

ITEM NO.**COMMITTEE DATE:**

27 JUNE 2016

APPLICATION NO:

16/0483/03

FULL PLANNING PERMISSION

APPLICANT:

Mr Teague

PROPOSAL:

Demolition of existing double garage and erection of a 2 bedroom dwelling

LOCATION:

4 Garden Close, Exeter, EX2 5PA

REGISTRATION DATE:

26/04/2016

EXPIRY DATE:

21/06/2016

HISTORY OF SITE

81/1262/03 - Garage

ALC

13/11/199

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DESCRIPTION OF SITE/PROPOSAL

Double garage attached to semi detached house and part of rear garden space and front garden/driveway. House occupies plot on corner of Garden Close (both parts of road are part of Garden Close). Part of residential estate circa 1960s/1970s. Existing dwelling is two storey, semi-detached with half-tiled front facade, pitched roof with gable to side elevation. House and majority of site are at an elevated level compared to road.

Proposal is for the demolition of the existing double garage and erection of a two-storey dwelling with driveway parking to the front, and partition of garden to the rear, the proposal also includes the creation of a hardstanding parking area to the front of No.4 Garden Close.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

None.

REPRESENTATIONS

Eighteen letters of objection have been received mainly objecting on grounds of parking issues and also overlooking and design issues.

CONSULTATIONS**Devon County Council Highways:**

The proposal is for the demolition of the existing double garage and the erection of a two bedroom dwelling at No. 4 Garden Close, Exeter and a new parking area in front of the existing property. Garden Close is a quiet residential road with a 20mph limit in the Wonford area of the city.

A number of objections have been raised from local residents regarding existing parking issues and the additional parking associated with a new dwelling. Although I accept that high levels of on-street parking may not be considered desirable by local residents, on street parking on quiet residential streets is common place across the city without creating any significant safety issues. The 2 spaces shown for both the existing and proposed dwelling accord with the Exeter City parking standards and therefore I do not feel there would be sufficient grounds to recommend refusal of the application.

The new parking area in front of No.4 will require a new dropped kerb access onto the highway and although this is acceptable in principle, the applicant is advised that

- Any dropped kerb will need to be built in accordance with DCC specification,
- Uncontrolled discharge of water over a footway is contrary to Section 163 of the Highways Act 1980 and any new access will need be designed to prevent this,
- They must apply and receive permission before undertaking any such works on the highway.

As such it is recommended that a condition to secure appropriate access facilities is attached in the granting of any permission.

Exeter City Council Environmental Health:

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

Exeter Civic Society:

Have written that they are opposed to the application as it would produce a 'crowded effect' and has minimal amenity space for the existing and proposed dwellings.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance: NPPF

Technical Housing Standards - Nationally Described Space Standard. (DCLG, March 2015)

Exeter Local Development Framework Core Strategy:

CP3 - Housing development

CP4 - Housing density

CP17 - Design and local distinctiveness

Exeter Local Plan First Review 1995-2011

H1 - Housing land search sequence

H2 - Housing location priorities

H3 - Housing sites

H5 - Diversity of housing

T10 - Car parking standards

DG1 - Urban Design

DG4 - Residential layout and amenity

Exeter City Council Supplementary Planning Document:

Residential Design SPD 2010

Exeter City Council Development Delivery DPD

DD25 - Design Principles

OBSERVATIONS

The proposed development is for the demolition of an existing garage and erection of a two-bedroom dwelling with driveway parking to the front and rear amenity space. The applicant has had pre-application advice which gave support to the proposal provided that adequate amenity space could be created for both dwellings (4 Garden Close and the proposed new dwelling) and that sufficient off-street parking was available for both dwellings. This is a material consideration and gives some weight in support of the application if these criteria are met.

In terms of the principle of development the NPPF paragraph 49 notes that Local Planning Authorities (LPAs) should consider applications for new dwellings in the context of the presumption in favour of sustainable development and notes that LPA policies for housing supply cannot be considered up to date if the LPA cannot demonstrate a five year supply of

deliverable sites. Therefore the NPPF is supportive of the application in principal. Local Plan policy H1 'Search Sequence' gives (H1i) 'previously developed land, conversions and infill within urban areas' as having the highest priority in terms of land suitable for new housing development. Given that the site is within a residential curtilage, on a residential street and would be classed as an infill development the proposal is therefore supported by local and national policies.

