rear extension which now creates an L-shaped building with the extended rear elevation (14 metres in length) facing the road to the east. Both the original (principle) elevation and the later (rear) elevation face onto a highway. For reference, the Authority considers the principal elevation of the dwelling to be the southern elevation which is the original frontage of the south facing the road from Upplowman to East Mere. The approved extension 98/01285/FULL to the rear is also considered as a prominent side elevation of the property due to its position facing onto the road.

The dwelling is situated on the eastern boundary of the application site, with a generous plot of garden to the west. There is also a garage outbuilding and gravelled parking area to the side of the house. The dwelling is characterised by simple stone walls across all elevations, a slate roof with terracotta ridge tiles and a variety of multi-paned casement windows. The building is not listed, nor is it located within a designated area such as a conservation area or Area of Outstanding Natural Beauty. It is nevertheless an attractive stone built cottage that positively contributes to the character of the wider rural setting.

It is proposed to extend from the west elevation of the original house with a two storey extension wrapping around the side (west) and rear (north) of the original house into the rear courtyard parking area. The extension will protrude 4.6 metres from the side of the original house. This will extend the length of the principle elevation to 13.9 meters. The extension will match the ridge height of the original dwelling, to extend 8.6 metres back into the gravelled driveway space. The proposed extension would create two new gable ends, visible as part of the north elevation. Proposed materials include stonework walls, a slate roof, painted timber windows and doors to match the materials on the existing house.

It is also proposed to convert the garage outbuilding to additional living accommodation with a living room, bedroom and ensuite across two levels. Operational works to enable the garage conversion would remain within the external dimensions of the existing structure, but would incorporate rooflights, a chimney and timber sliding doors. The scheme would also retain an area of gravelled driveway, although the access will be altered by relocating/ removing the existing brick piers and walls at the vehicular entrance.

APPLICANT'S SUPPORTING INFORMATION

Planning Statement
Site Photos

PLANNING HISTORY

92/01942/FULL Erection of a two storey extension, widen access layby and new field gate - REFUSED December 1992
93/01419/FULL Erection of two storey extension, widen access layby and new field gate - PERMITTED October 1993
98/01285/FULL Renewal of planning permission no. 4/54/93/1419 for the erection of a two storey extension, widening of access layby and formation of new field access - PERMITTED September 1998
00/00358/FULL Erection of two storey rear extension to provide lounge with additional bedrooms and bathroom over - PERMITTED April 2000
01/01869/FULL Erection of double garage with store over - PERMITTED December 2001
06/02537/FULL Erection of double garage with store/workshop/study - PERMITTED February 2007
08/00735/FULL Erection of porch and vehicle shelter/store - PERMITTED May 2008
14/00167/FULL Erection of single and two-storey extensions - WITHDRAWN March 2014

(Note The main extension to the original house was granted under application 93/01419/FULL, which was a revised application from previously refused scheme 92/01942/FULL. There are a number of external differences between the existing extension and that as was proposed, including the placement of windows, and doors, as well as the east elevation of the extension not being recessed back from the side gable of the original house as was approved.)

DEVELOPMENT PLAN POLICIES

Mid Devon Core Strategy (Local Plan 1)

COR2 – Local distinctiveness
COR18 - Countryside

Mid Devon Local Plan Part 3 (Development Management Policies)

DM2 - High quality design
DM13 - Residential extensions and ancillary development

National Planning Policy Framework

CONSULTATIONS

HIGHWAY AUTHORITY - 1st August 2014 - Standing advice applies please see Devon County Council document <http://www.devon.gov.uk/highways-standingadvice.pdf>

Further discussion with Highways Officer 16/10/2014 - Request for the removal of east brick pier to ensure adequate visibility along highway in the direction of East Mere.

ENVIRONMENT AGENCY - Householder development and alterations within Flood Zone 1 - No EA consultation required.

UPLOWMAN PARISH COUNCIL - 16th October 2014 - No comments at time of writing report

REPRESENTATIONS

None

MATERIAL CONSIDERATIONS AND OBSERVATIONS

The main issues in the determination of this application are:

- 1. Use**
- 2. Design, scale and materials**
- 3. Impact on the setting**
- 4. Highways access and parking**

1. Use

It is proposed to extend the property for family use and to provide more adequate visitor accommodation. Given that the land including the garage is residential, the principle for development is broadly acceptable under policy COR18 of the Core Strategy 2007. The proposed development consists of the proposed two storey extension to the side elevation and rear of the original house and the conversion of the garage outbuilding from a garage into habitable accommodation. Upon conversion the garage outbuilding would provide an additional bedroom in a new first floor position with an ensuite bathroom and ground floor living area.

