

Planning Statement

HOUSEHOLDER APPLICATION FOR CONVERSION OF GARAGE, WORKS TO ROOF AND TERRACE

Hazeldene, Station Road, Bow, Crediton EX17 6HU

March 2024

Job No. 23.086

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March 2024

Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

HOUSEHOLDER PLANNING APPLICATION FOR CONVERSION OF INTEGRAL GARAGE AND HIP-TO-GABLE ROOF EXTENSION WITH REAR DORMERS WITH FIRST-FLOOR TERRACE
HAZELDENE, STATION ROAD, BOW, CREDITON EX17 6HU

Dear Planning

New Space Architecture are writing to you on behalf of Mr and Mrs Cook in support of a householder planning application for the conversion of an integral garage and hip-to-gable roof extension with rear dormers and first floor terrace, at Hazeldene, Bow ("The Site").

This covering letter should be read in conjunction with the submission plans (also prepared by New Space Architecture).

The Site was previously granted planning permission through an allowed appeal for the current, existing dwelling. The proposal seeks to make the most effective use of The Site through improving the dwellings provision and functionality as a family dwelling through appropriate and proportionate extensions and alterations, maintaining the overall character of the allowed design.

Application Site

The Site comprises a detached, storey-and-a-half bungalow, located within the designated village of Bow, south of the A3072.

As existing, The Site comprises a pitched gable frontage with ground floor integral garage, within a large plot set back from the highway and benefiting from an expansive private garden.

According to the Adopted Policies Map for Bow, The Site is within the defined settlement limit but is not subject to any other relevant designations.

Planning History

Mid Devon District Council's public register has record of a number of applications associated with The Site.

Of pertinence to this proposal, 10/00279/FUL which was initially refused, but overturned and allowed at appeal granting consent for the erection of a first-floor extension. This approval establishes The Site as it currently exists.

This appeal decision is available as cached text document (Appendix A). It is understood The Site retained permitted development rights as part of this decision.

Application Proposal

The proposal seeks householder planning permission for the conversion of an integral garage and hip-to-gable roof extension with rear dormers and first floor terrace.

The proposed description of development is as follows:

Conversion of integral garage hip-to-gable roof extension with rear dormers and first floor terrace

The principal elevation would see an existing garage door removed and infilled with matching block and painted render, with a new window to match the existing fenestration of the host dwelling. Internally, the former integral garage would become a new, much needed lounge, with ample parking provision retained on the large driveway frontage.

To make the most effective use of The Site, a hip-to-gable roof extension is proposed to maximise habitable space within the roof, further enlarged through the provision of contemporary clad dormers with access to an external first floor terrace, accessed internally through upper floor living space or externally through a newly installed spiral staircase.

The raised terrace would be screened from the south by an existing pitched roof, and enclosed by a privacy screen on the north to avoid any perception of amenity impacts.

The applicants intend to make the most effective use of The Site in achieving a high-quality, functional family dwelling.

Extracts of the proposed elevations and floor plans are available at Figure 1 (existing in red):

