

SIDMOUTH TOWN  
(Sidmouth)

09/2251/FUL

Target Date: (05.01.2010)

Applicant:

W R Speers

Location:

Cheriton  
Vicarage Road  
Sidmouth

Proposal:

Change of use and conversion of guest house to form 2 dwellings including new pitched roof over ground floor wing

### **CONSULTATIONS**

County Highway Authority

This application requires standing advice

### **TOWN/PARISH COUNCIL**

Support

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

No ward member comments received at the time of writing

### **REPRESENTATIONS**

1 letter of representation received.

#### Summary of concerns

- Positioning of proposed kitchen at first floor level adjoining neighbouring properties letting rooms and potential impact in terms of noise, odours etc.
- Potential overlooking form new velux window
- Height of new rear roof should be no more than 100 cms above existing flat roof level

### **PLANNING POLICIES**

#### Government Guidance

PPS1 – Delivering Sustainable Development  
PPS3 –Housing

#### Devon County Structure Plan (2001-2016)

CO6 (Quality of New Development)  
TR4 (Parking Strategy, Standards & Proposals)  
TR10 (Strategic Road Network and Roadside Service Areas)

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

S4 (Development Within Built-up Area Boundaries)

D1 (Design and Local Distinctiveness)  
H6 (Conversion of Existing Dwellings and Other Buildings to Flats)  
TO2 (Principal Holiday Accommodation Areas)  
TO3 (Loss of Holiday Accommodation)  
RE3 (Open Space Provision in New Housing Developments)  
TA7 (Adequacy of Road Network and Site Access)  
TA9 (Parking Provision in New Development)

## **SITE LOCATION AND DESCRIPTION**

Cheriton Guest House is a large family home with a number of letting rooms offering bed and breakfast accommodation during the summer season, with occasional bookings during out of season. The property is situated along Vicarage Road, within the Built up area boundary and not within any areas of special designation. The property features red face brick work with buff brick quoins under a tiled pitched roof. To the rear the property has a two storey gable projection and long flat roof extension. Car parking and garden are situated to the rear of the property, the car park separating the garden from the dwelling. The Property shares its character and appearance with other properties in the terraced row.

## **PROPOSED DEVELOPMENT**

Full planning permission is sought for the change of use of the property from guest house to two self contained dwellings. External alterations are as follows:

- Removal of first floor balcony and screen walls
- Pitched roof over flat roof extension
- Insertion of one additional velux roof light in the northern roof slope of the two storey rear projection
- Solar panel on southern elevation of new pitched roof

The 6 off-street parking spaces to the rear, currently serving the guest house, shall be divided and dedicated to the new units. 2 allocated to flat 1 and 4 allocated to flat 2.

## **CONSIDERATIONS AND ASSESSMENT**

It is advised that the application is before the Committee as the applicant is an employee of East Devon District Council.

The main considerations in the determination of the application relate to the principle of the change of use and loss of holiday accommodation, the design of the proposal and its impact on the character and appearance of the existing property and that of the surrounding area; the potential impact on the amenity of neighbouring occupiers. It is not considered that the proposal would result in any increased traffic associated to the site, or the use of its rear access if anything there is likely to be a net decrease in traffic associated with the site as there would no longer be any traffic from guests staying at the premises.

### **The principle of the change of use/Loss of holiday accommodation**

The site lies within the built-up area of Sidmouth, in a location where the conversion of an existing unit of accommodation to provide two residences would be acceptable in terms of housing density and mix. The site is not located within a primary shopping area or area centre.

- Policy TO3 (Loss of Holiday Accommodation)

Policy TO3 states that the *'proposals for change of use or redevelopment of hotels and other holiday accommodation in the seaside resort of Sidmouth will not be permitted unless the holiday use is no longer viable and there is no market for the business as a going concern'*

The property has been on the market since October 2006 with the commercial division of Bradleys Estate Agent. No purchaser came forward at this point. The property has since been marketed with Estate agents Your Move. The property remains on the market. Estate Agents have advised (see letter dated 17<sup>th</sup> November 2009) that finding a purchaser in the near future is unlikely.

It is considered that reasonable steps have been taken in marketing the property and due to the length of time without purchase, it has been demonstrated that there is no market for the business and its use no longer viable.

The proposal is considered to be in accordance with the detail of Local Plan policy TO3.

#### Design of the proposal

- Impact on the character and appearance of the existing property

Fronting the road the property will remain unchanged. Windows and doors remain as existing. The only visual change at the front of the property will be the bin store proposed in the garden area.

To the rear, changes include the removal of the balcony with wall screen and the replacement of the flat roof with a shallow pitched roof and an additional roof light within the existing two storey projection to serve a bedroom.

It is not considered that the proposed external alterations will have a detrimental impact on the character and appearance of the dwelling.

