

AXMINSTER
(Axminster Town)

08/0157/FUL

Target Date: 9 May 2008

Applicant:

I & W Gray

Location:

Car Park, Red Lion Inn, Lyme Street, Axminster

Proposal:

Retention of entrance porch.

TOWN/PARISH COUNCIL

Axminster Town council supports this application.

Additional comments 21/2/8

Axminster TC has considerable concerns that the need for this entrance porch appears to arise from the inadequacy/inaccuracy of the original plans to house a staircase which complies with building regulations. That, coupled with the difficulties which the neighbouring property appears to have suffered as a result of the failure to install temporary drains indicated on the original plans, would suggest that there is scope for more monitoring to be taken during the course of construction to ensure that any required remedial actions can be identified and discussed with interested parties at an early stage and any necessary enforcement action taken.

WARD MEMBER

The initial comments of the Ward Member, Councillor Hull, are as follows:-

“Object to the application.”

In the event that this application comes to Committee I would reserve my position until I am in full possession of all the relevant facts and arguments for and against

REPRESENTATIONS

1 letter of objection has been received from a property known as ‘The Premises’.

Objections:

- On my legal access
- Looks like a portaloo
- Water has been allowed to penetrate through the walls of my workshop.
- Vans parked all over the place make it difficult to access my business

RELEVANT PLANNING POLICY

App. No.	Proposal	Decision	Date
04/P1710	Erection of two storey building to provide 4 no two bed flats	Approved with conditions	07.02.05

PLANNING POLICIES

Devon County Structure Plan (2001-2016)

Policy CO6 - Quality of New Development
Policy CO7 - Historic Settlements and Buildings

East Devon Local Plan (1995-2016)

Policy S2 - Built-up Area Boundaries for Area Centres and Local Centres
Policy S4 - Development Within Built-up Area Boundaries
Policy EN11 - Preservation and Enhancement of Conservation Areas
Policy H7 - Residential Extensions

SITE LOCATION AND DESCRIPTION

The Red Lion Car Park is located within the conservation area of Axminster. Lyme street runs to the front and there are residential properties around 22m to the north.

PROPOSED DEVELOPMENT

Full planning permission is sought for the retention of a porch. The porch has been constructed on the rear of a two storey residential property granted permission in 2005 (Reference 04/P1710).

The structure is constructed of brick and render with a lead grey roof.

CONSIDERATIONS AND ASSESSEMENT

Background

In 2004 permission was granted for the erection of a two storey building to provide 4 no two bed flats (04/P1710), on part of the car park of the Red Lion Pub adjacent Lyme Road. However during construction a porch was erected that was not part of the approved plans which is the subject of this application.

Design

The porch is required to access a rear staircase. In terms of the design it is considered that the porch is small scale and is constructed of matching materials. It should be noted that the feature panel is pink but is not considered to be detrimental to its appearance. Efforts have been made to reduce its height by keeping a low pitch.

Impact on the character and appearance of the surrounding area

The site is within the Axminster Conservation Area. The conservation officer has no objections and it is considered that it would have no impact upon the appearance of the conservation area.

Impact on neighbouring privacy/amenity

It is considered that the proposal does not affect neighbouring amenity by virtue of its size and scale.

Parking

The application raises no issues regarding parking

Other Issues

A neighbouring property known as 'The Premises' has objected to the application. This is on the grounds of it has been erected on the legal access to this property. Other issues raised include vans being parked making it difficult to access his business, and water seeping through the walls to his workshop. These are considered to be civil issues.

CONCLUSIONS

The porch is considered to be small scale and has no impact on the appearance of the conservation area. The issues raised are civil issues and are not considered to be strictly relevant to the determination of this application.

RECOMMENDATION

APPROVE

Reasons for approval

1. The application complies with policies C06 (Quality of new development) and C07 (Historic Settlements and Buildings) of the Devon Structure plan.
2. The proposal complies with the adopted East Devon Local Plan 2005-2011 Policies S2 (Built-up Area Boundaries for Area Centres and Local Centres), S4 (Development within Built-up Area Boundaries) EN11 (Preservation and Enhancement of Conservation Areas) and H7 (Residential Extensions)
3. The proposal does not affect the privacy or amenity of neighbouring properties
4. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.
5. The proposal does not harm the appearance of the conservation area.

List of Background Papers

The file containing all letters, consultations and documents referred to in the report.