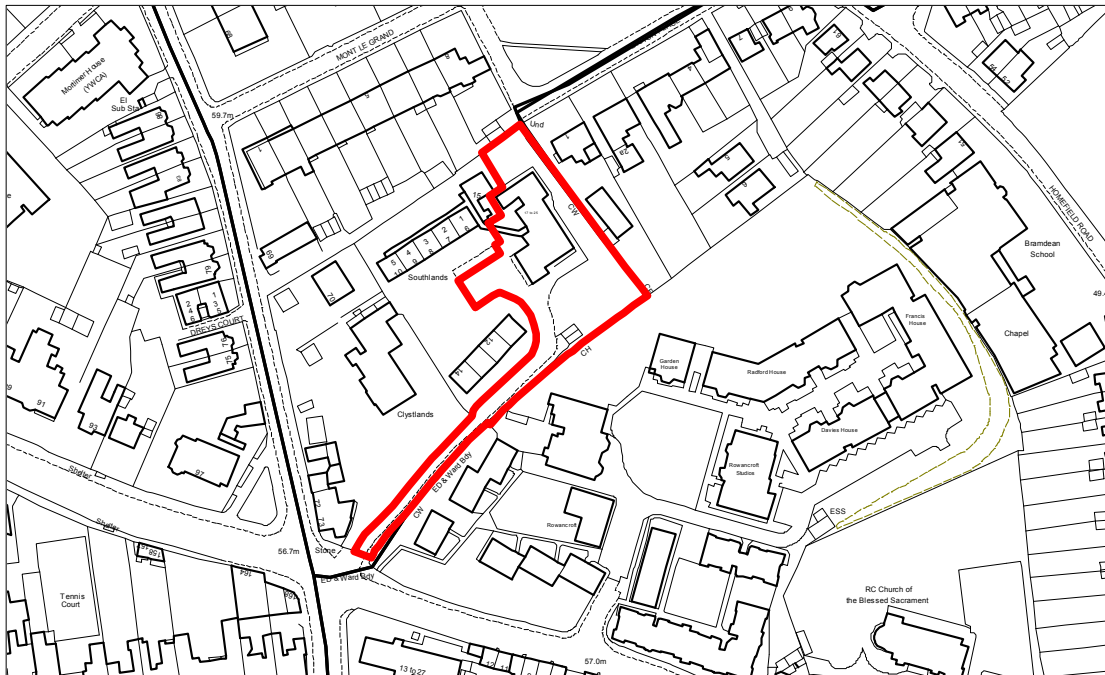


**ITEM NO.** 6 **COMMITTEE DATE:** 23/07/2012

**APPLICATION NO:** 12/0605/03 **FULL PLANNING PERMISSION**  
**APPLICANT:** Mr J Jenner  
**PROPOSAL:** Ground floor extension on the north west elevation and two storey extension on the north east elevation creating two additional flats.  
**LOCATION:** Southlands, Fore Street, Heavitree, Exeter, EX1  
**REGISTRATION DATE:** 11/05/2012  
**EXPIRY DATE:** 06/07/2012

**ITEM NO.** 6 **COMMITTEE DATE:** 23/07/2012

**APPLICATION NO:** 12/0606/07 **LISTED BUILDING CONSENT**  
**APPLICANT:** Mr J Jenner  
**PROPOSAL:** Ground floor extension on the north west elevation, two storey extension on the north east elevation creating two additional flats and associated works.  
**LOCATION:** Southlands, Fore Street, Heavitree, Exeter, EX1  
**REGISTRATION DATE:** 11/05/2012  
**EXPIRY DATE:** 06/07/2012



Scale 1:2500

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### **HISTORY OF SITE**

91/0647/03 -	Change of use to six flats		26/11/1991
09/1187/03 -	Four terraced dwellings, parking and landscaping in garden area of Southlands House	REF	23/11/2009
11/0962/17 -	Change of use from residential dwelling to ten residential flats (Certificate of lawfulness for existing use)	WLU	18/08/2011
11/1137/07 -	Internal alterations to create ten residential flats	PER	12/10/2011

## **DESCRIPTION OF SITE/PROPOSAL**

Development during the mid 20th century comprising single and two storey development within the grounds of the building has had a negative impact on the setting of Southlands. As a result, the Mont Le Grand Conservation Area Appraisal and Management Plan, within which the building lies, identifies the main building as making a positive contribution to the conservation area but the flats and bungalows within the grounds as making a negative contribution.

Southlands is a Grade II listed building designed with its neighbour (Clystlands) as a detached house set in secluded gardens. Tall walls and mature trees together with the private driveway provides a barrier to the busy Polsloe Road and Fore Street. To the north of Southlands lies the Grade II Listed properties of 1 to 8 Mont Le Grand and to the east the Grade II Listed Bicton Place. No 8 Mont Le Grand and No. 1 Bicton Place are the closest neighbouring properties likely to be affected by the proposed development.

