

EXMOUTH LITTLEHAM
(Exmouth)

07/1815/FUL

Target Date: 27.08.2007

Applicant:

Mr M Covell

Location:

Summerleaze Rest Home, 79 Salterton Road

Proposal:

Rear two storey extension to provide additional bedrooms

CONSULTATIONS

County Highway Authority

Questioned amount of car parking spaces available within the site. The number has been confirmed at 10 and the Highway Authority have confirmed that this provision is acceptable to save the resultant 22 bedrooms in the home, exceeding the actual number required under the provisions of Policy TA9 of the Local Plan.

Contaminated Land Officer

A basic site investigation should be required to ensure that the development will be safe for future users/occupiers.

TOWN/PARISH COUNCIL

No objection

WARD MEMBER(S)

The initial comments of the Ward Members (Councillors Humphreys, Williamson and Wood) are -

“We object to the above application on the following grounds:

1. The scale of the development is disproportionate to the stated need for a modest increase in the number of bed places.
2. The extension, if permitted, would introduce a building which in terms of its mass and overbearing presence is completely out of keeping with neighbouring properties, including other rest and nursing homes on the Salterton Road.
3. The extension would have a severely detrimental effect on the amenity enjoyed by the residents of Walnut Close, particularly the owners of nos. 7 and 8 and, arguably 6. The extension with its 5 large windows on the first floor and 2 windows and 3 sets of French windows on the ground floor would be highly intrusive and invasive of privacy.

In the event that this application comes to Committee we would reserve our positions until we are in full possession of all the relevant facts and arguments for and against.”

REPRESENTATIONS

Objections

5 letters have been received raising the following points:

- Home has already been extended in the past
- Extension too close to side boundary with adjoining new development of flats.
- Poor design and overbearing impact.

- Overlooking frontages and gardens of houses in Walnut Grove
- Out of character with the area.
- Loss of privacy and living conditions of neighbours of Walnut Grove.
- Recycling should not take place from Walnut Grove
- Applicant has acquired adjoining property.
- Car parking needs careful consideration

Support

No letters have been received.

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
82/P0645	Change of use from guest house to rest home	Approved	19.09.1982
82/P1361	Rear extension to rest home	Approved	23.11.1982
86/P0258	Extension	Approved	19.03.1986
87/P1499	Side extension	Approved	16.09.1987
89/P0240	Two storey side extension	Approved	17.03.1989
93/P1527	Single storey extension	Approved	22.11.1993
99/P0778	Extensions	Approved	30.07.1999
04/P1630	Single storey extension	Approved	23.08.2004

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy CO6 – Quality of New Development

East Devon Local Plan (1995-2011)

Policy D1 – Design and Local Distinctiveness

Policy TA9 – Parking provision in New Development

SITE LOCATION AND DESCRIPTION

The property known as Summerleaze is a large two storey residential rest home situated along the north-western side of Salterton Road, almost directly opposite its junction with Sarltdown Road. It lies within the Built-up Area Boundary of Exmouth. The planning history of the site reveals that the original building on the site was converted into a rest home around 1982 and has been extended a number of times over the past 25 years or so, to create the large, irregular shaped plan form that currently exists today.

The home fronts and takes access off Salterton Road, into a hard and soft landscaped frontage, including car parking for visitors and staff. The rear of the building faces the short cul-de-sac of detached houses known as Walnut Grove, and trellis fencing above a low wall defines its boundary with this road.

To the north-east of the site lies No 81 Salterton Road, which was a care home but which, it is understood, has recently been acquired by the owners of Summerleaze. To the south-west is the recently completed block of flats known as Heritage Grange.

PROPOSED DEVELOPMENT

The application proposes the erection of another two-storey extension to the rest home. On this occasion the development involves adding the extension to the rear, north-western corner of the building, effectively squaring-off the rear of the side wing, to provide another 6 bedrooms, with 3 on each floor. Each of the rooms would have an en-suite. This would increase the number of rooms within the home from 16 to 22.

The extension would be 11m long, running along the frontage with Walnut Grove and just over 7m deep, filling in the space formed by the recessed section of the home on its north-western side. The extension would project no further forward towards Walnut Grove than the existing extensions, or any further sideways towards the adjoining new flat development than the existing side wall. The application site does not include the private garden of the owner's accommodation that runs along the boundary with Walnut Grove behind the fence and walled frontage.

