

EXMOUTH  
(Exmouth Town)

06/2762/COU  
(Full)

23/11/06

Applicant: Mr Cox.

Location: 79 Exeter Road (rear of)  
(Grid Ref: 30028181443)

Proposal: Conversion of garage/store and single storey extension into dwelling

### **Consultations**

County Highway Authority

No comments received at time of writing

South West Water

No comments received.

Environment Agency

Flood risk assessment not submitted as part of the application.  
Separation of clean surface/roof water from drainage.

### **Town/Parish Council**

Object on grounds of over intensification of the site.

### **Representations**

One letter of objection received.

### **Summary of objections:**

1. Flooding problems created by neighbouring similar developments and drainage system unable to cope.
2. Concerns over the safety of children using the rear service lane
3. Overdevelopment.

### **Location**

The site relates to an existing 2 storey 'workshop' building at the rear of No. 79 Exeter Road and the associated rear yard between the building and the rear of No. 79. The existing building is accessed off a rear service lane that runs between Exeter Road and Egremont Road and is accessed off Harttop road. The existing building fronts on (gable end) to this service lane and is constructed from red brick with a tiled roof. To either side neighbouring properties have been extended at ground floor level with No. 81 to the north being in residential use. Generally the lane serves as parking and service areas for the commercial properties in Exeter Road with residential use at first floor level. There is a commercial car repair garage occupying single storey buildings opposite the site.

### **The Proposed Development**

The proposal seeks planning permission to extend (at ground floor level) between the workshop and the rear elevation of No. 79 and to convert the extended building to create an independent dwelling.

### **Planning Policy**

Adopted East Devon Local Plan

- D1 Design and Local Distinctiveness.
- H6 Conversion of Existing Dwellings and other buildings to flats

## Devon Structure Plan (2001 - 2016)

- C06 – Quality of New Development

### **Comment**

The main issues in the determination of the application are considered to be the design of the proposal, the principle of the residential use of the site, the effect of this on the character and the surrounding area and on the amenity of neighbouring occupiers.

### **Design**

The proposed extension between the two buildings would be single storey and constructed from matching red brick with a slate roof. The extension would have a simple linear form and although this would result in the development of much of the rear of the site, this would not be out of keeping. Other properties in the area have been variously extended and the single storey proposal would be largely screened by the existing two storey building.

### **Principle of residential use**

The site lies within an area of dense residential development and where there are also a variety of commercial uses at ground floor level. It is noted that planning permission has recently been granted for single storey extensions at the rear of the two properties to the immediate north of the site, nos. 81 and 83 Exeter Road. In both cases, these permissions have been implemented and the extensions form part of independent residential units that have been created at the rear of the respective main buildings. It is therefore not considered that the proposals would be out of character with the area.

### **Effect on neighbouring amenity**

Potential overlooking from the site would be limited to first floor windows on the east and west elevations of the building. The larger window to the west would view over the rear garden and elevations of properties in Egremont Road. The distance from this window to the rear elevations of Egremont Road properties is over 25 metres and these properties already have mutual overlooking of their rear gardens. It is not considered that they would be adversely affected.

The window on the rear east elevation of the 2 storey building would look towards rear windows on the existing and neighbouring properties at a much closer distance and it is considered essential that this be conditioned to be obscure glazed and permanently maintained as such.

Finally, the neighbouring property to the north has a window, serving a kitchen, at ground floor level within approximately 1 metre of the boundary. The proposed extension to the south of this is likely to restrict some of the natural light to this window. However, it is accepted that a fence/wall up to 2 metres in height could be constructed on the boundary without planning permission. Considering the dense nature of development at the rear of these properties and indeed the similar relationship that exists between the neighbouring property in question and its neighbour to the other side, it is not considered that the proposal would warrant refusal on these grounds.

## Other Issues

In terms of car parking whilst there is no on site provision, parking does exist on-street nearby and the property is located in close proximity to the town centre and would allow any non-car owners to have reasonable access to a variety of public transport options as well as the services and amenities available in the town centre.

The rear access road is relatively narrow and lacks turning space for larger vehicles access by emergency vehicles is therefore likely to be restricted, however, considering development that has been recently permitted on adjoining sites it would be difficult to object on these grounds.

The site is within a designated high risk flood zone and whilst no flood risk assessment was submitted with the application this has subsequently been received. The flood risk assessment indicates: that the finished floor levels would not be set any lower than the existing floor levels; that all electrical services would be set 1200mm above floor levels; and, that access doors would have floodboards. Subject to any comments that may yet be received by the Environment Agency these proposals are considered acceptable for this type of development.

## Conclusion

Although this proposal represents further tandem development at the rear of properties in Exeter road, a precedent has been set for this form of development and the proposal would ensure the retention and re-use of an attractive period building, without detriment to residential amenity or the character or appearance of the area. The application is therefore considered acceptable and is recommended for approval.

## Recommendation

Approve subject to the following conditions.

-----

1. 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.)
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within Schedule 2 Part 1, Classes A, B, C, D, G and H for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings.  
(Reason – To enable the local authority to maintain control over such development in the interests of:
  - the amenity of neighbouring occupiers
  - the character and appearance of the area)
3. Notwithstanding the submitted details as shown on drawing no. R.16306 – 1, the window at first floor level on the rear (east) elevation of the two storey element shall be obscure glazed and permanently maintained as such.  
(Reason in the interests of the amenity of future and neighbouring occupiers)

## List of Background Papers

The file containing all letters, consultations and documents referred to in the report.