

**ITEM NO. 8**

**COMMITTEE DATE: 2 NOVEMBER 2015**

**APPLICATION NO:** 15/1049/02      RESERVED MATTERS  
**APPLICANT:** Mr Kaye & Miss Warren  
**PROPOSAL:** Reserved matters for two dwellings  
**LOCATION:** Pilton House, Pilton Lane, Exeter, EX1 3RA  
**REGISTRATION DATE:** 29/09/2015  
**EXPIRY DATE:** 24/11/2015



Scale 1:1250

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**HISTORY OF SITE**

12/0806/01      Two detached dwellings (All matters reserved for      PER      24/10/2012  
future consideration)

**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 line 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.

Following approval of the Outline Consent for two dwelling houses in 2012, this is a reserved matters application for the access, design, layout and materials for the two dwellings.

The layout plans show shows a 4-5 bed house and a 3 bed house, both two storeys high with attached garages. They would be served by the existing concrete shared vehicular access with driveways constructed from pavers. The materials would be selected face brick/rendered panel with natural slate roofing, hardwood windows and doors and brown plastic fascias and guttering. The houses are both located outside of the root protection area as identified by the previous Arboricultural Report, ensuring that the existing tree screening will be retained.

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

A Design and Access Statement has been submitted. The houses have been designed to be similar in appearance but of differing sizes. Plot 1 has a bedroom suspended over the front elevation to create a porch and an interesting entrance feature. Plot 2 has a similar design but with a front gable and traditional porch under a mono-pitch roof. The houses are based upon traditional designs.

Internally, the houses have been designed to conform to the current Building Regulation requirements. The room sizes and garden areas meet the standards set out in the adopted Residential Design Guide. The Lifetime Homes Standard in new developments has been incorporated and the dwellings include ground floor utility rooms with shower and a ground floor bedroom/study.

### **REPRESENTATIONS**

None received to date.

### **CONSULTATIONS**

**Senior Environmental Technical Officer** - advises that the development is within a Smoke Control Area, which places control on the emissions of smoke from domestic fires and solid fuel boilers. Careful design of the flue may be required in order to prevent the appliance causing a nuisance by fume or odours. Advice should be sought from the Environmental Protection Unit.

### **PLANNING POLICIES/POLICY GUIDANCE**

#### **Central Government Guidance**

NPPF - National Planning Policy Framework

#### **Exeter Local Development Framework Core Strategy**

CP4 – Housing Density

CP5 - Meeting Housing Needs

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  
DG1 - Objectives of Urban Design  
DG2 - Energy Conservation  
DG4 – Residential layout and amenity  
DG7 – Crime prevention and safety  
T1 - Hierarchy of Modes  
T2 - Accessibility Criteria  
T10 – Car parking standards

**Exeter Development Delivery Document – Publication Version 2015**

DD1 – Sustainable Development  
DD8 – Housing on Unallocated Sites  
DD13 – Residential Amenity  
DD20 – Sustainable Movement  
DD21 – Parking  
DD22 – Open Space  
DD25 – Design Principles  
DD26 – Designing out Crime

**Exeter City Council Supplementary Planning Documents**

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, hence the outline application was approved for two dwellings in 2012.

The design of the two dwellings is respectful of existing properties in the area, taking advantage of the surrounding landscaping to screen the new development and to provide privacy to the new dwellings.

The use of the existing access to the site was previously confirmed to be appropriate by the Highways Engineer. Ownership from the shared access will be delineated by the paved driveways.

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, meaning also that the dwellings will conform with the new National Housing Standards.

A Section 106 Agreement is in place for the provision of the following contributions, indexed from 2012:

Education: £7,776

Highways & Transportation: £8,224

European protected sites mitigation: £700

These payments shall be received prior to the commencement of the development.

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

The application is from a staff member and is therefore required to be reported to Committee.

## **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1) The development hereby approved must be begun within five years from the date of the grant of outline planning permission, or two years from the final approval of the reserved matters, whichever is the longer.  
**Reason:** To ensure compliance with section 91 - 92 of the Town and Country Planning Act 1990.
- 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 29th September 2015 (*Dwgs. Named: Site Plan/House Type 1 & 2 elevations/House Type 1 & 2 Floor Plans/Cross Sections/Schedule of Accommodation*), as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that the use is acceptable. Thereafter 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.
- 4) A detailed scheme for landscaping, including the planting of trees and/or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority prior to the occupation of the dwellings; the scheme shall specify types and species, and any earthworks required, together with a programme of planting and the timing of implementation of the scheme.  
**Reason:** To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5) C36 - No Trees to be Felled
- 6) C37 - Replacement Planting
- 7) C38 - Trees - Temporary Fencing
- 8) 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 hereby approved and shall be retained for those purposes at all times.  
**Reason:** To ensure that adequate facilities are available for the traffic attracted to the site.

- 9) 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.
- 10) Unless it is demonstrated in writing prior to commencement that it is not viable or feasible to do so, the buildings comprised in the development hereby approved shall be constructed so that their internal systems for space and water heating are capable of being connected to the proposed decentralised energy (district heating) 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 points at the application site boundary agreed in writing by the LPA.  
**Reason:** To ensure that the proposal complies with Policy CP13 of Council's Adopted Core Strategy and paragraph 96 of the NPPF and in the interests of delivering sustainable development.
- 11) Any individual dwelling hereby approved shall achieve Code for Sustainable Homes (CSH) Level 4 in respect of Energy and CO2 Emissions including a 44% CO2 emissions rate reduction from Building Regulations 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.
- 12) Prior to commencement of any dwelling the developer shall submit to the Local Planning Authority an assessment to show how the requirements of condition 11 above will be met. The measures set out in that assessment shall subsequently be implemented on site in relation to each individual dwelling prior to the first occupation of that dwelling.  
**Reason:** To ensure that the proposal complies with Policy CP15 of Council's Adopted Core Strategy and in the interests of delivering sustainable development.
- 13) 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
- 14) 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 by 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.

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