The existing building comprises 10 self contained flats (1 'studio' flat, 8 one bed flats and 1 two bed flat). The proposed extension comprises 2 three bed flats (one at ground floor and one at first floor) on the north and east elevations. A single storey extension and internal alterations are proposed which increase the size of two existing flats. The total number of flats will remain the same.

The white rendered single and two storey extension is designed to be subservient to the existing building. Horizontal banding and parapets mirror the main building as do the window proportions. Largely concealed from view the hipped slate roofs follow the pattern of the existing roofs as will the concealed lead parapet gutters.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

Design and Access Statement: detailing the building historic development of the building to the present day including the proposed works and impact on neighbouring properties.

Heritage Statement: detailing the existing building, former occupiers and the current proposals.

## **REPRESENTATIONS**

7 letters of objection:

- the proposal does not comply with planning policy
- loss of amenity to neighbouring properties
- loss of amenity associated with the proposed student accommodation
- the proposal does not preserve or enhance the quality and character of the conservation area
- the proposal would have an adverse impact on the setting of neighbouring listed buildings
- adding bulk to the already substantial property is not in keeping with the conservation area
- loss of green space and more scope for creating accommodation on the west elevation
- additional accommodation compounds the problems associated with the vehicular access.
- the proposal will introduce a min. of 6 extra cars into the site. This will increase the risk of accidents.

## **CONSULTATIONS**

English Heritage: the application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.

Assistant Director Environment: recommends an hours of construction / demolition condition.

Highway Authority: Following submission of revised drawings which maintain the number of units the Highway Authority has no objection.

## **PLANNING POLICIES/POLICY GUIDANCE**

Central Government Guidance: National Planning Policy Framework

Devon County Structure Plan 2001-2016  
CO6 - Quality of New Development  
CO7 - Historic Settlements and Buildings

Exeter Local Development Framework Core Strategy  
CP17 - Design and Local Distinctiveness

Exeter Local Plan First Review 1995-2011  
C1 - Conservation Areas  
C2 - Listed Buildings  
DG1 - Objectives of Urban Design  
DG4 - Residential Layout and Amenity

Exeter City Council Supplementary Planning Documents  
Householder's Guide to Extension Design (adopted 16 September 2008)  
Mont Le Grand Conservation Area Appraisal and Management Plan (March 2009)

## **OBSERVATIONS**

A two storey extension was added to the north east corner of the main building in the 1960's. As a flat roof addition it is not in keeping with the main dwelling. The proposal seeks to enclose this earlier extension within the one proposed. The scale, massing and detailed design of the proposal has been developed in discussion with the Conservation Officer, who considers it acceptable in principle.

The proposal does however have an impact on existing neighbours. Beyond the site boundary the proposed extension will have greatest impact on No. 1 Bicton Place. It will sit approx. 2.5m off the boundary adjacent to it and 6.6m away from the main house. This side elevation of No. 1 has a first floor bathroom window, which whilst overlooking the proposed extension, will not experience a significant loss of natural light or outlook. Windows within the east elevation of the proposed extension are confined to kitchen and bathroom accommodation and recessed back from the main elevation of the proposed extension by approx. 1.4m, setting them back approx. 8m from the side elevation of No. 1. As a result, it is not considered that the proposal creates loss of amenity sufficient to refuse the application. As regards to Mont Le Grand the minimum back to back distance of 22m is retained between the main dwellings and proposed extension. Concerns from neighbouring properties in Mont Le Grand relating to the overbearing height, bulk and positioning on the quality of their living space and outlook are not sufficient to justify refusal. The proposal will however have an impact on the elderly persons bungalow accommodation, especially numbers 15 & 16. The two storey extension will be located approximately 10m from bungalows 15 & 16 and the single storey extension approximately 4m.

Initially the scheme retained the existing number of units within the main building (10) with an additional two new units within the proposed extension. However, following this submission, detailed discussions have taken place with the applicant due to concerns relating to loss of living accommodation to existing flats that resulted in substandard units of accommodation and concerns relating to the increase in the number of vehicular movements associated with the increase in the number of units. As a result, revised drawings have been submitted which

do not now result in an increase in the number of units due to existing flats 19a and 19b being combined to provide one 2 bedroom flat (No. 19b) and Flats 18 and 17 being combined to provide one two bedroom flat (No. 17). As a consequence at ground floor there will be two 1 bed flats, two 2 bed flats and one 3 bed flat while at first floor there are three 1 bed flats and one 2 bed and one 3 bed flat. In terms of space standards and the amenity of occupants, the proposal broadly complies with the Council's Residential Design SPD.

These proposed amendments do require some minor internal alterations to the existing building in the form of new doorway openings, removal and insertion of stud walls. These changes will have limited impact on the character, appearance of the listed building and on any remaining internal historic details. The proposed works will also result in the removal of the existing unsightly external metal stair (being the main point of access to Flat No. 20). The Conservation Officer is content with the changes. However, the existing close board fence around the amenity space does not have consent and is not considered an acceptable means of enclosure within the grounds of a Listed Building.

