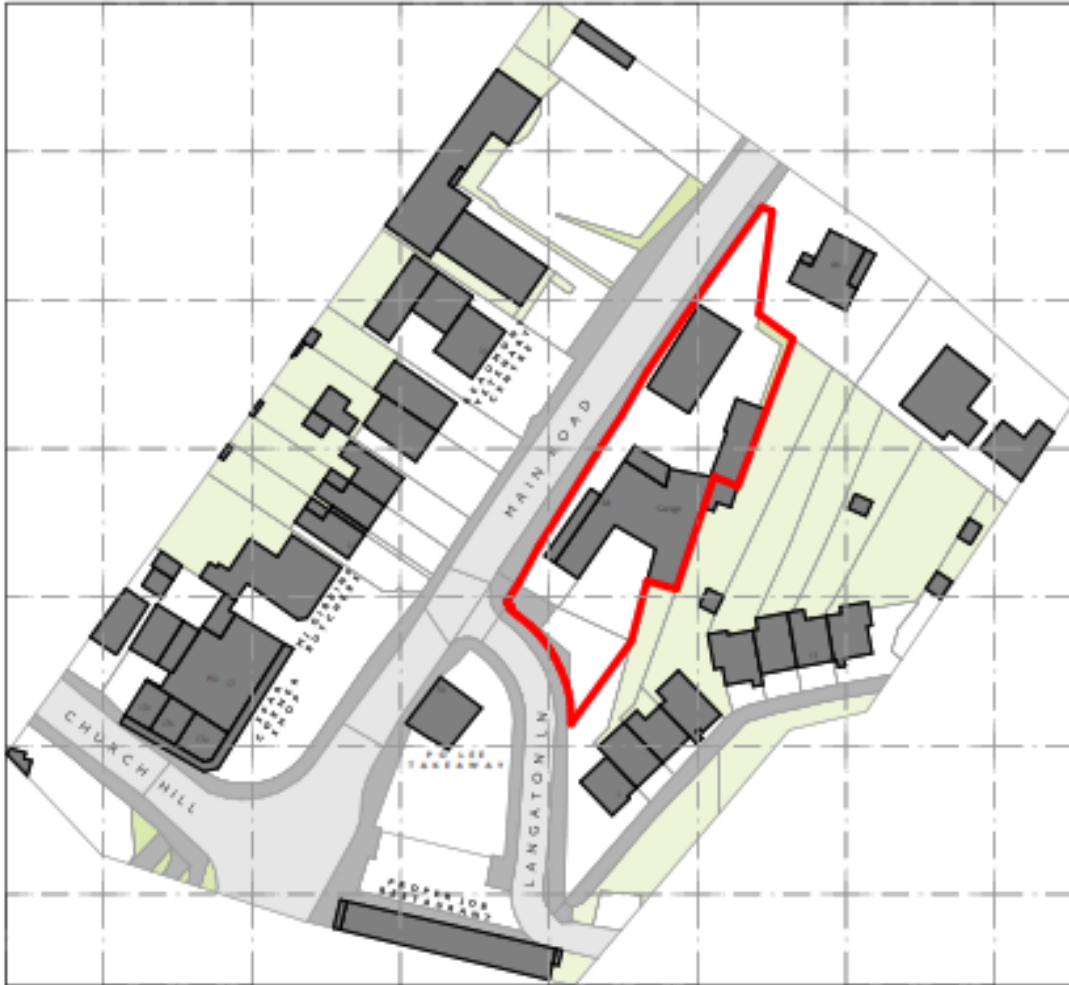




Location: 58 High Road, Pinhoe



- **Designated Local centre** – commercial uses providing vibrancy and local amenities protected



Existing site – Mixed Use

Existing Garage



Existing Commercial



View Looking North up Main Road



Langaton Lane towards the rear of the site



Description of the development



Proposed section – north west view

Proposed mixed use development



Proposed single dwelling, Langaton Lane



Proposed single dwelling, elevations proposed



Proposed House - Front (South West) Elevation



Proposed House - Side (North West) Elevation



Proposed House - Rear (North East) Elevation



Proposed House - Side (South East) Elevation

Proposed Front Elevation (commercial and flats above)



