

23/2681/FUL

**Erection of a single-storey side extension. Construction of brick paver parking bay. Part replacement of the existing fence, forming new entrance to rear garden.
40 Summer Meadow Cranbrook Devon EX5 7DF**

This property is situated at the junction of Summer Meadow and Oakbeer Orchard with the orientation of the dwelling such that it faces the junction of the two roads. In essence it has two frontages on Summer Meadow and Oakbeer Orchard.

The application for a single storey extension, construction of a brick paver parking bay and new garden entrance all relate to the frontage on Oakbeer Orchard. The proposed new fence applies to the perimeter of the site replacing the current knee rail.

The details of the planning application are available on EDDC planning website and the following documents are appended to this report for ease of reference:

- Location plan
- Site plan existing
- Site plan proposed
- Existing combined
- Proposed combined

There are a number of considerations as follows:

The proposed extension.

Creation of the extension requires demolition of part of the existing garden wall. The extension will then be built on part of the existing rear garden and partly on the existing side garden. The extension will extend the building line alongside Oakbeer Orchard and its design will potentially look incongruous in context of the remainder of the property. The question is whether the design including the plain brick wall frontage and gently sloping roof is in keeping with the existing property and streetscene.

The proposed brick paver parking area.

This is proposed to sit alongside and behind the extension and is on an area currently designated as garden. The following points need to be considered:

- There is a street lamp in this area of garden and there is, therefore the presence of utilities;
- The area alongside the highway may be designated as service strip and potentially adoptable by The Highway Authority;
- There appears to be no provision to control water run off to the highway;
- Using the area for car parking may cause visual obstruction to the driveway of the property immediately to the north;
- The re-designation of front garden space for parking is not welcomed. However there is a proliferation of incidents where other residents on this parcel have created addition parking on former front garden - most without planning consent and most just by removing the garden and topping the site with gravel which spills on to the highway. In this case the proposals are brought forward in a way that addresses both visual impact and the issues around surface gravel spilling on to the highway surface.

The new rear gate entrance

Assuming the scheme receives consent there are no issues identified with this aspect of the application.

Replacement fence

The proposal is for the existing softwood knee rail fence on the perimeter to be replaced with a softwood timber panel fence extended to enclose the front path to the property.

The height of the proposed panel fence is not given but the indication in the proposed combined plan appears to show a fence that should not impact highway visibility at the junction.

Recommendation

Whilst the principle of extending the living accommodation and creating additional off road parking is understood there are sufficient matters of concern that when taken together are sufficient to justify an objection. These include:

- The design of the extension, sloping roof and brick frontage appears incongruous with the existing property;
- The presence of utilities in the proposed car parking area;
- The fact that the area proposed as parking may include a service strip which may be adoptable;
- There appears to be no provision to deal with surface water run off from the proposed parking area on to the highway;
- The potential for visual obstruction to the driveway immediately to the north;
- The loss of front garden space and its replacement by hard surface.