Policy DG4: developments should be (a) at the "maximum feasible density" the site will allow when considering constraints and local impact. The proposal for the erection of a two bedroom dwelling would be at the maximum feasible density the site would allow without compromising local character and residential amenity. The proposed dwelling design would be similar in appearance to that of 4 Garden Close and other properties on the street in that it would use a pitched roof with gable ends to the sides, with a front facade composed of half tile-hung cladding and white render below, rear and side elevations would have white render. The proposed dwelling is of a fairly standard design except for the south-west corner of the proposed building being at an unusual angle to accommodate the constraints of the site. As this is to the rear/side elevation the impact on the street scene would be limited and would not constitute significant grounds to refuse the application. In terms of the impact on the street scene the front elevation as the proposed new dwelling would reflect many of the design features of existing dwellings, with a similar palette of materials and retain the same front building line. The new dwelling would not cause significant harm as to justify refusal of the application. Whilst the design is acceptable any further development could significantly harm residential amenity and a condition would be attached to any permission granted restricting permitted development rights.

There would be no significant impact on the residential amenity to neighbouring properties by reason of overlooking, loss of light or overbearing impact and no significant privacy issues as windows would mainly face out onto public highways.

The exterior amenity space for future occupiers would be provided by a segregation of the existing garden space to no.4 Garden Close to provide back gardens for both dwellings with shared pedestrian access to the two gardens between the existing and proposed dwellings. Policy DG4 (b) states that developments must provide quality amenity space which allows residents "to feel at ease within their homes and gardens", and (c) have boundary treatments to rear garden spaces which "are designed to make a positive contribution to the townscape". The development area indicated by the red line includes land which is currently owned or leased by Western Power and it has not been made clear if this land is in fact available for the proposed development. The two proposed garden areas would meet minimum garden space requirements as set out in the Residential Design SPD. However as the gardens would be south facing the minimum size requirements are for 45m² gardens for dwellings up to two bedrooms and 55m² for larger dwellings and it has been established that even without the land shown on submitted plans as being owned by Western Power the development can meet minimum amenity space requirements. The applicant has confirmed the existing garden area to be 113 square metres thus demonstrating it is clearly possible to satisfy the minimum amenity space requirements with the exclusion of the Western Power land.

The proposal meets the internal space requirements for a two-storey, two-bedroom dwelling for three persons (2B3P) with one double bedroom and one single bedroom, as set out in the DCLG document 'Technical Housing Standards'. This document requires a minimum of 70m² plus 2m² of built-in storage space. The proposed dwelling would have internal spaces totalling 76.7m² and 4.7m² of built-in storage and is therefore fully compliant.

A significant degree of local objection has been generated by this application with the main issue raised of concerns about the impact of a new dwelling on parking provision/availability. The area suffers from a blight of on-curb parking and is used for parking from residents of Garden Close and further afield. However whilst there are many concerns about parking for any parking matters outside of the defined development area this would not be a planning issue. The proposed dwelling would generate additional parking requirements and the

submitted plans have shown two off-street car parking spaces each for the existing dwelling at no.4 Garden Close and for the proposed dwelling. This provision meets the minimum of 1.1 spaces per dwelling shown in figure 6.2 of the Residential Design SPD. Furthermore Devon County Council Highways has not objected to the proposal subject to the imposition of appropriate conditions.

Delegation Briefing 24 May 2016

As 12 objections had been received, the application would be considered by the Planning Committee.

RECOMMENDATION

Based on the above observations the application is recommended for Approval.

- 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 *18 April 2016 (dwg. no. 01.a)*, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C17 - Submission of Materials.
- 4) 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 amenity.
- 5) No other part of the development hereby approved shall be commenced until the access, parking facilities and facility to prevent uncontrolled discharge of water over the footway for Number 4 Garden Close 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 provide a safe and suitable access, in accordance with Paragraph 32 of the National Planning Policy Framework.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order, no extension, garages or other development as detailed in Classes A-F of Part 1 of Schedule 2 of that Order, shall be carried out within the curtilage of the dwelling hereby approved without the formal consent of the Local Planning Authority.
Reason: In order to protect the visual and residential amenities of the surrounding area and to prevent overdevelopment.

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