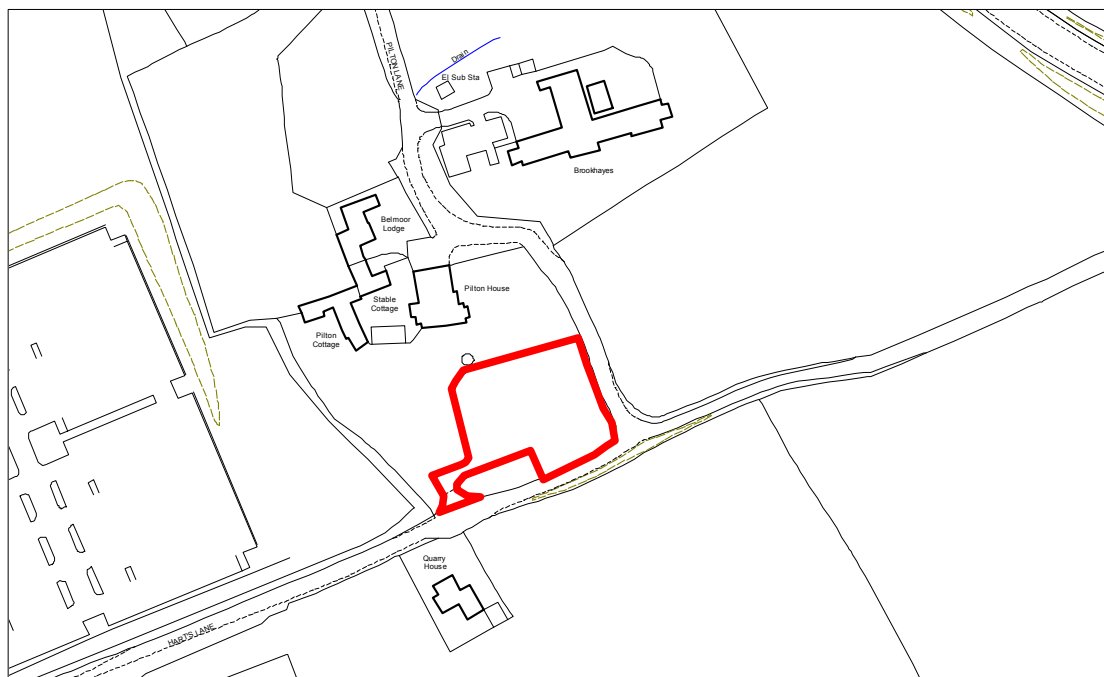


ITEM NO. 7

COMMITTEE DATE: 23/07/2012

APPLICATION NO: 12/0806/01 **OUTLINE PLANNING PERMISSION**
APPLICANT: Mr B Kaye & Miss J Warren
PROPOSAL: Two detached dwellings (All matters reserved for future consideration)

LOCATION: Pilton House, Pilton Lane, Exeter, EX1
REGISTRATION DATE: 30/05/2012
EXPIRY DATE: 25/07/2012



Scale 1:2500

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DESCRIPTION OF SITE/PROPOSAL

The site is a rectangular area of land covering approximately 0.17ha. It is mainly laid to grass, and forms an extended garden area to Pilton House, which is to the north. A line of dense conifer trees separate the site from the more formal garden area around Pilton House. These trees mark the northern boundary of the application site. The southern boundary of the site follows the line of Harts Lane. This boundary is also marked by a line of dense trees, which are mostly conifers. Towards the site entrance, in the south west corner, and immediately adjacent to the trees that form the southern boundary, is a garage block with an associated access drive. This falls outside of the application site and is to be retained by the applicant.

To the east of the application site is Pilton Lane, which is approximately 2-3m below the level of the application site. The boundary is marked by a steep bank with hedgerow planting along the top. The western site boundary borders an area of grass which is not included within the application site. Beyond this is the drive leading to Pilton Cottage, which benefits from access rights via the application site entrance, and a further lines of trees which separates the site from the buffer zone to Sainsbury's car park to the west. The site level generally falls from south to north.

The site is accessed by a wide double gated entrance off Harts Lane.

The wall around Pilton House, fronting Pilton Lane, is Grade II listed.

