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| <u>APPLICATION NO:</u> | 16/0313/ECC EXETER CITY COUNCIL REGULATION 3 |
| <u>APPLICANT:</u> | Mr I Todd |
| <u>PROPOSAL:</u> | Reconstruct dwelling along with 2 storey rear extension and front porch |
| <u>LOCATION:</u> | 2 Oak Road, Exeter, EX4 1QB |
| <u>REGISTRATION DATE:</u> | 07/03/2016 |
| <u>EXPIRY DATE:</u> | 28/02/2018 |

UPDATE FROM PLANNING COMMITTEE 31 OCTOBER 2016

The application was deferred at a previous Planning Committee to allow further consultation with neighbours. The objecting neighbour lives at 4 Oak Road which is the other half of the semi-detached house that is proposed to be demolished and reconstructed. Although the works were planned to be carried during normal working hours, the objecting neighbour would have had their sleep disturbed as a result of night time working and the need to sleep during the day. A planning condition restricting works outside normal working hours would not have been enough to avoid disturbance. The neighbour also objected to other disturbances and reduced privacy in the garden.

During talks with the neighbour it has been established that the current situation is the same as before and the neighbour will be disturbed by the proposed development. It is not possible, without refusing the application, to avoid the neighbour being disturbed due to their working pattern. The noise during demolition and construction during normal working hours is not a reason for refusal. Regarding other ways to reduce the negative impact of the development such as offering alternative sleeping accommodation, payment of dog walkers or economic compensation is a matter between the applicant and the objecting neighbour. The neighbour has shown an interest in selling their house to the Council to be able to move out before demolition and construction works start.

As the neighbour will be disturbed during normal working hours a planning condition is recommended obliging the applicant to submit a Construction and Environmental Management Plan (CEMP) that will ensure that the works will be carried out in a way that reduces the noise and dust during demolition and construction. The aim of the condition is to reduce the disturbance for the neighbour. The neighbour did not accept that a CEMP condition was enough to withdraw their objection. The officer recommendation is that a planning condition for a CEMP will be added to the previous recommended conditions and that the development should be granted permission.

The Planning Committee report as it was submitted on 31 October 2016 follows with the added condition for a CEMP.

HISTORY OF SITE

16/0313/16 - Application to reconstruct dwelling along with 2 storey rear extension and front porch.

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(s). AP(0)51 Rev.A) and on 1 July 2016 (dwg. no. AP(0)49 Rev.A), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C75 - Construction/demolition hours
- 4) Pre-commencement condition: A Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development on site and adhered to during the construction period. This should include details of monitoring and mitigation measures to control the environmental impact of the development during the construction and demolition phases, including site traffic and traffic routing, the effects of piling, and emissions of noise and dust. The CEMP should contain a procedure for handling and investigating complaints as well as provision for regular meetings with appropriate representatives from the Local Authorities during the development works, in order to discuss forthcoming work and its environmental impact.
Reason for pre-commencement condition: In the interest of the environment of the site and surrounding areas. This information is required before development commences to ensure that the impacts of the development works are properly considered and addressed at the earliest possible stage.

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