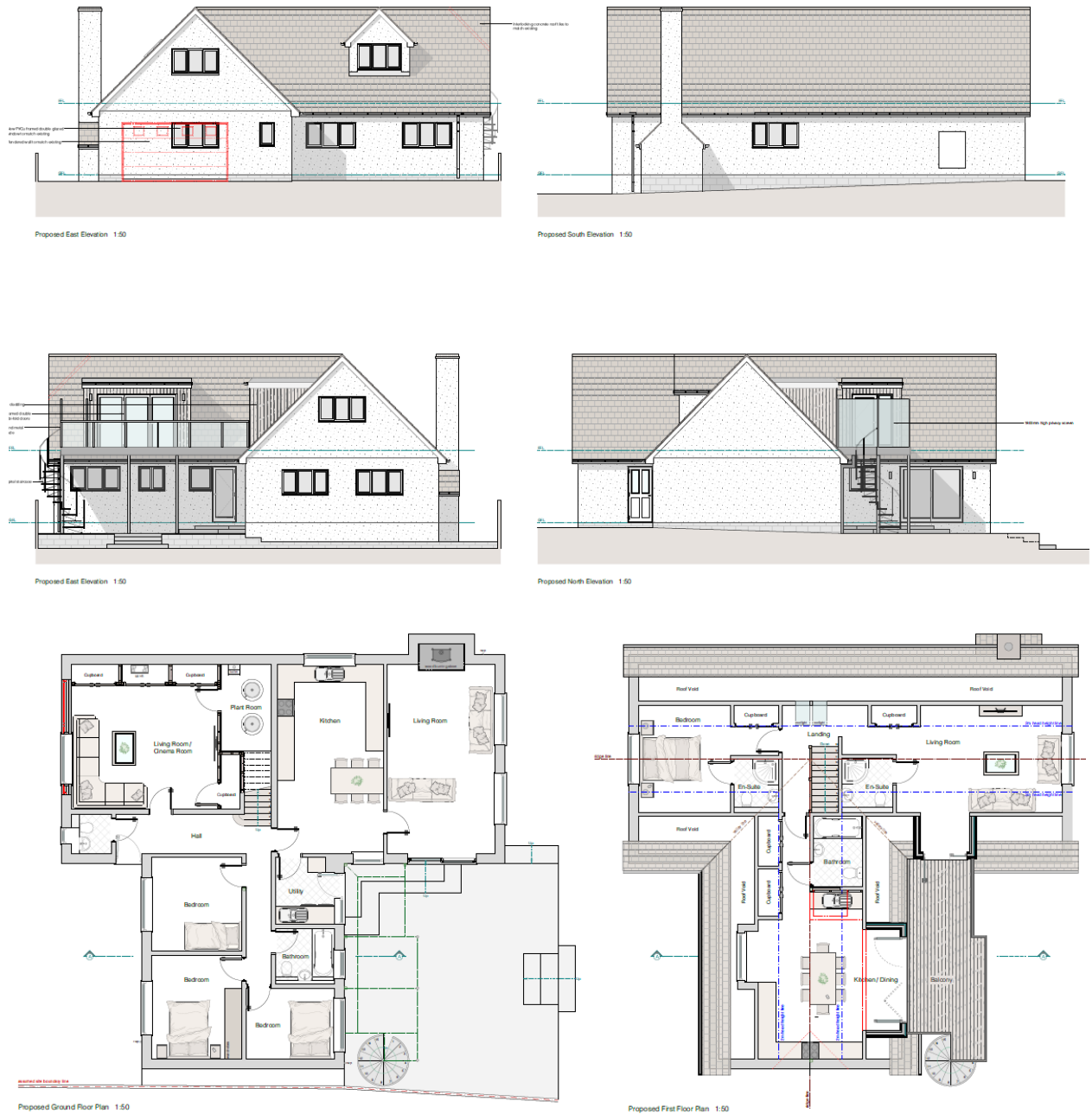


Figure 1 Proposed Elevations and Floor Plans

Planning Assessment

This planning assessment has made regard to the adopted development plan, which comprises the Mid Devon Local Plan (adopted July 2020).

Principle of Development

Policy S13 confirms the principle of development is acceptable, noting that within rural settlements (including Bow), development which (3) enhances community vitality or meets a local social or economic need will be supported, subject to compliance with other policies within the development plan.

It is concluded these social needs extend to include householder development.

The principle of extensions to The Site has been established through the referenced appeal which, for avoidance of doubt, is understood to have retained Permitted Development rights (PD).

On this basis, Policy DM11 is therefore relevant which discusses residential extensions and alterations – discussed in the following subsection.

Design and Amenity

Residential extensions and ancillary development are required to accord with Policy DM11 and it is concluded:

- (a) The character and scale of the dwelling is maintained, with the front alterations conforming to the established character of the street scene which hosts gable-end dwellings. To the rear, screened from the street scene, alterations to the roofscape would occur on existing roof slopes, with the terrace retained within the established rear building lines.
- (b) The majority of the domestic curtilage is retained, with all proposed works occurring within the established envelope of the dwellings-built form.
- (c) By retaining the overall footprint of the dwelling, there is no risk to sense of overbearing as a result of the proposal. The first floor terrace would be enclosed by existing built form and a privacy screen, to the south and east elevation respectively, avoiding risk of perception that privacy will be impacted.