It is important to assess the proposal in terms of its impact upon the character and appearance of the Listed Building and its setting and whilst the proposal will reduce the space around the building and the gap between the adjoining properties, the other benefits of the scheme, on balance, are considered to outweigh concerns in this respect.

The proposed additional car parking on the west elevation, outside the kitchen windows of both Flat 20 and 21, whilst not ideal, has limited impact on quality of the living accommodation within the units. To facilitate parking in this location an unsightly covered walkway will be removed as part of the works. This will greatly improve light and outlook to the flats to the improvement of the living accommodation.

As a building providing accommodation for flats, communal open space is required. The applicants have confirmed that the lawn on the front, south facing elevation, of the building will be available to the residents for their own private use. This and the remaining areas on the north and east elevations provide a generous level of amenity provision in excess of that recommended through the Residential Design SPD.

### **Area Working Party 3 July 2012.**

Members requested a site inspection (scheduled for 10.07.12) and for the proposal to be presented before Planning Committee (scheduled for 23.07.12).

### **SITE INSPECTION PANEL**

Flats 19a, 19b, 18 and 17 which are to be amalgamated to form 2 flats as part of the proposal were inspected internally. The relationship between the proposed extension and existing surrounding properties was also examined. Members expressed reservations about the relationship to no.1 Bicton Place and the existing flats alongside Southlands in terms of massing, privacy light and outlook. Concern was also expressed that the extension would result in loss of amenity space surrounding the building. Members noted the application would be determined by Planning Committee.

### **RECOMMENDATION**

**APPROVE** application 12/0605/03 subject to the following conditions:

- 1) C08 - Time Limit - L.B. and Conservation Area
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 26 April 2012 (*dwg. no(s). D1142 111; D1142 125; D1142 131; D1142 132; D1142*

133 ), and on 11 May 2012 (dwg. no(s). D1142 141 A; D1142 142 A; D1142 151; D1142 152;), and on 25 June 2012 (dwg. no(s). D1142 121 A; D1142 122 A; D1142 127 A; D1142 127 COL A; D1142 128 A) as modified by other conditions of this consent.

**Reason:** In order to ensure compliance with the approved drawings.

- 3) Prior to occupation of the development hereby permitted, secure cycle parking shall be provided in accordance with details previously submitted to and approved in writing to the Local Planning Authority and the cycle parking shall be maintained thereafter.

**Reason:** to ensure that cycle parking is provided to encourage travel by sustainable means in accordance with Local Plan Policy T3.

- 4) Notwithstanding condition no (2), no work shall commence on site under this permission until full details of the following have been submitted to and approved in writing by the Local Planning Authority relating to:

(i) The windows including sizes, opening methods and glazing bar details;

(ii) External materials including render colour and type

and the development shall thereafter be implemented in accordance with such details.

**Reason:** Insufficient information has been submitted with the application and in the interests of visual amenity.

- 5) Sample(s) of the roofing slate that it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.

**Reason:** To ensure that the materials conform with the visual amenity requirements of the area.

- 6) The flats within the extension hereby approved shall not be occupied until the other works described in the application to reduce the number of existing flats from ten to eight have been completed in accordance with the approved plans, as modified by other conditions of this consent.

**Reason:** To ensure that the development achieves wider improvements to the building which preserve an acceptable standard of living accommodation for existing residents and to ensure that the overall number of flats is limited to ten.

**APPROVE** application 12/0606/07 subject to the following conditions:

- 1) C08 - Time Limit - L.B. and Conservation Area

- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 26 April 2012 (dwg. no(s). D1142 111; D1142 125; D1142 131; D1142 132; D1142 133 ), and on 11 May 2012 (dwg. no(s). D1142 141 A; D1142 142 A; D1142 151; D1142 152;), and on 25 June 2012 (dwg. no(s). D1142 121 A; D1142 122 A; D1142 127 A; D1142 127 COL A; D1142 128 A) as modified by other conditions of this consent.

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means in accordance with Local Plan Policy T3.

- 4) Notwithstanding condition no (2), no work shall commence on site under this permission until full details of the following have been submitted to and approved in writing by the Local Planning Authority relating to:
  - (i) The windows including sizes, opening methods and glazing bar details.;
  - (ii) External materials including render colour and type;and the development shall thereafter be implemented in accordance with such details.  
**Reason:** Insufficient information has been submitted with the application and in the interests of visual amenity.
  
- 5) Sample(s) of the roofing slate that it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.  
**Reason:** To ensure that the materials conform with the visual amenity requirements of the area.
  
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**Reason:** To ensure that the development achieves wider improvements to the building which preserve an acceptable standard of living accommodation for existing residents and to ensure that the overall number of flats is limited to ten.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre,  
Civic Centre, Paris Street, Exeter: Telephone 01392 265223