

EXMOUTH TOWN
(Exmouth)

07/2645/FUL

Target Date: 28.11.2007

Applicant: Mr S Thorneywork
Location: 37 Albion Street, Exmouth
Proposal: Erection of 2 bedroom cottage

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, public transport links and public car parks, no highway objection is raised.

Given that there is no footway on Albion Place it would be advantageous to set the door between the yard and the road back about 750mm to form a private defence strip for pedestrians entering and leaving the development.

Environment Agency

Operational development less than 1 hectare within flood zone 1. General surface water drainage information.

Environmental Health

No comment

Conservation Officer

Proposal acceptable in principle subject to reinstatement of stair window and confirmation of materials and finishes.

TOWN/PARISH COUNCIL

Refuse – overdevelopment of a very small site

WARD MEMBER(S)

None received as of 20th November 2007.

REPRESENTATIONS

No letters of representation received

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
07/0780/FUL	Demolition of outbuildings, erection of new cottage, alterations to existing flats & demolition of rear tenement	Approved	26.04.07
07/0773/LBC	Demolition of new cottage, alterations to existing flats and demolition of rear tenement	Withdrawn – Not a Listed Building	

PLANNING POLICIES

Government Guidance

PPS 3 Housing

Devon Country Structure Plan (2001-2016)

Policy ST15 – Area Centres

Policy C06 – Quality of New Development

Policy C07 – Historic Heritage Historic Settlements and Buildings

Policy TR4 – Parking Strategy, Standards and Proposals

East Devon Local Plan (1995-2011)

Policy S2 – Built-up Area Boundaries for Area Centres and Local Centres

Policy D1 – Design and Local Distinctiveness

Policy RE3 – Open Space Provision in New Housing Developments

EN11 – Preservation and Enhancement of Conservation Areas

Policy TA9 – Parking Provision in New Development

SITE LOCATION AND DESCRIPTION

The site the subject of this application is to the rear of number 37 Albion Street fronting onto Albion Place approximately 150 metres from the Parade in the centre of Exmouth.

PROPOSED DEVELOPMENT

The proposal is to erect a two-bedroom cottage on the site of a similar design to some outbuildings which existed on the site and were demolished under application reference 07/0780/FUL. The current proposal expands across the width of the site providing a walkway through to the rear of number 37 at ground floor level and a bedroom area cantilevered over the walkway at first floor level.

CONSIDERATIONS AND ASSESSMENT

Background

The site is within the Conservation Area of Exmouth. Consent was granted under application reference 07/0780/FUL for works on 37 Albion Street which included the demolition of some

outbuildings and works to provide 3 flats in the main building as well as the erection of a one-bedroom cottage on the rear portion of the site.

The current proposal is for an alteration to this previously approved scheme relating solely to the rear of the site and the erection of the cottage. The application seeks to extend the proposed building at first floor level over a pedestrian access to provide further living accommodation and a two-bedroom cottage as opposed to the one bedroom cottage.

Town Council

The Town Council objects to the proposal on the grounds of overdevelopment of the site. The principle of the erection of a dwelling on this site has been established by the previously approved scheme 07/0780/FUL. The Town Council raised no objection to the previous scheme. The current proposal seeks a relatively small scale alteration to this increasing the living accommodation but it is felt will not result in an overdevelopment of the site. The increase of 1.2 metres is not felt to harm the amenity of neighbours or lead to an over intensification of use on the site.

Neighbour Amenity

The scheme involves widening the cottage by 1.2 metres at first floor level. This is visible on the south elevation of the building fronting Albion Place. At the ground floor a door provides access to the walkway and flats within the main building of number 37. At first floor level there is an additional window proposed in the south elevation. On the east elevation a high level small window is proposed to provide light into the second bedroom. There is one small window located in the building opposite but it is considered that there will not be a direct window to window impact given the location of the two windows and the remainder of the neighbouring west elevation is a blank wall. On balance it is felt that there will be no detrimental impact on the privacy or amenity of the neighbours.

Highways

No parking is to be provided in the development however the site is within walking distance of the town centre. Policy TA9 set maximum parking standards and there is no minimum requirement for parking particularly for sites in such close proximity to a town centre with all established facilities, services and public transport routes. As the pedestrian gateway opens onto Albion Place the Highways Authority recommend that the door is set back into the reveal by 750mm to ensure pedestrians don't step straight out into the road.

Conservation

The Conservation Officer raised no objection to the proposal in principle. Comment was made about the reinstatement of the stair window and confirmation of materials and finishes of the building. On the first point, the stair window relates to the existing building number 37 and the previously approved scheme. It is clear from the revised site location plan received 29th October 2007 that the original building does not form part of this application and this site relates only to the area to the rear of the original building where outbuildings have been demolished therefore it is not possible to control the reinstatement of the stair window within this application. On the second point if recommended for approval conditions to control the use of materials could be used. The site is within the Conservation Area where Local Plan Policy EN11 seeks to preserve and enhance the character of the area. The design of the new building includes horizontal timber boarding such as was found on the building that formerly stood on this site. Details of the finish of this timber boarding would be required as would samples of the new roof material, slate being the preference for a building within the Conservation Area to ensure the proposal uses materials similar to that in the existing buildings.

Given that the proposal is for the erection of a two-bedroom cottage a Public Open Space contribution will be sought if approved, in accordance with Policy RE3 of the adopted East Devon Local Plan.

CONCLUSIONS

On balance it is considered that the proposal is a revision of a previously approved scheme which causes no further significant harm to the visual amenity of the area or amenity of the neighbours. The proposal is therefore considered to be acceptable and in accordance with policy of the Local Plan and recommended for approval.

RECOMMENDATION

APPROVE subject 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. No development shall take place until details of a mechanism for the provision of formal and informal recreational facilities in Exmouth to meet the needs of the development in accordance with Policy RE3 (Open Space Provision in New Housing Developments) of the adopted East Devon Local Plan 1995-2011 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason – To ensure adequate provision of open space to meet the needs arising from the proposed development.)
3. Before the commencement of any works hereby permitted details of the materials to be used for all the external surfaces of the building including a sample of the roof material and details of the finish of the timber boarding shall be submitted to, and be approved in writing by the Local Planning Authority and no other materials shall be used unless agreed otherwise in writing by the Local Planning Authority.
(Reason – To ensure the materials used make a positive contribution to the visual appearance of the completed development within the conservation area.)
4. The pedestrian gate to Albion Street shall be set back 750mm from the edge of the carriageway.
(Reason – In the interests of pedestrian safety.)

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 -2016, policies CO6, CO7 and TR4.
2. The proposal complies with the East Devon Local Plan, Revised Deposit, September 2003, policies S2, D1, RE3, EN11 and TA9.
3. The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.

4. The proposal does not harm the character and appearance of the conservation area.

Approved plans

6003-04 B

Amended Site Location Plan received 29th October 2007