

SEATON  
(Seaton)

08/0610/FUL

Target Date: 28 April 2008

Applicant:

Mrs E Chubb

Location:

8 and 10 Fore Street, Seaton

Proposal:

Conversion of two maisonettes to form four flats.

## **CONSULTATIONS**

### County Highway Authority

“On the basis that the site is located close to the town centre within walking distance of a range of services and facilities and public car parks I do not propose to raise a highway objection to the development”.

### Conservation Officer

“Despite modern shopfronts in both No. 8 and 10 the upper storeys are attractive. The rear of the properties cannot be seen from any public vantage point. The proposed alteration and extension will not impact upon the character and appearance of the Conservation Area. The proportions of the new dormer are awkward and should marry more satisfactorily with the adjacent projecting gable arrangement. This should also be flush with the face of the building and not set back into the roof as a conventional dormer as indicated. Proposal acceptable in principle”.

### Building Control

Comment awaited

## **SEATON TOWN COUNCIL**

Approve – Members recommended acceptance and also suggested consideration be given to a Section 106 Agreement to designate one of the four flats for social letting.

## **WARD MEMBER(S)**

No comments received

## **RELEVANT PLANNING HISTORY**

<b>App.No:</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
05/2618/FUL	Alteration to workshop at rear of shop and new access to garden from first floor flat	Approved	31 October 2005

## **PLANNING POLICIES**

### Government Guidance

PPS1 - Delivering Sustainable Development  
PPS3 - Housing  
PPS6 - Planning for Town Centres

PPG13 - Transport  
PPG15 - Planning and the Historic Environment  
Emerging Regional Strategy for the South West Development Policy G.

#### Devon Country Structure Plan (2001-2016) Policies

ST1 (Sustainable Development)  
ST3 (Self Sufficiency of Devon's Communities)  
ST4 (Infrastructure Provision)  
ST15 (Area Centres)  
ST18a (Mix and Type of Housing)  
CO6 (Quality of New Development)  
CO7 (Historic Settlements and Buildings)  
CO11 (Conserving Energy Resources)  
TR1 (Devon Travel Strategy)  
TR2 (Co-ordinating Land Use/Travel Planning)  
TR5 (Hierarchy of Modes)  
TR7 (Walking and Cycling)  
TR10 (Strategic Road Network)

#### East Devon Local Plan (1995-2011) Policies

S4 (Development Within Built-up Area Boundaries)  
S7 (Infrastructure Related to New Development)  
D1 (Design and Local Distinctiveness)  
**D2 (Sustainable Construction)**  
D7 (Shop Fronts)  
EN11 (Preservation and Enhancement of Conservation Areas)  
H4 (Affordable Housing)  
H6 (Conversion of Existing Dwellings **and Other Buildings** To Flats)  
H7 (Residential Extensions)  
SH5 (Use of Upper Floors in Shopping Developments)  
RE3 (Open Space Provision in New Housing Developments)  
TA1 (Accessibility of New Development)  
TA7 (Adequacy of Road Network and Site Access)  
TA9 (Parking Provision **in New Development**)  
Seaton Shopfronts Design Guide

#### **SITE LOCATION AND DESCRIPTION**

Nos. 8 and 10 Fore Street comprise mid-terraced three storey buildings on the west side of Fore Street. The rendered and slate roofed properties both have modern mainly glazed shopfronts but retain most of the traditional timber fenestration on their upper facades (two upvc units have replaced timber windows on the second floor of No.8) Both buildings lie within the Town Centre Shopping Area, the Primary Shopping Frontage and the Seaton Conservation Area.

#### **PROPOSED DEVELOPMENT**

Full planning permission is sought for the conversion of two maisonettes to form four single bedroom flats, each with separate access from the ground floor frontage via a shared central stairway, independent from access into the two ground floor shop units. To create the second floor unit in No.8 Fore Street, a new gabled dormer in the rear of the roof plane is proposed, making a habitable space from an otherwise underused attic store. Amendments to the design of the dormer structure have been sought and revisions are awaited.

#### **CONSIDERATIONS AND ASSESSMENT**

This application comes to Development Control Committee following the expression of interest by Councillor Chubb.

The main considerations in this case are:

- the principle of residential development in this location;
- impact of the design on the host building and on the character and appearance of the Conservation Area;
- transport and sustainability matters, and
- access (including disabled access) issues.

### Residential Development

The increase in density of residential development on this already built-up site (from two units to four) is considered to be acceptable: the properties have established domestic use on their upper floors, and the intensification of the use would not, subject to the suggested safeguarding conditions, cause problems of disturbance or nuisance to other residents, or disrupt or prejudice the function of businesses in the area.

