












EDC Householder Application Ref: 20/0873
Site Address: 4 The Meadows, Southwaite
Case Officer: Caroline Brier
Summary of Delegated Decision: **APPROVE**

Application for Householder Development Eden Local Plan 2014-2032/Material considerations assessment	 Acceptable	 Unacceptable
Amenity impact upon existing residents (privacy, light, oppressiveness, noise etc).		
Design impact upon form and character of area.		
Scale impact upon form and character of area.		
Layout impact upon form and character of area.		
Highway safety impact.		
Drainage requirements.	N/A	
Impact upon historic environment.	N/A	
Sustainable construction and efficiency measures.		
Any other interests of acknowledged importance (list below)	N/A	

Summary	 Acceptable	 Unacceptable
<p>Having regard to the provisions of the Development Plan, in particular the Eden Local Plan policies DEV1 and DEV5, Eden Housing Supplementary Planning Document 2020 (where appropriate) and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.</p>		

Any further comment;
<p>4 The Meadows is a semi-detached dwelling located centrally within the village on a small estate of 13 detached and semi-detached properties. The road to Mellguards is to the rear of the property and the main west coast train line beyond that. The site is not listed or within a conservation area and is within a flood zone 1.</p> <p>The proposal seeks replace the existing integral garage with a two storey side extension to provide additional living space. The proposal would be set in the same location as the existing garage, back from the principal elevation and in line with the rear of the property, however project out slightly further in width. It would be lower in height than the main dwelling, providing a gable end that matches the roof line of the rear of the property. It would be rendered with grey tiles to match the existing dwelling. Following discussions with the Agent corner quoins have been added to the front and rear of the proposal to match the existing dwelling and those within the estate, this is considered to be aesthetically pleasing to the proposal.</p> <p>Policy DEV5 ‘Design of New Development’ of the Local Plan requires developments to (inter alia) demonstrate a clear understanding of the form and character of the district’s built and natural environment and reflect the existing street scene through the use of appropriate scale, mass, form, layout, high quality architectural design and use of materials.</p> <p>The site is located within a residential development. Whilst the proposal is prominently seen from the rear due to the road running directly behind it, it is duly noted that permitted development rights were not removed in the original permission for the development of this housing estate and certain works could be carried out in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and indeed the neighbouring property has erected a conservatory in accordance with this Order. As such, certain development to the rear/side of these properties is considered to be acceptable without causing a harm to the street scene. The proposal is considered to be proportionate to the existing dwelling, reflecting the existing street scene through its appropriate scale and use of materials. It is considered that the proposal would not create any unacceptable adverse impacts to the landscape or visual amenity and meets the aims and requirements of policy DEV5.</p>

The closest neighbouring property is 6 The Meadows, located approximately 4 metres to the north of the proposal. The neighbouring property sees blank gables facing the proposal. The proposal would see only a door in its gable end and as such no overlooking would be created, nor would it be overbearing to the neighbouring property. It is not considered that any other neighbouring properties would be affected by this proposal.

As such, in terms of neighbouring amenity, the proposal is considered to meet the aims and requirements of policy DEV5 as it protects the amenity of existing residents, provides an acceptable amenity for future occupiers and does not create any adverse overlooking. Notwithstanding this, given the built up nature of the area, it is considered reasonable and necessary to include a condition restricting the hours the construction works can be carried out to protect the neighbouring properties.

The site notice was erected on the 27th November 2020 and 5 neighbours were notified on the 23rd November 2020. There have not been any public representations received for this proposal.

Highway Authority – A response was received on the 11th December 2020 advising of no objection to the proposal as it will not have a material effect on existing highway conditions.

Lead Local Flood Authority – A response was received on the 11th December 2020 advising of no objection to the proposal as it will not increase the flood risk on the site or elsewhere.

Parish Council – A response was received on the 20th December 2020 advising of no objections to the proposal.

The proposal is considered to be in accordance with the policies of the Eden Local Plan 2014-2032 which are not outweighed by material considerations and therefore, the application is recommended for approval.

Recommendation

That the application is granted subject to the following conditions:

Time limit for commencement

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:
 - i. Application Form received 16th November 2020
 - ii. Location Plan (AG/LP/a) received 13th November 2020
 - iii. Proposed Block Plan (AG/PBP/a) received 13th November 2020
 - iv. Proposed Plans (AG/PP/c) received 13th November 2020
 - v. Proposed Elevations (AG/PE/d) received 12th January 2021

Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.

Ongoing

3. Construction works shall be carried out only between 0800 – 1800 hours Mondays – Fridays; 0900 – 1300 hours on Saturdays and there shall be no activity on Sundays and Bank Holidays.

Reason: To safeguard the amenity of residents living nearby.