

ITEM NO. 11**COMMITTEE DATE: 31 OCTOBER 2016**

APPLICATION NO: 16/0311/16 EXETER CITY COUNCIL REGULATION 3
APPLICANT: Mr I Todd
Exeter City Council (General)
PROPOSAL: Reconstruct dwelling along with 2 storey rear extension and front porch
LOCATION: 102 Merrivale Road, Exeter, EX4 1PW
REGISTRATION DATE: 07/03/2016
EXPIRY DATE: 02/05/2016

DESCRIPTION OF SITE/PROPOSAL

The application relates to an existing two storey, semi-detached dwelling house which is owned and let by Exeter City Council.

The proposal is for demolition of the original dwelling and reconstruction to similar plan and footprint, but with a two storey extension to the rear.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design and Access Statement - this explains that the existing property has been structurally condemned. The new property will comply with modern day standards and is more thermally efficient.

REPRESENTATIONS

Objections: 1.

Principal planning material considerations raised:

1. Loss of light as a consequence of the proposed rear extension.
2. Overlooking and loss of privacy.

PLANNING POLICIES/POLICY GUIDANCE**Central Government Guidance**

National Planning Policy Framework 2012

Exeter Local Development Framework Core Strategy 2012

CP3 – Housing development
CP5 – Meeting housing needs
CP15 – Sustainable design and construction
CP17 – Design and local distinctiveness

Exeter Local Plan First Review 1995-2011 Saved Policies

H1 – Housing land search sequence
H2 – Housing location priorities
H3 – Housing sites
DG1 – Objectives of urban design
DG2 – Energy conservation
DG4 – Residential layout and amenity

Exeter City Council Supplementary Planning Documents

Residential Design SPD 2010

Technical housing standards – nationally described space standard (March 2015)

OBSERVATIONS

This is an application under Regulation 3 of the Town and Country Planning General Regulations 1992, Statutory Instrument 1492 (SI 1492), for development by the local authority (Exeter City Council) for the redevelopment of an existing dwelling, through the proposed demolition of that dwelling and erection of a replacement dwelling. The current application is one of a series of applications to demolish and rebuild many of the Council's dwelling houses, and has been made as the property has been deemed structurally unsound. The proposal would slightly increase the footprint of the new building as compared to the existing through the inclusion of a two-storey rear extension. The proposal would also alter the internal arrangements to site the bathroom upstairs and create a downstairs toilet adjacent to the porch. The proposed dwelling would feature a larger kitchen/diner area than the existing and overall the new dwelling would have better insulation and be more energy efficient.

There would be no significant impacts on the street scene or upon visual amenity as the replacement dwelling would largely replicate the existing house. In terms of residential amenity whilst the proposed dwelling would slightly project beyond the existing rear building line it would not significantly impact on amenity. In terms of access and parking arrangements these would remain as per the existing dwelling.

The proposed development is exempt from the CIL charging scheme as it relates to development for the provision of social housing and the applicant has submitted the relevant completed CIL liability and CIL exemption forms.

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 25 April 2016 (*dwg. no. AP(0)30 Rev.A*) and on 1 July 2016 (*dwg. no. AP(0)28 Rev.A*) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) No construction/demolition work shall 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 residential amenity.

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