

WEST DEVON RESIDENTIAL GUIDELINES

4.135 Residential Extensions

Within the Local Plan area, a significant proportion of planning applications are likely to be for extensions and alterations to existing buildings. Whilst these can often provide useful additional space for particular uses, it is important that such extensions should reflect the form and character of the existing buildings in order to ensure that the existing character of the area is not affected by the new development. Unsympathetic extensions, particularly, though not exclusively, to older dwellings can progressively destroy the character of an area, particularly within a conservation area. This is a particular problem when substantial alterations to roof lines occur in order to enlarge traditional cottages. Inappropriate extensions can also adversely affect the amenity of nearby residents, particularly privacy.

4.136 Outside settlements, extensions to dwellings can have a suburbanising effect on the countryside and it is important that any proposals for extensions should enable the setting of the building to be protected together with the amenity and character of the countryside. It is also important in the context of retaining the rural character of the area that extensions are not visually intrusive on a skyline or other prominent view. There are occasions where houses in the open countryside are associated with landscaped gardens or other areas. These often contribute to the character of the rural landscape and should not be prejudiced. There may be occasions where a close relative of the occupant of a dwelling may require some form of care, but where that relative wishes to retain a degree of independence. In such circumstances it may be appropriate to provide an annex as an extension to an existing dwelling to provide independent but linked accommodation. As these types of proposals are in effect extensions to an existing dwelling, the provisions of Policy H40 will be applicable.

Policy H40

Permission will be granted for extensions and alterations to buildings provided that:

- (i) The external appearance, scale, massing, size and materials are generally consistent with the character of their surroundings and to the existing building;**
- (ii) There is no significant adverse effect on the privacy or amenity of nearby residents;**
- (iii) The proposal would not cause the loss or prejudice the retention of any significant landscape or townscape feature;**
- (iv) Adequate open space can be provided to meet the reasonable needs of occupiers; and**
- (v) Adequate access and parking can be provided.**