

ITEM NO. 5**COMMITTEE DATE:** 30 MARCH 2015

APPLICATION NO: 14/4857/03 **FULL PLANNING PERMISSION**
APPLICANT: Mr Street
PROPOSAL: Proposed new dwelling on land adjacent to No. 30
Marlborough Road, Exeter
LOCATION: 30 Marlborough Road, Exeter, EX2 4TJ
REGISTRATION DATE: 23/12/2014
EXPIRY DATE: 17/02/2015

**HISTORY OF SITE**

13/3355/03 -	Attached dwelling	REF	16/07/2013
14/4857/03 -	Proposed new dwelling on land adjacent to No. 30 Marlborough Road, Exeter		

DESCRIPTION OF SITE/PROPOSAL

No. 30 Marlborough Road is a semi detached residential property located within the St Leonard's Conservation Area. It makes a positive contribution to it. It is a good example of an Edwardian property which with its neighbours has high townscape value. No 30 characterises the form of development along the northern part of Marlborough Road - large semi detached properties set within substantial plots. Front gardens are well planted with drives providing access down the side of the dwellings often to a garage set back within the rear garden. Low red brick walls with red brick gate piers contribute to the high townscape character. Directly opposite the site and deviating slightly from the principle form of development along the northern part of Marlborough Road, is a short terrace of ten *Victorian* properties. Even so, they complement the character of the street being substantial properties, with well planted front gardens and adopting a palette of materials that is clearly evident throughout the street.

Marlborough Road, however reads as two halves, with each half having a distinct character. No 30 lies at the junction of the two character areas with the southern part of Marlborough Road comprising of a mix of post war properties and to a short terrace of Listed properties dating from 1840. The elegance of this three storey Victorian terrace and the high quality streetscape at the northern end of Marlborough Road emphasize the inappropriate scale and design of the modern two storey houses that form the substantial part of the southern character area.

No 30 is located on a corner plot and as a result has a larger plot than its attached neighbour, No. 28. Planning consent is sought for a contemporary two storey dwelling attached to the side elevation of the main building. Currently, this part of the site is occupied by a flat roof garage and private garden to the main dwelling. Marlborough Road is unusual in that it has a 'dogs leg' along its north/south axis. A spur projects from the 'dog leg' along the side of the site, providing access to a further three properties. The site lies at a prominent position being located on the 'dog leg'. The boundary of the site adjacent to the spur is characterised by a red brick boundary wall and hedge.

The proposed two storey dwelling will be accessed from the main frontage on Marlborough Road with the existing access retained for off-street parking. On-street parking permits will not be issued to serve the development. This application follows a planning refusal in July 2013 for a white rendered attached dwelling with projecting double height bay window. This proposal has sought to respond to the reasons for refusal cited in the previous application. Detailed pre application discussions have been held prior and during the application process.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design Statement: Planning consent was refused in 2013. Following this discussions were held with the case officer and a revised proposal presented seeking to provide a subservient building to No. 30. Feedback was positive. The current structure provides ancillary accommodation and this proposal will provide a private dwelling. The building is intended to read as an annex to No.30 with a clear visual break. The general arrangement of front and rear gardens reflects existing urban grain. Glazed elements address public realm. The reduced scale and form sits comfortably in the street scene. Walls and railings will remain. The proposal is typical of end of terrace houses with side elevations close to or at back of pavement. The proposal takes cues from neighbouring properties but with a contemporary and modern interest.

REPRESENTATIONS

4 objections have been received. The main points including:

- a) The proposal will reduce the sense of light and space in this part of the road.
- b) The proposal will result in a loss of light to properties opposite.
- c) The high degree of fenestration is out of keeping and will over look those neighbouring.
- d) It will add pressure to on street parking.
- e) It is false to refer to the existing garage as an annex
- f) Construction of this property will compromise outdoor storage and garden space to No 30 which is out of keeping with the area.
- g) The proposed dwelling will be out of keeping in terms of scale and massing with those around. It is over sized for its plot.
- h) The proposal is 'garden grabbing'. It will set a precedent for infill development.
- i) It is in contrast to the typical leafy characteristics of the conservation area. It will erode the density and urban grain of the conservation area.
- j) Loss of hedge.
- k) The proposal does not meet the requirements of the Residential Design SPD.

2 letters of support have been received.

CONSULTATIONS

Environmental Health: Approve subject to conditions relating to hours of construction/ demolition.

DCC Highway Authority: Approve subject to conditions relating to improved visibility splay and improved cycle parking provision.

Exeter Civic Society: The dwelling on this plot represents overdevelopment. The plot is not large enough for a dwelling. The design is a curious reflection of the terrace. It will be very prominent in the street scene and will degrade it.