As a result, the proposal protects neighbour amenity in all regards.

Fire Safety

The external staircase will also provide the added benefit of improved fire safety, providing additional and immediate escape for occupants, with the dwelling occupied by a multi-generational family which further justifies the necessity of the proposal.

Permitted Development

Notwithstanding the policy compliance of the proposal, it is a material consideration that the dwelling benefits from Permitted Development (PD) by virtue of Schedule 2, Part 1, Classes A, B and C of the GPDO (2015 as amended), and these rights were not removed by condition through the appeal decision.

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It is acknowledged that the proposed dormer extensions would not fully conform with PD, including access to and the provision of a terrace, but it is relevant that extensions of similar scale and massing could be achieved under PD, although this arrangement is much preferable to the applicant for functional purposes and achieves a vastly superior design.

Summary and Conclusion

The application seeks householder planning permission for the conversion of an integral garage and hip-to-gable roof extension with rear dormers and first floor terrace, at Hazeldene, Bow.

The proposal is considered acceptable in principle and would be of an appropriate scale and massing to the established dwelling and townscape character, achieving high quality design and avoiding impact to neighbours in accordance with development plan policy.

We trust the LPA have all they require to positively determine the application, but if you require any further information, please do not hesitate to get in touch.

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Appendix A – Appeal Decision

Appeal Decision
Site visit made on 17 August 2010
by Douglas Machin

BSc DipTP MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
email:enquiries@pins.gsi.g
ov.uk

Decision date:
23 August 2010

Appeal Ref: APP/Y1138/D/10/2132036
Hazeldene, Station Road, Bow, Crediton, Devon EX15 2ET

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The appeal is made under section 78 of the Town and Country Planning Act 1990
against a refusal to grant planning permission.

The appeal is made by Mr K Tucker against the decision of Mid Devon District
Council.

The application Ref 10/00279/FULL dated 24/02/09, was refused by notice dated
20/04/10.

The development proposed is the construction of a first floor extension.

Decision

1. The appeal is allowed and planning permission granted for the construction
of a

first floor extension at Hazeldene, Station Road, Bow, Crediton, Devon EX15
2ET in accordance with the planning application made to the Council (Ref
10/00279/FULL dated 24/02/09) and the plans submitted with it subject to the
condition that the development hereby permitted shall begin not later than
three years from the date of this decision.

Reasons

2. The main issue in this appeal is whether alterations to plans permitted by
the

Council that would raise the ridge height of the appeal property and insert a
front dormer window would adversely affect the street scene or neighbours'
amenities.

3. In order to provide an additional room at first floor level, the appeal
proposal

raises the ridge height of the front facing roof by less than 1m so as to be
the

same height as the gabled roof above the bungalow's integral garage. In addition a front facing dormer is proposed. There would be no increase in the bungalow's site coverage. In my judgement these changes to the approved scheme would have an insignificant additional impact on the street scene. This is characterised by various building styles, including the modest sized bungalows on either side of the appeal property but also including houses and a school beyond. I saw no local distinctiveness, and no consistency in building height, mass, architectural style or merit that would be compromised by approval of the current proposal.

4. As for any effect on neighbours' amenities, those to the south would be unaffected as there are no additional changes proposed to the appeal property's elevation on that side. Neighbours to the north would be presented with a slightly larger end elevation but by providing a hipped roof at this point this would avoid any overbearing impact on them.

Appeal Decision APP/Y1138/D/10/2132036

5. I therefore conclude that the appeal proposal would have no significant additional impact on the street scene or on neighbours compared to the approved scheme. The proposal would comply with the Development Plan Policies, detailed by the Council, that control domestic extensions of this kind.

I have considered all the other matter