

EXMOUTH TOWN
(Exmouth)

07/2688/FUL

Target Date: 19.11.2007

Applicant: East Devon District Council

Location: Exmouth Sports Centre, Royal Avenue, Exmouth

Proposal: Mechanical plant room

CONSULTATIONS

County Highway Authority

Does not wish to comment.

TOWN/PARISH COUNCIL

No objection.

REPRESENTATIONS

No representations have been received at the time of writing the report.

PLANNING POLICIES

Devon Country Structure Plan (2001-2016)

Policy CO6 – Quality of New Development

East Devon Local Plan (1995-2011)

Policy S4 – Development Within Built-up Area Boundaries

Policy D1 – Design and Local Distinctiveness

SITE LOCATION AND DESCRIPTION

Exmouth Sports Centre occupies a prominent location adjacent to the Imperial Road car park within the built-up area boundary of Exmouth. The premises is neighboured by a bus station to the north, the car park area to the south west and a range of commercial and residential properties to the south east over Imperial Road. The proposal site is situated in a narrow area between two elements of the main building on the north elevation.

PROPOSED DEVELOPMENT

The proposal is for an extension to the existing plant room in order to accommodate a new air handling unit. The extension would measure 10.75 metres in length, 3.5 metres in width and extend to 4.5 metres in height at the highest point of the lean-to roof.

CONSIDERATIONS AND ASSESSMENT

The main issues to consider are the design and impact on the character of the area, the potential impact on residential amenity and the designated flood zone 3.

Impact on the Character and Appearance of the Area

The proposal site is located in an area to the rear of the building which is contained by the built-form of the premises. Two elements of the main building create a recessed area on the north elevation which would house the extension and obscure the proposal from the west and east. The design shows a shallow pitched lean-to roof which would be of metal sheeting. The simple form of the extension would not detract from the appearance of the main building and would not significantly affect the character of the area given the obscure location. However, the site is open to views from the bus station and a condition is therefore recommended to ensure that the finish to the walls would match the painted render of the main building.

Impact on Residential Amenity

There are no residential properties in close proximity to the proposal site and the only building in the vicinity is associated with the bus station. This building would be distanced from the proposal site by 40 metres and it is not considered that the extension would give rise to any significant impact on this premises. Any extra noise generated from the air handling unit would not materially increase upon that generated by the adjoining plant room building.

Flood Zone 3

A flood risk assessment accompanied the submitted details and has stated that the proposed development would comply with the standard advice prepared by the Environment Agency. Floor levels within the extension would be set no lower than the existing levels and flood proofing of the proposed development has been incorporated where appropriate.

CONCLUSIONS

The scale of the proposed extension is modest in relation to the host building and the site is obscured from the main public vantage points around the building. The development would be bound by existing elements of the main building and would only be visible from the bus station area. The impact on the character and appearance of the area is therefore not considered to be significant. The only building in the vicinity is separated by 40 metres from the proposal site and this distance is considered sufficient to prevent any significant impact on the amenity of this building.

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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing building.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building.)

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 -2016, policy CO6.

2. The proposal complies with the East Devon Local Plan, Revised Deposit, September 2003, policies S4 and D1.
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 surrounding area.

Approved plans

C/01/45/100

List of Background Papers

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