Outline planning permission is sought for two dwelling houses. All matters are reserved for future consideration. An illustrative layout plan shows a 4-5 bed house and a 3 bed house, both two storeys high with attached garages. They would be served by a shared vehicular access.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

- Planning Statement
- Design and Access Statement
- Tree Survey and Report

REPRESENTATIONS

None received.

CONSULTATIONS

County Director of Environment, Economy and Culture - Although all matters are reserved for future consideration, because of the limited width and characteristics of the adjacent roads, it is essential that the means of access is considered at this stage. Access to the proposed residential units is to utilise an existing access to Harts Lane, which is located adjacent to the south-west corner of the site and has adequate width and emerging visibility to accommodate the proposed residential units in addition to Pilton Cottage. Harts Lane is part of the strategic cycle network and comprises a single width carriageway, with a passing facility, between Pilton Lane and the access to St Luke's College, with a cycleway only restriction to the east of Pilton Lane. Pilton Lane is also a single width carriageway from Pinhoe Road to the junction with Harts Lane and has a southerly direction one-way traffic flow for approximately 80 metres from the junction with Pinhoe Road. When taking into consideration the characteristics and capacity of the adjacent highway network, it is estimated that the fourteen to eighteen additional vehicle trips per day that the proposed development is likely to generate and/or attract can be accommodated. A condition is recommended to secure the provision of on-site parking and access facilities in accordance with details to be submitted to and approved by the Local Planning Authority.

Assistant Director Environment recommends approval with a condition relating to construction and demolition hours.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance
NPPF - National Planning Policy Framework

Exeter Local Development Framework Core Strategy
CP4 - Density
CP5 - Meeting Housing Needs
CP15 - Sustainable Construction
CP17 - Design and Local Distinctiveness

Devon County Structure Plan 2001-2016
CO6 - Quality of New Development
TR10 - Strategic Road Network and Roadside Service Areas

Exeter Local Plan First Review 1995-2011
DG1 - Objectives of Urban Design
DG2 - Energy Conservation

T1 - Hierarchy of Modes
T2 - Accessibility Criteria

Exeter City Council Supplementary Planning Document
Residential Design Guide (adopted September 2010)

Monkerton and Hill Barton Masterplan Study

OBSERVATIONS

The site falls within an area designated as a major urban expansion for the City in the Council's Core Strategy. The development of the area is guided by the Monkerton and Hill Barton Masterplan Study which was adopted for Development Management purposes in November 2010.

Within this study the site falls within the 'Pilton Centre' character zone which proposes a mix of uses but also makes specific reference to the need for development to "respect and respond" to Pilton House. In this context, residential development is the most appropriate use for this land. Residential densities in this character area are generally expected to be high. In order to achieve efficient use of land it could be argued that a greater number than the two dwellings proposed should be considered. However a relatively low key development comprising no more than two units would be most respectful of the landscaped character of the environs and the setting of Pilton House and is acceptable.

It is important to retain the landscaped boundaries to the south and east of the site which would ensure that the existing character and appearance of the site is preserved. Trees form the northern boundary of the development site and whilst they are not of significant value in themselves they provide a natural barrier which can usefully delineate the new residential curtilage of Pilton House. A topographic survey of the site and environs submitted with the application demonstrates that there can be an appropriate degree of separation between the trees and new dwellings, and also that buildings can sit comfortably within their context.

The use of the existing access to the site is confirmed to be appropriate by the County Director of Environment, Economy and Culture. He has also advised that Harts Lane can accommodate additional traffic whilst maintaining safety for pedestrians and cyclists.

The illustrative layout plan has had regard to the Council's adopted SPD on Residential Design. It has been satisfactorily demonstrated that two dwellings can be accommodated which can meet the relevant space and privacy standards in the SPD.

In common with other developments in the Masterplan Study area, the development should contribute to transport and education infrastructure from which future occupiers would benefit. In addition there is a requirement for a financial contribution for mitigation in lieu of appropriate assessment in relation to Natura 2000 sites. These contributions can be secured via a Section 106 Agreement.

The proposal does not involve any alteration to the Grade II listed wall around Pilton House. The proposal would have no adverse impact on the setting of the wall.

