
24/2152/FUL

**First floor extension to the rear of the property.
24 Oakbeer Orchard Cranbrook Exeter EX5 7BL**

Introduction

The property benefits from a rear ground floor extension that was delivered as part of the original consent. This is shown in the photograph of the rear elevation attached.

The application is to add a first floor extension above the existing ground floor footprint.

All documents related to the application are available on the EDDC planning website but the following documents are attached for ease of reference.

- Location Plan
- Photograph of rear - existing elevation (2)
- Existing floor plan
- Proposed floor plan
- Existing rear elevation
- Proposed rear elevation
- Existing side elevation
- Proposed side elevation.

The location plan shows that the property is located on a bend in Oakbeer Orchard and this results in the property being set forward compared with the property immediately to the east.

The proposed first floor extension is on the same foot print as the existing ground floor extension and will not therefore extend to the full width of the dwelling. The recess on the western side will be maintained. The extension is closer to the neighbour immediately to the east as a result.

The added first floor is proposed as a flat roof extension and this would not therefore require any alteration to the existing pitched roof.

The construction is proposed in brick to match the existing with an anthracite flat roof and white pvc windows.

Considerations

Design - the proposal would deliver a two storey box like structure on the rear of the property replacing the existing sloped roof over the existing ground floor extension. The question is whether or not this is acceptable or whether it might present an incongruous and out of keeping rear elevation to the property that would be visible from surrounding properties.

The resulting design may appear as dominant and overbearing and result in a reduction in light to the immediate neighbouring homes.

The proposed materials are in keeping with the existing construction of the dwelling as are the proposed doors and windows. This is clearly acceptable.

The desire of the applicant to improve the accommodation for the family at the property is understood. The question is whether or not this has an adverse impact from a visual point of view, is overbearing and causes a loss of light to the neighbour.

There is a concern that the design could be delivered in a more sympathetic manner - more in keeping with the existing property and thus reduce the concerns expressed above.

Recommendation

Object.

Whilst the desire of the applicant to extend and improve the accommodation is understood the proposal delivers an incongruous box like structure on the rear of the property that is out of keeping with the existing dwelling, is visually unattractive, is potentially overbearing to the neighbouring properties and may result in loss of light.