The request by the Town Council that consideration be given to a Section 106 Agreement to designate one of the four flats for social letting would not fall within the usual thresholds for affordable housing provision. In settlements designated as Area Centres, a requirement of 40% of units within a housing development only applies where the total number of dwellings would be fifteen or more, and even within smaller rural centres the threshold for social housing provision is normally five units. This scheme is for four flats, each of limited size and therefore they are unlikely to be other than at the starter end of the housing market or rental sector, where purchase price or rent levels are expected to be reasonable. In this case it is not considered that there is justification for the Council to require an obligation to be placed on any of the units to be available under a formal affordable housing mantle only.

### Design - Impact on Conservation Area

The physical alterations to the scheme would, if amended as requested, preserve and enhance the character and appearance of the Conservation Area. The minor alteration of the shop front entrance to No.10 Fore Street would have a minimal impact on its contribution to the street scene, but as set out in the suggested conditions and informatives the details of this alteration should be submitted for approval.

### Transport and Sustainability Matters

The site, being within the town centre, is very well served by a range of retail and other services and facilities, and employment and service centres. No car parking on-site is required, although storage for cycles should be provided.

The development scheme presents the opportunity to up-grade the energy and water resource efficiency of both properties (roof insulation level, low water usage wcs, heating system overhaul etc.) and the recommended conditions include a requirement to achieve a basic standard of sustainable construction (Level 3 of the Code for Sustainable Homes). No alterations to the traditional timber windows on the Fore Street frontage are proposed nor are any sought (in the interests of preserving the Conservation Area).

### Access (including disabled access) Issues

The properties may be reached from the revised front entrance, via Fore Street (where vehicular traffic is restricted). The comments of the Building Control Officer are awaited with regard to

compliance with Part M of the Building Regulations and with the DDA. Fire escape means are also to be confirmed as appropriate and safe.

## **CONCLUSIONS**

The proposal represents an efficient use of the premises within this well serviced built up area, to provide an acceptable mix of land uses, within a design of development that would preserve and enhance the character and appearance of the Conservation Area. Outstanding issues of disabled access to the shop at No.10 and the provision of necessary sustainable construction measures and infrastructure can be safeguarded by the recommended conditions.

## **RECOMMENDATION**

APPROVE subject to the receipt of satisfactory amended drawings relating to the design of the dormer feature, and an appropriate unilateral undertaking to secure the provision of public open space in the locality, and the following planning conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.  
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. Prior to the occupation of any of the dwelling units hereby approved, and for the duration of their occupation provision shall be made on site for the storage of waste and recyclable materials from the dwellings in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.  
(Reason – To secure a satisfactory level of facilities for the residential development, in accordance with criteria set out in Policies S7, D2 and H6 of the East Devon Local Plan 1995-2011.)
3. Prior to the commencement of the development details of the alterations to the shop entrance for No.10 Fore Street shall have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.  
(Reason – To secure an appropriate standard of appearance and accessibility for the alterations, in accordance with criteria set out in PPG15, Policies D1, D3, D7, EN11 and TA1 of the East Devon Local Plan 1995-2011 and the adopted SPG Seaton Shopfronts Design Guide.)
4. Prior to the first occupation of any of the dwelling units hereby approved, and for the duration of their occupation, provision shall be made on site for the safe and convenient storage of a minimum of 2 cycles in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.  
(Reason – To secure appropriate facilities on site to encourage the use of non-car modes of transport in accordance with criteria set out in PPG13, Policies ST1, CO11, TR1, TR5, and TR7 of the Devon Structure Plan 2001-2016 and Policies D2, and TA9 of the East Devon Local Plan 1995-2011.)

### Informatives

The provision of Public Open Space requirement generated by the proposed development may be met by financial contribution towards the Council's costs of making such provision, of the amount set out in the attached calculation.

### Reasons for Approval

The development as controlled by the above conditions and agreement is considered to accord with national and local planning policy and guidance, and to be satisfactory in relation to all the other material considerations, with specific reference to

#### National Planning Guidance:

PPS1, PPS3, PPS6, PPG13, PPG15 and emerging RSS for the South West Development Policy G.

### Devon Structure Plan 2001-2016

Policies ST1, ST3, ST4, ST15, ST18a, CO6, CO7, CO11, TR1, TR5, TR7 and TR10.

### East Devon Local Plan 1995-2011

Policies S4, S7, D1, D2, D7, EN11, H6, H7, SH5, RE3, TA1, TA7, and TA9 and SPG Seaton Shopfronts Design Guide.

### Approved Plans

CN06

### List of Background Papers

Application file, consultations and policy documents referred to in the report.