SUSTAINABILITY

The applicant has indicated that the following sustainable features would be incorporated into the design of the dwellings:

- Photo-voltaic cells to generate on-site electricity
- Rainwater harvesting
- Building design incorporating passive solar gain
- Flexible and adaptable internal spaces compatible with the Lifetime Homes standard
- Energy efficient boiler
- Low flow water appliances

- Building materials from responsibly managed sustainable sources
- Recycling bin storage and bicycle parking

NORTHERN AREA WORKING PARTY

Members noted that this application was from a staff member and would be reported to Committee.

Access would be from Harts Lane and the two dwellings would be additional homes in an area where there would be significant additions to the overall housing stock. Therefore the impact on both the character of the area and traffic generation would be minimal. Members raised no objection in principle. A Member asked that concerns regarding the narrowness in parts of Harts Lane be noted with regard to cycle use and vehicular traffic.

RECOMMENDATION

Subject to receipt and consideration of the views of the County Director of Environment, Economy and Culture, the Assistant Director City Development be authorised to grant **APPROVAL** subject to the completion of a Section 106 Agreement securing the matters referred to above, and subject to the following conditions:

In the event that the Section 106 Agreement is not completed within 3 months of the date of this committee meeting, authority be delegated to the Assistant Director, City Development to REFUSE permission for the reason that inadequate provision has been made for the matters which were intended to be dealt within the Section 106 Agreement.

APPROVE subject to the following conditions:

- 1) C01 - Standard Outline
- 2) C04 - Outline - Exclude Details
- 3) C06 - Time Limit - Approval of Reserved Matter
- 4) C07 - Time Limit - Outline
- 5) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details (insofar as they relate to matters controlled by this outline consent) received by the Local Planning Authority on 31 May 2012 (dwg. nos. PL/254.01, PL/254/2, PL/254/.03 & PL/254/04) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 6) C17 - Submission of Materials
- 7) C34 - Landscape Scheme - Outline
- 8) C36 - No Trees to be Felled
- 9) C37 - Replacement Planting
- 10) C38 - Trees - Temporary Fencing
- 11) No part of the development hereby approved shall be occupied until the on-site parking facilities together with any means of access have been provided in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority and retained for those purposes at all times.

Reason: To ensure that adequate facilities are available for the traffic attracted to the site.

- 12) No other part of the development hereby approved shall be commenced until adequate areas shall have been made available within the site to accommodate operative's vehicles, construction plant and materials in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority and retained for those purposes during the construction period.

Reason: To ensure that adequate facilities are available for the traffic attracted to the site during the construction period having regard to the limited width of access to the site, in the interest of public safety.

- 13) The buildings comprised in the development hereby approved shall be constructed to have all their heating systems (including space and water heating) compatible with the proposed decentralised energy network. Prior to occupation of the development, the necessary on-site infrastructure shall be put in place for connection of those systems to the network at a point on the site boundary agreed in writing by the LPA.

Reason: In the interests of sustainable development.

- 14) No dwelling hereby approved shall be occupied until the applicant has submitted a SAP calculation which demonstrates that, through the use of decentralised energy or local energy networks and renewable or low carbon energy sources, a 10% reduction in CO2 emissions over that necessary to meet the requirements of the Building Regulations current at the time of Building Regulations approval can be achieved. The measures necessary to achieve this CO2 saving shall thereafter be implemented on site.

Reason: In the interests of sustainable development.

- 15) Any individual dwelling hereby approved shall achieve a Code Level 3 as a minimum, but shall achieve a Code Level 4 if commenced on or after 1st January 2013, and a Code Level 5 if commenced on or after 1st January 2016, in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such equivalent national measure of sustainability for house design that replaces that scheme) and Exeter Core Strategy Policy CP15. No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that a Final Code Level of 3,4 or 5 has been achieved as appropriate.

Reason: In the interests of sustainable development.

- 16) The Local Planning Authority shall be notified in writing of any dwelling for which construction is commenced before 1st January 2013 and for any dwelling for which construction is commenced thereafter but before 1st January 2016, within 10 working days of those dates.

Reason: In the interests of sustainable development.

- 17) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of local amenity.

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