OBSERVATIONS

The reasons for refusal to the former application (13/3355/03) principally related to the siting, size, scale, design and materials of the proposal having a detrimental impact on the existing dwelling, streetscene and conservation area. In so doing, reference was made within the report to the proposal appearing 'squeezed into the site' and that the design compounded the overall impact of the proposal that did not complement the grain of development in this part of Exeter. In response to this, detailed discussions have taken place prior and during the application process to improve the design such that the proposal does not appear overdevelopment.

Whilst retaining the same footprint of the former application the proposal has been significantly reduced in scale, seeking to be subservient to No. 30. A guiding principle to the design submitted has been that the building is read as an annex to No. 30 (an approach supported by the Planning Officer). A clear visual break is provided by attachment to No. 30 at ground floor only, in contrast to the previous scheme. The building line reflects that of No. 30 with front-garden and rear-garden outdoor spaces seeking to reflect the overall urban grain of this part of Exeter. Clearly, the proposal will not directly reflect the overall urban grain as the proposal is seeking to provide two residential units (one existing/one proposed) on what was formerly one site. However, the proposal seeks to respond to this but reducing the overall massing of the dwelling.

The overall design of the proposal has sought to provide a contemporary response yet seeking to reflect existing design characteristics and materials. As a result, the central glazed element on the front elevation 'nods' towards the two storey box bay window on No. 30. Similarly the pitched roof design. Full height glazing on the side (west facing elevation) provides informal surveillance on to the spur of Marlborough Road whilst providing some 'active' frontage. Combined with high quality materials the scheme is not altogether out of keeping. However, the proposal is not an annex but a stand-alone dwelling. The scale and massing of the scheme is significantly less than that of its neighbours. The building presented has a narrow frontage (5.8m) that tapers to the rear. The slenderness of its plot is compounded by its height. As a result, the proposal can be considered out of keeping with its neighbours, within the streetscene and conservation area. However, St Leonard's is increasingly characterised for its examples of high quality contemporary design. This contemporary response does not naturally reflect the urban grain or the design of those around it. However, it is not harmful to them or the conservation area.

Ultimately, a decision has to be reached as to whether this site constitutes a development site. The proposal meets the requirements of the Residential Design SPD and leaves No. 30 able to meet the requirements. The design has responded appropriately to its context - the scale and massing has been reduced to provide a subservient scale of development that reflects the design characteristics of those neighbouring with a contemporary twist.

The proposal complies with Paragraphs 17.3, 17.4, 17.5, 17.7, 17.8, 17.10 and 17.11, Sections 7 and 12 of the National Planning Policy Framework, Policy CP16 of the Exeter Local Development Framework Core Strategy and Policies DG1 (b, d, f, g, h and i) and DG4 (a and b) of the Exeter Local Plan First Review 1995-2011 because:

- i) the proposed works would not be harmful to the character or appearance of the main building, those neighbouring or the wider conservation area; and
- ii) the development would not be harmful to the amenity of neighbouring residential properties.

It is for these reasons that the proposal is recommended for approval.

Financial Considerations

Financial considerations are a material consideration:

New Homes Bonus - £5-6k (approx.)
CIL - £6 (approx.)

Delegation Briefing 10 February 2015

A previous application had been refused. A separate dwelling was again proposed on the same footprint and broadly meets the requirements of the Residential Design SPD although views had been expressed that the site was too small and that the dwelling would be "squeezed" in. A number of objections and letters of support had been received.

Because of diverging views it was considered that there should be a visit by the site inspection party for report back to the next briefing.

Site Inspection 17 February 2015

There was concern that the site was not of sufficient size to accommodate a new dwelling and would not sit comfortably within the street or conservation area. For these reasons Members requested the proposal was taken to Planning Committee.

Delegation Briefing 24 February 2015

Following the Member site inspection revised drawings had been submitted and these were presented to Members and would form part of the application which would now be put to the Planning Committee.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 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 23 December 2014 (*dwg. no(s). 14-049-PLA.01; 14-049LOC.02 & 14-049 PLA.03*) and on 22 February 2015 (*dwg. no 14-049 PLA.04*), as modified by other conditions of this consent.

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

- 3) C17 - Submission of Materials
- 4) C23 - Permitted Development Restriction
- 5) C35 - Landscape Scheme
- 6) 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: to protect neighbouring residential amenity.
- 7) No other part of the development hereby approved shall begin until a visibility splay of 2.4 metres measured back from the nearside carriageway edge on the centreline of the site access and parallel with the edge of the carriageway over the entire site frontage to the south, with all land and vegetation enclosed within the splay reduced to a height not exceeding 900mm above adjacent carriageway level, shall have been provided and maintained in accordance with details that shall have been submitted to, and agreed in writing by, the Local Planning Authority. Once provided the visibility splay shall be retained and maintained for that purpose at all times.
Reason: To provide a safe and suitable access in accordance with paragraph 32 of the National Planning Policy Framework.
- 8) No part of the development hereby approved shall be brought into its intended use until secure cycle parking facilities have been provided in accordance with drawing 14-049PLA.01, or other plans as agreed in writing by, the Local Planning Authority and retained for that purpose at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.

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