Elevations (commercial and flats) proposed

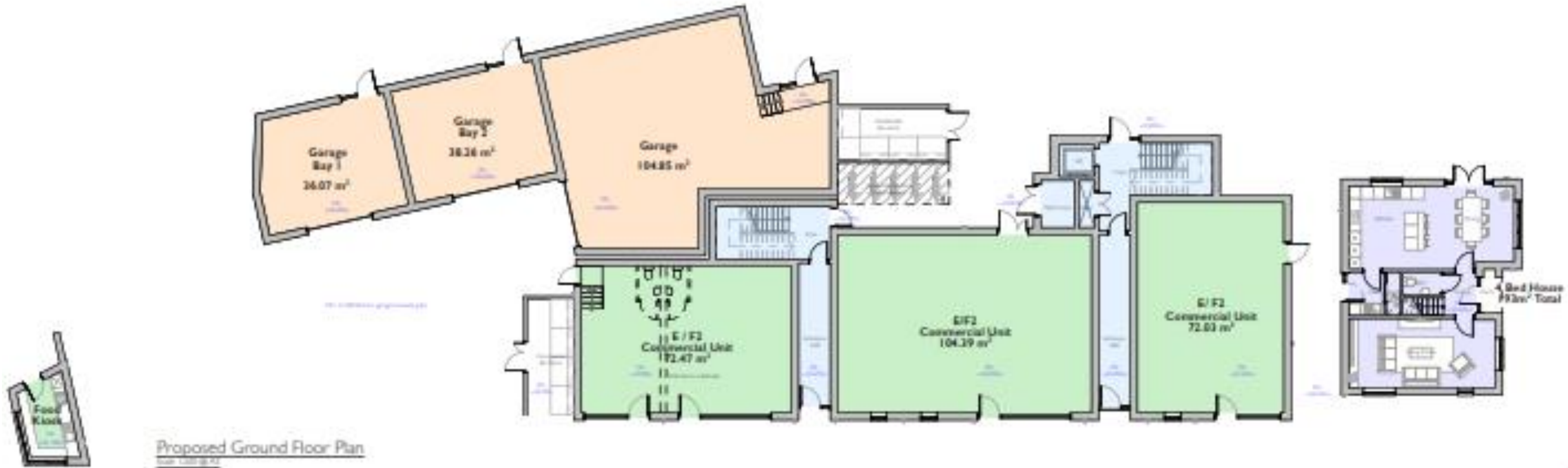


Proposed Front (North West) Elevation



Proposed Rear (South East) Elevation

Proposed Commercial (447sqm)

