

ITEM NO. 5

COMMITTEE DATE:

5 OCTOBER 2015

APPLICATION NO: 15/0661/03 FULL PLANNING PERMISSION
APPLICANT: Mr & Mrs Beresford
PROPOSAL: Construction of two semi-detached dwellings
LOCATION: Land adj 16, Barnardo Road, Exeter, EX2
REGISTRATION DATE: 12/06/2015
EXPIRY DATE: 27/08/2015



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HISTORY OF SITE

13/4037/03 - Two semi-detached dwellings, access and parking PER 29/11/2013

DESCRIPTION OF SITE/PROPOSAL

Planning permission is sought for the construction of two semi-detached dwellings. The site is an empty plot within the St. Leonard's Conservation Area. Planning permission has been granted for semi-detached dwellings on this plot but not implemented.

The Conservation Area identifies the three storey 20th Century terraced villas on the opposite the side of the road as making a positive contribution to the area, the adjacent building north of the plot is identified as having a neutral impact and the row of semi-detached dwellings south of the plot is regarded not to have a positive impact on the conservation area.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Planning Heritage Design Access Statement
Addendum Biodiversity Statement

REPRESENTATIONS

There are 34 representations including one petition. The petition and the objectors mention the following issues as the reasons for their objection:

- Comments on the consultation process
- Overdevelopment including massing, height and footprint size
- Traffic and parking
- Impact on the character and appearance of the Conservation Area
- Impact on the amenity of neighbours including overlooking, overbearing and loss of light
- Unsympathetic design and materials
- Noise

CONSULTATIONS

The Highway Development Management Officer (Exeter) at Devon County Council, has no objections to the development regarding the impact of traffic and parking. The Highway Authority also wants a contribution towards implementing the appropriate Traffic Regulation Orders.

The proposals will reduce the number of on street resident parking spaces. Whilst this is not desirable, the highway authority is satisfied that this will not have a severe impact on neighbouring streets. The amendment to an existing resident parking area will need to be formally carried out through an amendment of the existing Traffic Regulation Order (TRO). The cost of these will need to be met by the applicant and therefore a contribution of £3,000 should be secured through an appropriate legal agreement.

In summary the proposed development is acceptable on highway grounds, subject to a conditions relating to the proposed new accesses onto Barnardo Road and a contribution towards any associated Traffic Regulation Orders.

Environmental Health, has no objection but requires a condition restricting hours of demolition/construction.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

National Planning Policy Framework

Exeter Local Development Framework Core Strategy

CP1 – Spatial approach

CP3 – Housing development

CP4 – Housing density

CP5 – Meeting Housing Needs

CP11 – Environment

CP15 – Sustainable Construction

CP17 – Design and Local Distinctiveness

Exeter Local Plan First Review 1995-2011

AP1 – Design and Location of Development

AP2 – Sequential Approach

H1 – Housing land search sequence

H2 – Housing location priorities

T1 – Hierarchy of modes of transport

T2 – Accessibility criteria

T3 – Encouraging use of sustainable modes of transport

C1 – Conservation areas

EN5 - Noise

DG1 - Objectives of Urban Design
DG2 – Energy conservation
DG4 – Residential Layout and Amenity

Exeter Draft Development Delivery DPD 2015

DD8 - Housing on Unallocated Sites
DD9 - Accessible, Adoptable and Wheelchair User Dwellings
DD13 - Residential Amenity
DD20 - Sustainable Movement
DD21 - Parking
DD25 - Design Principles
DD26 - Designing out Crime
DD28 - Heritage Assets

Exeter City Council Supplementary Planning Documents

Residential Design Guide SPD
Trees and Development SPD

Conservation Area Appraisals and Management Plans

St. Leonard's 2008

OBSERVATIONS

The development has a considerate design in regard to the conservation area. There are 34 objections including a petition based on several issues mainly regarding the introduction of modern three storey semi-detached dwellings on the empty plot. The development with its contemporary design will not have a negative impact on St. Leonard's Conservation Area but rather enhance the area with its architectural qualities.

Conditional Full Planning Permission (Ref. 13/0437/03) was granted in November 2013, reaffirming the principle of residential development of the subject site established by earlier unimplemented consents (granted in the 1960's and late 1980's respectively) on the basis of a pair of semi-detached dwellings.

A preliminary schematic proposal was presented informally to the Council in December 2014. The design has since been refined in light of guidance offered and reviewed during subsequent informal meetings leading to a definitive application scheme which has as a result evolved to reflect and promote as closely as possible the City Council's objectives and supporting formal policies for new development within Exeter in general and within its designated Conservation Areas in particular.

Compared with the granted planning permission 13/0437/03 this is a proposal for two 4 bedroom semi-detached dwellings instead of two 3 bedroom dwellings, the gross internal floor space is approx. 36 sqm larger, the foot print of the building is approximately 10 sqm larger, one metre and one storey higher and complies with the Lifetime Home Standard.

Consistent with the applicants' ambition to make another sensitive contemporary intervention deemed to make a positive contribution to the host Conservation Area, a principal objective has been to create a building which would be perceived as an authentic expression of both its time and place, executed making extensive use of good quality natural materials which will weather gracefully over time. The proposal will therefore both enhance and preserve the qualities in the character of the Conservation Area. The design deliberately does not follow the size of the smaller houses south of the plot which do not make a positive contribution to Conservation Area.

