

EXMOUTH TOWN  
(Exmouth)

07/2936/FUL

Target Date: 17.12.2007

Applicant:

Mr Payne

Location:

68B Exeter Road, Exmouth

Proposal:

Conversion of ground floor flat into two self contained flats

## **CONSULTATIONS**

### County Highway Authority

The Highway Authority has no objection to the proposed development. Although no off street parking is to be provided the site is in close proximity to the town centre and public transport links. However, the proposed access to the rear flat is via a narrow footpath which may pose a difficulty to emergency services. It is recommended that the Applicant consults the Fire and Ambulance Authorities for their comments and recommendations.

### Environment Health

With reference to your memorandum of 7<sup>th</sup> November 2007, I have no comments to make. There may be other comments to follow from the other sections of Environmental Health

### Devon Fire and Rescue Services

No comments received at the time of writing the report

### Crime Prevention Officer

No comments received at the time of writing the report

## **TOWN/PARISH COUNCIL**

Recommends that the application is refused, objection on the grounds of over development

## **REPRESENTATIONS**

### Objections

2 letters have been received at the time of writing this report raising the following points:

- Parking problems in the area
- Potential for over crowding
- Inadequate refuse storage facilities
- Access through objectors garden
- Devaluation of property.
- Inadequate emergency services access
- Loss of privacy.

## **RELEVANT PLANNING HISTORY**

<b>App.No:</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
84/P0114	Single storey extension to replace existing structure	Approved	27.02.1984

## **PLANNING POLICIES**

### **Government Guidance**

PPS1 - Delivering Sustainable Development  
PPS3 - Housing

### **Devon Country 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 H6 – Conversion of existing dwellings and other buildings to flats  
Policy RE3- Open Space Provision in new housing developments  
Policy TA6- Parking Provision in New Development

## **SITE LOCATION AND DESCRIPTION**

The site refers to a two storey mid terrace property located along Exeter Road one of the main routes providing access to the town centre of Exmouth. The area is characterised by larger houses dating from the 19<sup>th</sup> Century many of which have been converted into flats. This property is set back from the Exeter Road in an elevated position with access to the two existing flats provided through the front as well as a from a rear service alley to the rear accessed from Danby Terrace.

## **PROPOSED DEVELOPMENT**

Conversion of ground floor flat into two self contained flats.

## **CONSIDERATIONS AND ASSESSMENT**

The proposal is for the conversion of an existing large one bedroom flat into two one bedroom flats and does not involve any external alterations other than the installation of a door on the rear elevation of the building which provides rear access to the one of the flats. The key issue for consideration relate to how the proposal will impact on the amenity of neighbouring properties.

### **Background**

The current property is split into two flats with access available from the front and rear of the properties. There is no planning history to the conversion of the property into two flats but refuse storage facilities are provided within the amenity space to the rear. A set of external stairs also provide access to the first floor flat.

### **Principle**

Both national and local planning policy establishes that the principle of residential provision within a sustainable town centre location is acceptable given the close proximity to a range of goods and services and public transport provision. Policy D1 of the Local Plan ensures that the amenity of neighbouring residents is not adversely affected by proposals and this is further amplified through Policy H6 which also ensures that amenities of the future residents are protected.

## Highway Issues

The site is located in a sustainable location within 2km of the town centre where a range of goods, services and public transport is available as such the site is well served by public transport and therefore car parking facilities are not required, however policy TA9 of the Local Plan sets minimum parking standards for flats. Although no bicycle parking has been provided this can be controlled via planning condition.

Access to the flat located to the front of the building will be gained from the existing front entrance to the property and the installation of a door on the rear elevation will provide access to the rear amenity space. Access to the second flat will only be achievable via the service alley to the rear of the property.

The Highway Authority has no objection in principle to the proposed development; however raised concern that access to the rear flat would only be achievable from the rear service alley which could result in the emergency services having difficulties accessing this flat. As a result a consultation with the Fire and Rescue Service has been requested; however at the time of writing this report no comments have been received. The Development Control Committee will be updated verbally with comments received to allow time for the Consultation Period to close.

## Impact on Residential Amenity

As noted earlier in this report there are no significant external changes proposed by this development. Residential amenity for both future occupiers of the new flats is an important consideration as it has a direct effect on the quality of life. In terms of future occupiers of the development the provision of a small amount of amenity space to both flats is an advantage.

Concerns have been raised by neighbouring residents and the Town Council based on the potential for overcrowding and over development. Whilst the proposed flats are small they will allow a choice within the local housing market and this is not considered to justify a reason for refusing planning permission. The proposed development has also made adequate provision for the storage of refuse for both flats which is a requirement of Policy H6 of the Local Plan. Other issues raised by objectors are noted, but do not warrant a recommendation of refusal.

## Provision of Open Space

In line with Policy RE3 of the Local Plan where development places extra tangible demand on existing formal and informal recreational space a contribution for the provision of off site open space and recreational facilities is required. A commuted sum of £2,588,78 has been calculated in this instance. 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 and this can be secured through planning condition.

## **CONCLUSIONS**

The proposed development will not result in any significant loss of amenity or have a detrimental impact on the character or appearance of the area.

## **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 part of the development hereby approved shall be brought into its intended use until the parking spaces and bin and cycle storage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.  
(Reason – To ensure that adequate facilities are available for the traffic attracted to the site.)
3. 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.)

#### Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001-2016, policy ST5
2. The Proposal complies with the East Devon Local Plan 1995-2011, policies S4, D1, H6, RE3 and TA9
3. The proposal does not adversely affect the privacy and/or amenity of neighbouring properties
4. The design and external appearance of the proposal does not harm the visual amenity of the site and or surrounding area.

#### Approved plans

Drawing 01

Drawing 02

#### List of Background Papers

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