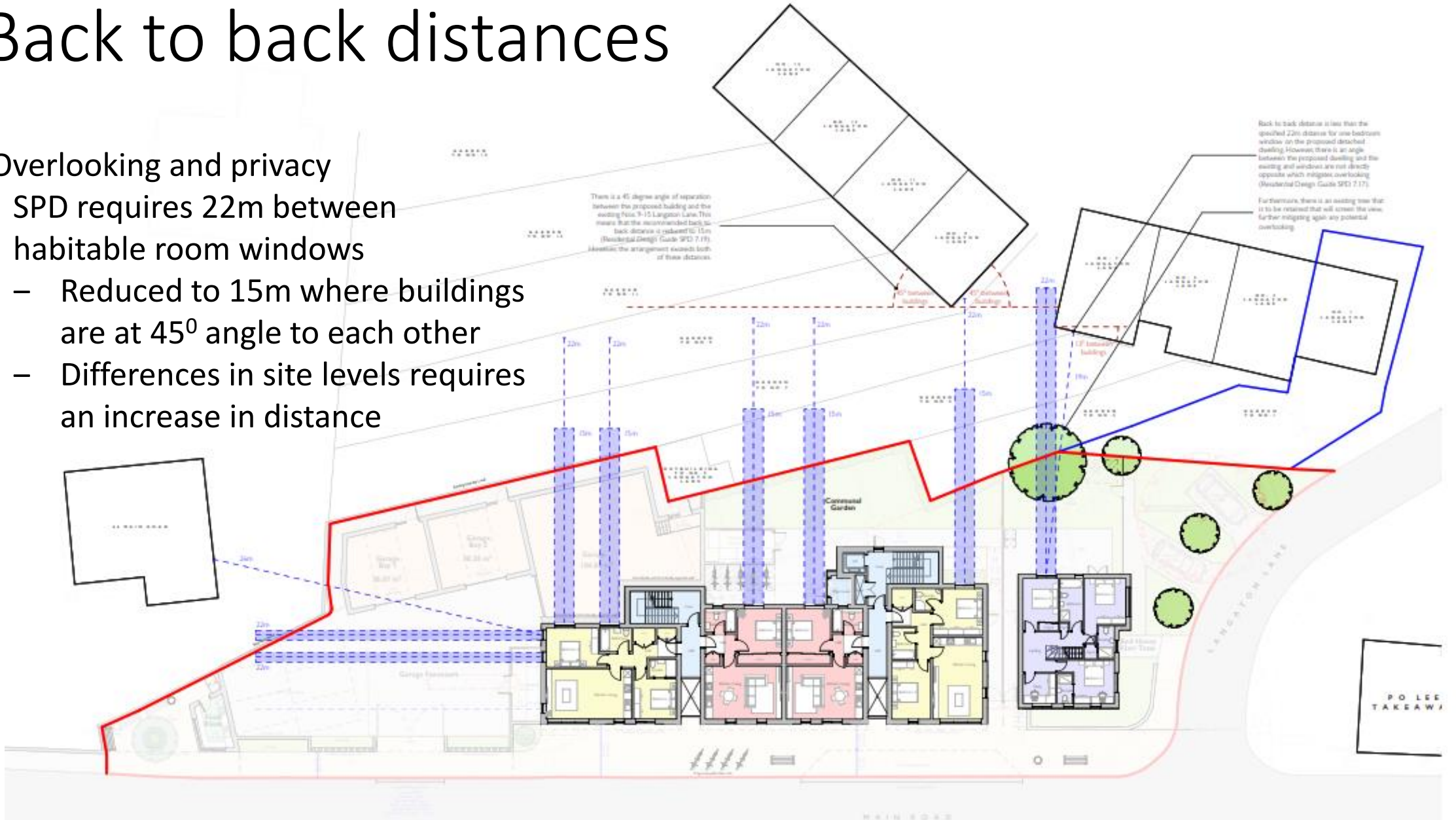


Proposed Kiosk

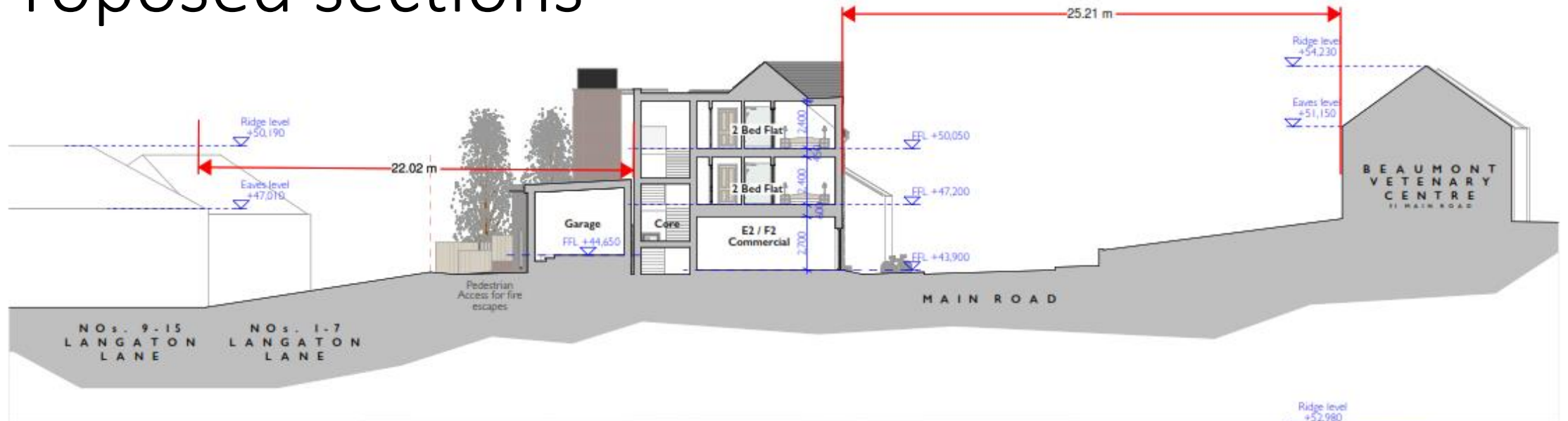


Back to back distances

- Overlooking and privacy
 SPD requires 22m between habitable room windows
 - Reduced to 15m where buildings are at 45° angle to each other
 - Differences in site levels requires an increase in distance



Proposed sections



Proposed Cross Section - Apartments



Proposed Cross Section - Detached dwelling

Scale 1:200 (G/A)

Highways

- DCC Highways - The level of vehicle movements for existing *'use would not be too dissimilar to the proposed use, it would therefore be unreasonable for the Highway Authority to recommend refusal on traffic generation'*.
- Exeter Cycle Campaign - Cycle Parking insufficient; This will be conditioned