The garage outbuilding, by virtue of its overall scale would be of a sufficient size to provide all of the facilities required to form a separate unit of accommodation, although it has been confirmed that the conversion is not proposed as a separate residential unit and is only required as ancillary accommodation. The conversion of an ancillary outbuilding to a separate residence would be undesirable in this location due to the close proximity to the main house, and with reference to the strict policy framework around the provision of new dwellings in the countryside. Your officers advise that if the development is deemed to be acceptable as a whole, a condition be attached to the grant of permission, to ensure the ancillary use is retained.

2. Design, scale and materials

In refusing the earlier 1992 application (92/01942/FULL) the Local Planning Authority was of the view that an extension to the rear, by virtue of its overall scale would dominate the character and scale of the original cottage. Subject to changes in the ridge height, position and footprint a revised extension was later determined to be acceptable and in accordance with planning policy at that time (93/01419/FULL). Whilst the extension amounted to a sizeable addition to the rear, it was considered to remain largely in keeping with the character and scale of the original house with matching materials. It is of note that this rear extension was not constructed fully in accordance with the approved plans, because the new east elevation was not set back from the original side elevation of the house, with variations in the position of windows and doors.

The current application seeks a further enlargement to the opposite side of the house already extended. The proposed materials seek to match the character of the existing dwelling, including wooden casement windows of similar proportions, a natural slate roof and faced stonework to match. There is no objection regarding materials, however your officers are concerned that for an additional two storey extension to the side and rear elevations of the original dwelling would constitute harm to the character and scale of original cottage and the dwelling as a whole.

The proposed extension exceeds the existing depth of the original property by 3.4 metres to wrap around the remaining rear elevation of the original house. As a two-storey extension it is considered this would dwarf the diminutive scale of the original house, with a substantial impact upon the character and scale of the building's principle (south), side (west) and rear (north) elevations. As such it is argued to be contrary to parts a) and e) of policy DM2, and part a) of policy DM13 of the Local Plan Part 3 (Development Management Policies).

The National Planning Policy Framework gives overarching guidance on good design under Part 7. Paragraph 58 provides guidance for decision making, stating that decisions should ensure new developments establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; [and] respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation.

It is considered that the existing building, although not listed, is an historic feature of the rural street scene and reflects a local vernacular of modestly scaled stone built cottages in the countryside. Your officers consider much of that the character would be lost through the substantially large addition, which would be particularly dominant on the proposed west and north elevations. The building's original character would be lost through the inclusion of more complicated structural shapes, such as the new gable ends on the north elevation and noticeably wide side extension on the side (west) elevation. As such, it is not considered that there would be support through the guidance of the

National Planning Policy Framework, in design terms.

Your officers have suggested it may look favourably upon a more modest single storey extension to the side elevation, as this would be likely to remain more subservient to the character and proportions of the original dwelling.

3. Impact on the setting

The impact is largely confined to the immediate setting of the dwellinghouse and garden, and the property is not widely visible from far reaching views in the countryside. The main visual impact is from the Uplowman to East Mere road, south of the principal elevation. The harm to the building's character is largely derived from the increase in the length of the front roadside elevation of the house, in combination with the two storey aspect which shall be a prominent addition. This is considered to be unsympathetic towards the scale and proportions of the main house and to therefore detract from the character of the immediate setting, contrary to parts a) and e) of DM2, and part a) of DM13 of the Local Plan Part 3 (Development Management Policies).

There are no neighbouring properties in close proximity, and the extension or conversion of the garage would not constitute harm to the amenity of other residents in the area.

4. Highways access and parking

There would remain a sufficiently large area of parking in the gravelled courtyard to comply with DM8 of the Local Plan Part 3 (Development Management Policies). Devon County Highways has not objected to the proposal but has advised that the brick pier on the eastern side of the entrance be removed entirely, to ensure adequate visibility when turning right out of the driveway in the direction of East Mere. This change has been accommodated into the scheme, and there is no objection on the grounds of highways impact or unsuitable access.

REASON FOR REFUSAL

1. The proposed two storey extension, by virtue of its overall design, scale and massing is considered to constitute a substantial enlargement to the existing dwelling, out of scale with the original dwelling with harm to the overall character appearance and proportions of the already extended cottage. Although it is set in a rural location away from other neighbouring properties, the widening of the principle elevation by a further 4.1 metres is considered to increase the size and massing of the property in a way that is out of scale with the principle elevation resulting in unacceptable harm to its character and appearance. The proposal is therefore considered to be contrary to policies COR2 of the Core Strategy 2007, DM2 and DM13 of the Local Plan Part 3 (Development Management Policies) and Part 7 of the National Planning Policy Framework.