- Impact on the character and appearance of the area

The changes proposed are contained at the rear of the site and although visible to some public view and to neighbouring occupiers, the changes are not visible to the wider surrounding area. The changes are considered in keeping with the existing property and are not considered to have an adverse impact on the character and appearance of the surrounding area.

#### Access, Parking and Transport

The rear access is to be communal to both units with the existing parking allocated between them.

The residents of the new dwellings would be within comfortable walking and cycling distance of a good range of retail and community services, and of good public transport provision (bus and train). The formation of the new dwelling units would not necessarily create pressure on the local highway network, or add to on street parking in the vicinity, as mobility of new residents would be adequately provided for by existing public transport means.

#### Bin/Cycle Storage

The existing bin storage remains at the rear of the property to serve flat 2. An additional bin area is shown to be provided at the front of Cheriton within the small garden curtilage area fronting the road to serve flat 1. A timber panel screen of 1.3m is proposed. The area shown does not appear

to make adequate provision for the storage of both recyclable and waste material and further provision will be required. A condition requesting further details is recommended.

The floor plans submitted do not illustrate cycle storage on the site, however the property is large, there are various outbuildings on the site and there is a hard surfaced parking area to the rear. It is considered that the subdivision allows for accommodation or areas where cycle storage provision could be made. A condition securing the provision of cycle storage is recommended.

### Open Space

A Unilateral Undertaking has been submitted.

### Impact on residential amenity

One letter of objection has been received from the neighbouring occupiers of Bramley Lodge Guest House. Concerns have been raised with regard to the positioning of a kitchen at first floor level, adjoining neighbouring properties letting rooms, and the potential impact in terms of noise and odours, the potential overlooking from the new velux window and the impact of the height of the new pitched roof.

The location of the kitchen is one which could have previously been relocated within the building without the requirement for planning permission. With a condition requesting details of any external extraction system/flue, is considered that, if such a system is necessary, those extracted odours could be further controlled.

The height of the single storey roof shall be increased by approximately 1.5m, the roof slopes away from the neighbouring occupiers and the balcony with solid block screen of 1.8m shall be removed. The velux window proposed serves a bedroom. It is not considered that this window will have an impact so significant that the Local Planning Authority could reasonably recommend refusal on grounds of overlooking.

It is not considered that the scheme would not result in additional overlooking of, disturbance to or other reduction in amenity levels of adjoining and nearby homes.

## **CONCLUSIONS**

The proposed change of use is considered to be in accordance with the requirements of Local Plan Policies TO3 (Loss of Holiday Accommodation) and TO2 (Principal Holiday Accommodation Areas). The site allows for adequate access to public transport and local facilities. The formation of the new dwelling units would not necessarily create pressure on the local highway network, or add to on street parking in the vicinity, as mobility of new residents would be adequately provided for by existing public transport means. The external works are considered not to have an adverse impact on the character and appearance of the property, the surrounding area or to have an adverse impact on the privacy or amenity of neighbouring occupiers.

## **RECOMMENDATION**

APPROVE subject to the suggested conditions set out below.

## **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. 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 within Schedule 2 Part 1 Classes A, B, C, E or G for the enlargement, improvement, erection of structures or other alterations to the dwellings hereby permitted, shall be undertaken.  
(Reason - The layout of the dwelling and private amenity space available to the dwelling would not permit such additions or alterations without detriment to the character and appearance of the property or to the amenities of adjoining occupiers, in accordance with criteria set out in policies S4, D1 of the East Devon Local Plan 1995 – 2011.)
3. Provision shall be made for the safe and convenient parking of two cycles within the site. This provision shall be communally accessible from each unit, and shall be so retained during the occupation of either unit of accommodation.  
(Reason - To secure appropriate facilities for the storage of cycles, to encourage the use of sustainable means of transport by the residents, in accordance with national and local planning policy as set out in PPG13, TR1, TR4, TR5 and TR7 of the Devon Structure Plan 2001 – 2016, and policy TA9 of the East Devon Local Plan 1995-2011.)
4. Prior to the commencement of works, details for bin storage of recyclable and waste material within the site shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the agreed details.  
(Reason: To secure appropriate facilities for the storage of waste and recyclable material, in accordance with local planning policy as set out in policies D2 and H6 of the East Devon Local Plan 1995-2011.)
5. Prior to the commencement of works, details of any external extraction system/external flues, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the agreed details.  
(Reason - To protect the residential amenity of adjoining occupiers from odours.)

#### Reasons for approval

The proposal complies with the Devon Structure Plan 2001-2016 Policies CO6 (Quality of New Development), TR4 (Parking Strategy, Standards and Proposals) and TR10 (Strategic Road Network).

The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness), H6 (Conversion of Existing Dwellings and Other Buildings To Flats), TO2 (Principal Holiday Accommodation Areas), TO3 (Loss of Holiday Accommodation), RE3 (Open Space Provision in New Housing Developments), TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision in New Development).

#### Approved Plans

Location Plan Proposed 1

Location Plan Proposed 2

A

B

#### List of Background Papers

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