

ITEM NO. 7**COMMITTEE DATE:** 05/09/2016

APPLICATION NO: 16/0806/03 FULL PLANNING PERMISSION
APPLICANT: Mrs Perrin
PROPOSAL: Proposed detached dwelling.
LOCATION: 22 Lincoln Road, Exeter, EX4 2EA
REGISTRATION DATE: 28/06/2016
EXPIRY DATE: 07/09/2016

DESCRIPTION OF SITE/PROPOSAL

- The application site comprises a large plot on the corner of Lincoln Road and Edinburgh Drive.
- The existing dwelling is a two storey semi-detached property which faces on to Lincoln Road. The property sits in a slightly elevated position compared to the road and vehicular access and parking is accessible off Edinburgh Drive.
- The application seeks the Council's consent to erect a two storey detached dwelling within the garden area to the east of the existing property. The proposal retains the off-road parking (existing detached garage) for the new dwelling and proposes the creation of a further two off-road parking spaces to the front of the existing dwelling.
- The materials used in the construction of the new dwelling are stated on the submitted plans to match the materials used on the existing dwelling at Number 22.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

- None.

REPRESENTATIONS

Twenty-two letters of objection have been received, mainly objecting on the grounds of parking issues and design issues. The primary concerns can be summarised as follows:

- The proposal represents over development of the site
- The proposed development will sit forward of the building line in Edinburgh Drive
- There is a chronic shortage of on-street parking and the provision of an additional dwelling will add to these problems
- Safety concerns on severely congested road
- Emergency vehicles may have difficulty getting through because of on street parking
- The proposed parking spaces at the front of the property will be very hard to enter and exit
- The junction of Lincoln Road and Edinburgh Drive acts as a turning circle
- If approved, the proposal may set a precedent
- The garden areas provided will be too small
- Noise and vehicle nuisance during the construction period

CONSULTATIONS**Devon County Council Highways:**

- It is acknowledged that there is currently a high demand for on-street parking in Lincoln Road and that this is a point of concern for some objectors. The proposal includes provision for 2 on-site parking spaces, which is sufficient for a dwelling of this size. Although the dropped kerb to achieve could, in theory, result in the loss of a single on-street space, the street layout suggests on-street parking occurs on the other side of the road. This is confirmed by on site observation. Consequently, the application is not

expected to add to any existing concerns of on street parking and congestion in Lincoln Road.

- Lincoln Road is in a very residential area and this site is situated at the end of a cul-de-sac with no through traffic. It is, therefore, a low speed environment and the addition of traffic from a single dwelling is not expected to have any adverse impact upon safety. The Highway Authority, therefore has, subject to condition related to car and cycle parking, no objections to the proposed development
- The new parking area at the front of Number 22 Lincoln Road will require a new dropped kerb. The applicant is advised that the dropped kerb will need to be built in accordance with the Highway Authority's specification, include provision to prevent uncontrolled discharge of water over the highway, and that they must apply and receive permission **before** undertaking any such works to the highway.

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

- Object on the grounds that the proposal results in a "serious loss of garden space in the area" and "unacceptable overcrowding" in the area.

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

CPU - 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 proposal concerns the erection of a two storey detached dwelling on a plot of land which forms the side garden of the applicant's own property. The applicant sought pre-application advice which supported the principle of a dwelling in this location provided that sufficient

amenity space and off-street parking could be provided for both dwellings. These are material considerations and give 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 three 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 22 Lincoln Road and other properties on the street in that it would use a pitched roof with gable ends to the sides, with a front facade rendered at first floor level. In terms of the impact on the street scene the front elevation of the proposed new dwelling would reflect many of the design features of existing dwellings, with a similar palette of materials and a similar building line along Lincoln Road insofar as the new dwelling sits slightly lower than the existing property. 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 the highway and the blank walls of neighbouring properties.

The exterior amenity space for future occupiers would be provided by a segregation of the existing garden space to no. 22 Lincoln Road to provide gardens for both dwellings. The existing property will provide 67.5m² of private amenity space and the proposed dwelling will provide 71m². 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 two proposed garden areas would meet minimum garden space requirements as set out in the Residential Design SPD which requires a minimum of 65m² for a three bedroom property.

The proposal meets the internal space requirements for a two-storey, three-bedroom dwelling for four persons (3B4P) with three double bedrooms, as set out in the DCLG document 'Technical Housing Standards'. This document requires a minimum of 90m² plus 2m² of built-in storage space. The proposed dwelling would have internal spaces totalling 106m² and 5m² 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. There is a high demand for on-street parking. 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 Number 22 Lincoln Road 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. An additional condition is to be included to restrict working/construction hours in the interests of residential amenity.

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 28 June 2016 (*dwg. no(s). 5 rev B, 6 rev C, 7 rev B and 8 rev C*), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) No part of the development hereby approved shall be occupied until the two on-site car parking spaces, as indicated on Proposed Block Plan Drawing 5 rev B have been provided in accordance with the requirements of this permission and retained for those purposes at all times.
Reason: To ensure that adequate facilities are available for the traffic attracted to the site.
- 4) Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development of the types described in Classes A, B, C, D, E and G of Part 1, Classes A and C of Part 2 of Schedule 2 (which includes enlargement, improvement or other alteration, porches, sheds, greenhouses, huts, oil storage tanks, fences and walls) shall be undertaken on the premises, other than hereby permitted, or unless the prior written consent of the Local Planning Authority has been obtained.
Reason: To ensure that the character and appearance of the locality are protected and to avoid overdevelopment in the interests of local amenity.
- 5) C75 - Construction/demolition hours.

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