

EXMOUTH TOWN  
Exmouth

07/0641/FUL

Target Date: 26.04.2007

Applicant: Mr Spring  
Location: 119 Exeter Road, Exmouth  
Proposal: Conversion of second floor bedroom into studio flat

### **CONSULTATIONS**

#### County Highway Authority

No objections

### **TOWN COUNCIL**

Objection on the grounds of over development and parking problems.

### **WARD MEMBER(S)**

No comments received

### **REPRESENTATIONS**

No letters have been received

### **RELEVANT PLANNING HISTORY**

<b>App.No:</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
06/3337/FUL	Conversion of single dwelling to 1 flat, 2 studio flats and one maisonette	Approved	02.02.2007
06/1480/FUL	Conversion of single dwelling to 1 flat, 2 studio flats and one maisonette	Refused	24.07.2006

### **PLANNING POLICIES**

#### Government Guidance

Policy PPS1 – Delivering Sustainable development  
Policy PPS 3 – Housing

#### Devon Structure Plan 2001-2016

Policy ST5 -Development Strategy

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

Policy S4 – Development within built up area boundaries  
Policy D1 – Design and Local Distinctiveness  
Policy TA6 - Adequacy of Road network and site Access  
Policy RE3 - Open Space Provision in new housing developments  
Policy H6 - Conversion of existing dwellings and other buildings to flats

## **SITE LOCATION AND DESCRIPTION**

129 Exeter Road is a mid terrace two storey dwelling with a steeply pitched roof and front projecting gable. The property, which also has a rear tenement section that is characteristic of properties within the area, has a small front courtyard and a rear passage way and enclosed storage facility.

## **PROPOSED DEVELOPMENT**

The application proposes the subdivision of a previously approved first and second floor maisonette to provide an additional studio flat. This would be located within the roof space of the property and utilise the existing rear facing dormer window. Refuse storage would be provided to the rear within the courtyard and there would also be space for bicycle storage within the courtyard.

## **CONSIDERATIONS AND ASSESSMENT**

This application seeks to amend a previous grant of permission for the conversion of a single dwelling into 1 flat, 2 studio flats and one maisonette. This permission was issued following an earlier appeal decision allowing the conversion of 119 Exeter Road from a house to 3 flats and 2 studio flats. This demonstrated that that high density accommodation within the area was acceptable. The appeal also indicated that outside space was not essential for this style of living. It is against this background that the main issues for this further application must be considered. Issues of principle, highway safety and parking, refuse storage and the impact on open space will therefore be considered.

### Principle

The principle for residential provision within such a location appears a reasoned and justifiable style of development given the relatively easy access to public transport and the service provision offered by the town centre. However the property itself is modest in scale and size and it was previously argued that the creation of an additional three units within the mid terrace property seemed excessive. This was because the four resulting units appeared awkward and cramped with no amenity provision. Having lost an appeal on this basis, and already permitted the property to be converted to four, the addition of a further unit is not considered harmful or out of character. This is based on the understanding that for a bed sit, the unit of accommodation is of adequate proportions and issues of amenity space have already been lost.

### Highway Issues

In terms of parking and highway safety, the guidance is currently to work to maximum parking standards. In this instance, the site is located close to the town centre area of Exmouth with good access to shops, services and means of transport. In this case, despite spaces being recognised as being at a premium, no objections are raised on this issue.

### Refuse storage facilities

With an aim for increased recycling, facilities for the storage of refuse are becoming an essential part of any development and particularly high density living. In this instance and in accordance with the previous permission issued, it is proposed that facilities are provided in the rear courtyard. This is considered to provide sufficient space for adequate provision to be made. This aspect of the scheme accords with plan policy.

### Public open space provision

This is an important aspect within the adopted Local Plan and set outs a requirement under Policy RE3 that for all new development of 1 unit of accommodation or more financial contributions are sought in respect of off site public open space provision. While management of this can only be achieved through a section 106 agreement or Unilateral Undertaking neither has been submitted with the application. If Members resolve to grant permission there would be a need to secure a contribution from the developers towards the provision of off-site open space facilities. This has been calculated to be an additional £2,498.47 above contributions previously sought for this development.

### **CONCLUSIONS**

Based on the findings of a previous appeal decision, it is considered that high density accommodation in this location is acceptable provided access, amenity and refuse storage provision is adequate. In this case, and as the building is located within the town centre area of Exmouth, it is considered that the addition of a further unit of accommodation is acceptable.

### **RECOMMENDATION**

APPROVE subject to the applicant entering into an agreement under Section 106 of the Town and Country Planning Act 1990 to secure:

- public open space contribution

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. The area provided for refuse storage to the rear of the property shall be provided prior to first occupation of the dwelling and shall be maintained in perpetuity for that purpose.  
(Reason: To ensure that suitable provision for refuse storage is provided within the premises.)
3. Before the commencement of development hereby permitted, details and plans shall be submitted to and agreed in writing by the Local Planning Authority showing the provision of secure and undercover cycle storage facilities for each unit of accommodation. This facility shall be made available prior to the first occupation of the new accommodation and retained thereafter for the storage of cycles associated with the approved dwellings.  
(Reason: To ensure that sufficient space is made available for the storage of cycles associated with the occupation of the dwelling and in order to promote sustainable forms of transport.)

### Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 – 1016 policy ST5.
2. The proposal complies with the East Devon Local Plan, Revised Deposit, September 2003 policies S4, D1, RE3.
3. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.

4. The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.

Approved plans

1572/06/011

List of Background Papers

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