The development is CIL liable and will yield a small amount of New Homes Bonus if implemented.

The highway authority has no objection to the proposed design but want conditions regarding parking and access, these conditions will be incorporated in the planning permission. The contribution towards implementing the appropriate Traffic Regulation Orders will be secured in a separate payment.

Environmental Health has no objection but requires a condition restricting hours of demolition/construction.

The design of the development is contemporary but the scale, massing, colour and materials of the main building matches what can be seen in the area. The architectural design and siting make the building sit comfortably in the empty plot and will not cause overlooking or affect privacy.

The development is in conformity with NPPF, policies in the Local Development Framework Core Strategy; guidelines in the Local Plan, the emerging DD DPD and the Council's Supplementary Planning Documents, Trees and Development SPD 2009. The design also follows Lifetime Homes Standards as recommended in Local Development Framework Core Strategy 2012 CP5. Sustainability is ensured by the proposed design and by the recommended conditions.

The rear garden does not fully meet the space standards in the Residential Design SPD 2010 but is acceptable in this location adjacent to the open field. Otherwise the design conforms fully to the Residential Design SPD 2010 and the guidelines for residential amenity, parking and building design and is architecturally considerate to the surrounding and future occupants. The development has achieved the highest appropriate density as recommended in the Core Strategy CP4. From a planning perspective this development is acceptable.

DELEGATION BRIEFING – 18 AUGUST 2015

As a number of objections were anticipated it was noted that the application would be reported to the Planning Committee. The time period for notifications had been extended on request from 27 August to 10 September and the application would therefore be reported to the 5 October meeting.

Following discussions at pre-application stage, the size of the properties had been reduced by 25%. Although it was stated that the character of the buildings would blend in with the area and would not be considered excessive in size from both the fields to the rear as well as the street, Members were of the view that the proposed properties remained too large.

SITE INSPECTION – 22 SEPTEMBER 2015

Members inspected the site the 22 September 2015.

RECOMMENDATION

APPROVE subject to the appropriate arrangement for the funding of a Traffic Regulation Order and the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) The development hereby approved shall achieve Code for Sustainable Homes (CSH) Level 4 (including a 44% CO2 emissions rate reduction from Part L 2006) as a minimum, and a CSH Level 5 (Zero Carbon) if commenced on or after 1st January 2016, in accordance with the requirements of the Code for Sustainable Homes 2006 and the Code for Sustainable Homes Technical Guide November 2010 (or such equivalent standard that maybe approved in writing by the Local Planning Authority)

and Exeter Core Strategy Policy CP15.

Reason: In the interests of sustainable development.

- 5) Prior to commencement of any dwelling the developer shall submit to the Local Planning Authority a Design Stage Code for Sustainable Homes (CSH) assessment including the score expected to be achieved and which standard this relates to. Where this does not meet the minimum required standard the developer must provide details of what changes will be made to the development to achieve the minimum standard, and thereafter implement those changes. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling shall be occupied until an application for a Final Code Certificate has been made seeking certification that the required Code Level has been achieved and within one year of occupation of any dwelling the developer shall submit to the Local Planning Authority a Final Code Certificate to demonstrate that a Final Code Level of 4 or 5 has been achieved as required above.
Reason: In the interests of sustainable development
- 6) C05 - Time Limit - Commencement
- 7) 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 12/06/15 (*dwg. no. 1401/103 A*), 16/07/15 (*Addendum Biodiversity Statement, dwg. nos. 1401/101 B and 14/01/102 B*), 04/09/15 *dwg. nos. 1401/104 B, 1401/105 B, 1401/106 C and 1401/107 B*) and 17/09/15 (*Planning Heritage Design Access Statement*) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 8) C17 - Submission of Materials
- 9) Any individual dwelling hereby approved shall achieve a 44% CO2 emissions rate reduction from Part L 2006 as a minimum, in accordance with the requirements of the Code for Sustainable Homes 2006, the Code for Sustainable Homes Technical Guide November 2010 and the Code Addendum May 2014 (or such equivalent standard that maybe approved in writing by the Local Planning Authority) and Exeter Core Strategy Policy CP15.
Reason - In the interests of sustainable development.
- 10) Prior to commencement of any dwelling the developer shall submit to the Local Planning Authority a Design Stage Code for Sustainable Homes (CSH) assessment including the score expected to be achieved and which standard this relates to. Where this does not meet the minimum required standard in relation to the energy elements the developer must provide details of what changes will be made to the development to achieve the minimum standard in respect of those elements of the code, and thereafter implement those changes. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling shall be occupied until an application for a Final Code Certificate has been made seeking certification that the required Code Level has been achieved and within one year of occupation of any dwelling the developer shall submit to the Local Planning Authority a Final Code Certificate to demonstrate that a Final Code Level of 4 in respect of the energy elements has been achieved as required above.
Reason: To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.
- 11) UN3 - Unique Condition 3
- 12) No part of the development hereby approved shall be brought into its intended use until the vehicular access, visibility splays, turning area, access drainage and vehicular parking facilities have been provided and maintained in accordance with

details that shall have been submitted to, and approved 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 required and to provide a safe and suitable access

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