The proposed extension would be built with a pitched roof, hipped at its south-western end in matching slates. The walls would be facing brickwork to match the existing, with narrow brick feature banding, also to match.

The application is supported by information provided by the applicant that suggests that additional rest home accommodation is required in the area, to compensate for the closure of many homes due to changing regulations governing the provision of such community facilities, as an asset to the local community and to increase the viability of Summerleaze.

CONSIDERATIONS AND ASSESSMENT

Background

There can be no disguising the fact that this property has benefited from a number of planning permissions in the past, leading to the size of the home that exists today. With this in mind any further extensions need to be looked at carefully in terms of the extent of site coverage, impact upon the street scene along Walnut Grove (the extensions would not be visible from Salterton Road) and upon amenities presently enjoyed by occupiers of nearby dwellings.

Site coverage

Whilst it is acknowledged that what was a relatively modest dwelling is now a large rest home, it is considered that the existing site has not been overdeveloped to the extent that what is there now is out of keeping with the general character and environment of this area of the town. Whether or not the site can accommodate a further extension depends upon the location and size of that extension. In this case it is proposed to square-off the rear section of the side wing, in the sunken, largely unused space in the north-western corner of the site. This area is presently laid to grass, planted and used for drying purposes and for the external fire escape that drops down into this recessed area.

Impact upon street scene along Walnut Grove

Although an open and undeveloped part of the site, it is felt that this area could, in principle, accommodate a further expansion of the home, without seriously damaging the character or appearance of the site, when viewed in the street scene along the western end of the Walnut

Grove cul-de-sac. It would be no higher than the existing home, set on the lower ground and to an extent screened and softened by the retention of the existing boundary fence/wall and planting. In this respect the scale and massing of the extension when viewed along the road should not be overbearing or over dominant.

The extension has been designed to reflect the style and appearance of the existing extension, which is considered to be appropriate in this case.

Amenities of nearby residents

That the residents of Walnut Grove are concerned about yet another addition to the home and the extent to which these incremental additions should now stop is understood. However, the dwellings on the opposite side of the road front Walnut Grove and although the new extension would contain windows in the elevation facing the head of the cul-de-sac, the resultant relationship with houses in Walnut Grove would be little different from a conventional front-to-front relationship across the head of a cul-de-sac. It has been calculated that the distance between the front wall of No 8 Walnut Grove and the wall of the new extension would be in the region of 20m, leaving sufficient space to ensure that the occupiers of properties in the road would suffer no significant loss of private amenity (the extension would not overlook their rear private space for example). Similarly nearby residents should suffer no identifiable loss of privacy or residential amenity such that a refusal of planning permission could be justified on those grounds.

The south-western side wall of the extension would be close to the side wall of the recently completed block of flats on the adjoining site, but would contain only one first floor en-suite window in that elevation. One of the flats at first floor level of the new block (flat 7) has a secondary living room window in its side wall looking towards the application site, but enjoys its principal outlook through patio doors in its north-west facing elevation. The relationship between the new extension to Summerleaze and Heritage Grange is considered to be acceptable.

CONCLUSIONS

Although this application involves another extension to Summerleaze Rest home, it is considered that the one proposed here would not seriously impact upon the character or appearance of the area in which it is situated, and the street scene along Walnut Grove in particular. In terms of amenities of nearby dwellings it is considered that the extension would not have any appreciable impact upon any of the living conditions presently enjoyed by occupiers of the houses along Walnut Grove

RECOMMENDATION

APPROVE subject to the following 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area.)

3. Before the development hereby permitted begins a report on potential contamination of the site shall be prepared by an appropriately qualified person and submitted to and approved in writing by the LPA. The report shall include:
 - (i) a survey of the scale and nature of any contamination on the site
 - (ii) an assessment of potential risks to the public, buildings (existing or proposed) or the environment, including adjoining land
 - (iii) details of any remedial measures necessary to make the site suitable for the proposed use or development.

The remedial measures shall be carried out as approved before development begins. If during development works any contamination should be encountered in areas previously expected to be free from contamination, remedial measures shall be carried out in accordance with the approved details.”

4. Before the dwelling hereby permitted is occupied the first floor window on the west elevation shall have been glazed with obscure glass and the obscure glazing of these windows shall thereafter be retained at all times.
(Reason - To protect the privacy of adjoining occupiers.)

Reason for approval

1. The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.
2. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.