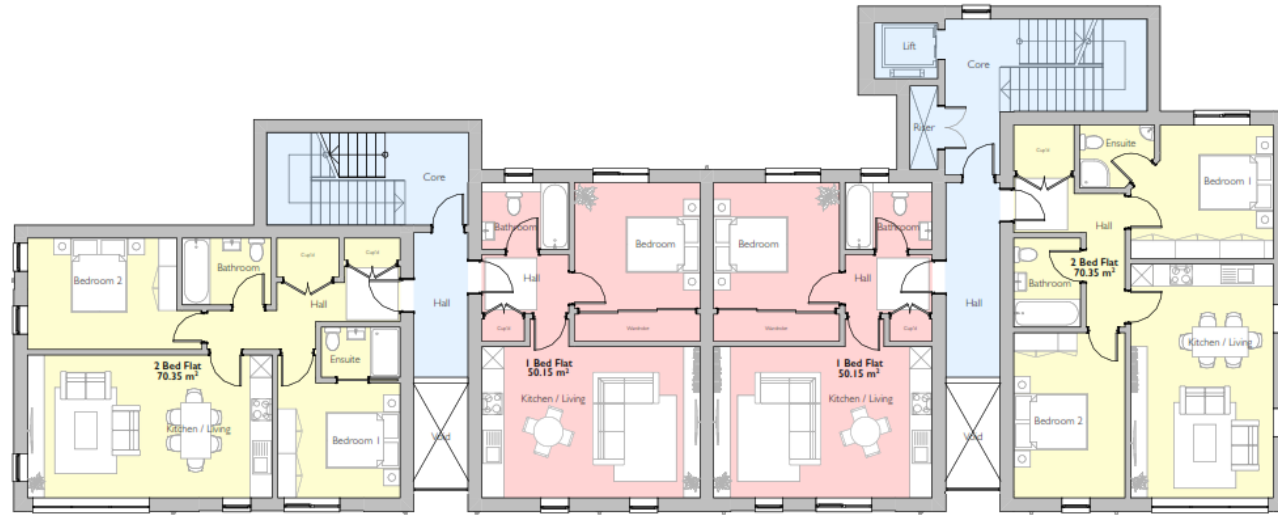


Recommendation

- **APPROVE**, subject to conditions and legal agreement with DCC Highways

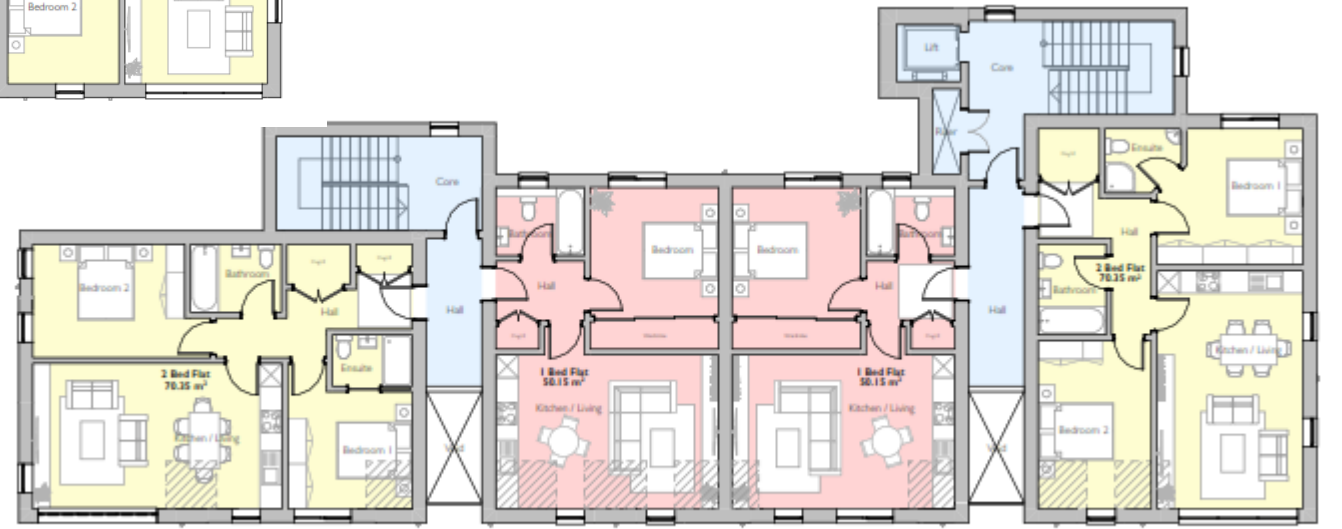
END

Proposed Flats (x 8)



First Floor

1-bedroom flats (x4)	50sqm
2-bedroom flats (x4)	70.35sqm
Communal garden	144.21
Car parking	0
Cycle Parking	10



Second Floor

Proposed Garage Elevations



Design

- *Two storey housing occupies the other side of Main Road and this is both set back and is at a higher level. The increase in scale on the application site is considered therefore to be acceptable and is supported.*
- The plans were amended in response to comments regarding width of the pathway providing access to larger bins and the width of the pavement and public realm.



Revised

Design

- Roof form retained to include glazing despite comments received from ECC Urban Design Officer

Take main roof across full front elevations (omit glazed gaps in roof plane crossing the ridgeline of the roof) to avoid disjointed appearance.

Original proposal with glazed roof:



Larger visual Mass with continuous roof:



Landscaping

- An Arboricultural Assessment was submitted as part of the application
Recommendation - 3 no. Fastigate Oaks, for the loss of T1 – Ash.
- The proposed replacements are considered to provide a suitable alternative.
- The removal of T1 may be justified however, *its loss will be noticeable and it is therefore imperative, that it is mitigated for by a significantly robust planting scheme that is to be approved by the council's Landscape officer. This will be conditioned*

Neighbour consultation

Representations included material planning concerns

- 13 letters were sent
- 7 objections received relating to
 - Parking
 - Highway safety, new access for single dwelling
 - Congestion of the highway for construction and operational servicing
 - Design out of character
 - Height (x3-storeys)/ Overbearing
 - Impact on outlook
 - Overlooking/Privacy
 - Communal back alley blocked
 - Overdevelopment

Proposed Uses

	Existing sqm	Proposed sqm
Commercial [= Industrial (garage) + 3 other (E/F2) kiosk, retail, community]	290	447.82 [= 179.18 + 104.39 + 72.03 + 72.03]
Residential (x9) [x4-bed detached house +2-bed x 4 +1-bed x 4]	72.76	835.4 [193 + 70.35 x 4 + 50.15 x 4]