

EXMOUTH  
(Exmouth Town)

05/2037/FUL  
(FULL)

21.09.05

Applicant: Mr Spring

Location: 119 Exeter Road  
(Grid Ref: 300276/81583)

Proposal: Conversion of house to 3 flats and 2 studio flats.

### **Consultations**

#### County Highway Authority

Recommendation Refuse:

The proposed development does not make adequate provision for the parking of vehicles within the site and would therefore be likely to encourage parking on the highway where on-street parking is at a premium, with consequent risk of additional danger to all road users.

#### Environment Agency

No comments

#### South West Water

No objections

### **Planning History**

App. No	Year	Proposal	Date of Decision
1352	2005	Conversion of existing house to 3 no. flats and 2 no. studio flats.	14.07.05 Refused

### **Representations**

1 letter of objection has been received

### **Summary of Objections**

1. The site would be over developed.
2. Noise would be considerable and cause noise pollution.
3. The development of a studio flat would cause a fire risk.
4. Plumbing would present noise problems and potentially cause extensive damaged if a leak occurred.
5. Parking problems, which are already significant, would be further exacerbated.
6. Occupiers of rented flats would have less regard for the property or neighbours.

### **Town Council**

Objection on the grounds of over intensification of the site would exacerbate parking problems, adversely affect the amenity of the neighbouring properties and Local Plan Policy D1.

### **Ward Member**

No comments received

### **Location**

119 Exeter Road is a mid terrace property located within the flat Colonies Area of Exmouth. The area, which lies outside the town centre shopping area, has access to a range of local facilities and is on a direct bus route and close to the railway station.

The area is located within a flood zone 2 and 3 by reason of the topography of the land and its proximity to the Withycombe Brook and the estuary.

Neighbouring properties comprise a mix of uses including residential (houses and flats) and retail.

### **Planning Background**

A previous application (05/1352) which proposed the conversion to flats and studio flats was submitted in 2005. The application differed from the current one in that together with the conversion element rear extensions were also proposed. The application was refused on the sole reason that extensions would harm the appearance and character of the rear elevations.

### **The Proposed Development**

This application proposes the conversion of the mid terrace two storey property with existing rear projecting tenement into 3 flats and two studio flats.

Flats 1, 2, 3, and 5 would be accessible from the front elevation through the existing front door and the 4<sup>th</sup> would attain access through the rear courtyard from the service lane that lies to the rear of the property.

### **Planning Policy**

PPG3 Housing  
PPG25 Development and Flood Risk

#### **Devon Structure Plan 2001 to 2016**

Policy CO6 – Quality of New Development

#### **East Devon Local Plan Revised Deposit with Pre Inquiry Changes January 2005**

Policy D1 (Design and Local Distinctiveness)  
Policy H6 (Conversion of existing dwellings and other buildings to flats)  
Policy EN26 (River and Coastal Flooding)

### **Observations**

The main issues with the application concern the amenity impact, highway safety/sustainability issues, storage of refuse and flood risks.

#### **Amenity**

In terms of amenity impact concern has been raised regarding noise, plumbing, fire hazards and the level of use. While the provision of five flats within this location does create an intensified use such a change is broadly in line with national guidance which seeks to make the most appropriate use of existing properties and land.

However this must not be to the detriment of the surrounding character and site constraints. Issues such as plumbing and fire safety would be dealt with as part of any building control application and does not form a material consideration with this application. By reason of positioning of the property and the use of surrounding

properties which have already seen a number of conversions the use is considered broadly acceptable. There are no amenity issues that are considered significantly harm to the application.

Highway safety and parking

In terms of highway safety it is recognised that both the Highway Authority and the Town Council have raised this as a concern. The site is however within walking distance of the town centre, and the railway station and has a bus route directly to the front of the site. This negates much of the need for additional parking and as with the previous application it is considered that it would not be possible to substantiate a reason for refusal on this issue.

Refuse space provision

Policy H6 of the emerging East Devon Local Plan requires provision to be made for the storage of refuse as with increased recycling initiatives there is a growing requirement to a range of bins. While it is unwelcome to have these cluttering the front courtyard of street frontages there is sufficient space in this instance to accommodate the siting of bins. Further space existing within the rear courtyard that would be used to access flat 4. In this instance therefore the refuse space is considered adequate.

Flood risks

The site lies within a flood zone area where there is a risk of flooding. It is standard practice for a flood risk assessment to be required with such applications but on this occasion as with the previous application on this site the Environment Agency has not sought to comment or raise objection. While the use is being intensified, the building and its massing and location is not changing. The risk should not be aggravated.

**Conclusion/Summary**

Following consideration of amenity impact, highway safety/sustainability issues, storage of refuse and flood risks, together with the history file for the site it is considered that the application is not contrary to planning policy or guidance.

**Recommendation**

APPROVE subject to the following condition

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**Condition**

Prior to commencement of the development, details of a bin storage area shall be submitted to and approved by the Local Planning Authority. The designated area shall thereafter be kept available for use by all five flats in perpetuity.  
(Reason – To protect residential amenity.)

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List of Background Papers

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