

EAST BUDLEIGH with BICTON PARISH COUNCIL

Clerk to the Council & Responsible Financial Officer
Mrs Judith Venning
Tel: 01395 489155
clerk@eastbudleigh-pc.gov.uk

1 Chichester Way
East Budleigh
Devon
EX9 7ER

**Minutes of the Planning Meeting,
held in the Church Hall on 5th March 2024 at 7.00 pm**

PRESENT:- Cllr. D. Wensley, Cllr. J. Tresidder, Cllr. J. Ferrers, Cllr. Houston & Cllr. L. Allan

APOLOGIES:- Cllr. J. Carter & Cllr. Canning

ABSENT:- Cllr K. Moyle

DECLARATIONS OF INTEREST:- There were none

PLANNING: The following Planning Application was considered, and the results recorded. See below:

Decisions made:

23/2613/FUL	Mr. Angus Robertson	Morningside, Vicarage Road, East Budleigh EX9 7EF	Proposed Internal Alterations, Side Extension, Loft Conversion/Extension (lifted roof), Front and Rear Dormers and New Front Porch.
-------------	---------------------	---	---

Comment for submission: The Parish Neighbourhood Plan recognised, from a 2011 housing survey, that there was an under supply of 1-3 bedroom houses and an over-supply of 4-5 bedroom houses in the parish and how residents wished for more 1-3 bedroom houses. This was reflected in policy D2. Since then, the situation has worsened through conversions / rebuilds of modest sized properties into large 4-5 bedroom properties. This incremental trend has a longer-term impact on the local community profile and on housing affordability.

This latest proposal is a further example of a typical 3 bedroom bungalow on a modest plot being converted into a large imposing 5 bedroom house by raising the roof and extension.

However, precedents have been set for similar conversions along Vicarage Rd and elsewhere, so it is difficult to argue that this proposal is any different in terms of scale.

The property is highly visible to the public from both Vicarage Rd to the front and the Recreation Ground to the rear, therefore the design and aesthetics are of greater importance. It is felt that the proposed roof design is unbalanced and somewhat incongruous with a hip style on one side and a vertical style on the other. The proposed dormer / roof windows also have an irregular unbalanced appearance, being in differing sizes and styles. These roof irregularities have been exacerbated in appearance through the significant raising of the roof. A balanced design, consistent with other properties on Vicarage Rd, could be achieved to give a more appealing aspect from the public viewing areas previously mentioned.

Recent Planning Decisions – There were none.

There being no further business, the meeting closed at 7.28 pm