

ITEM NO. 9

COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/2253/03

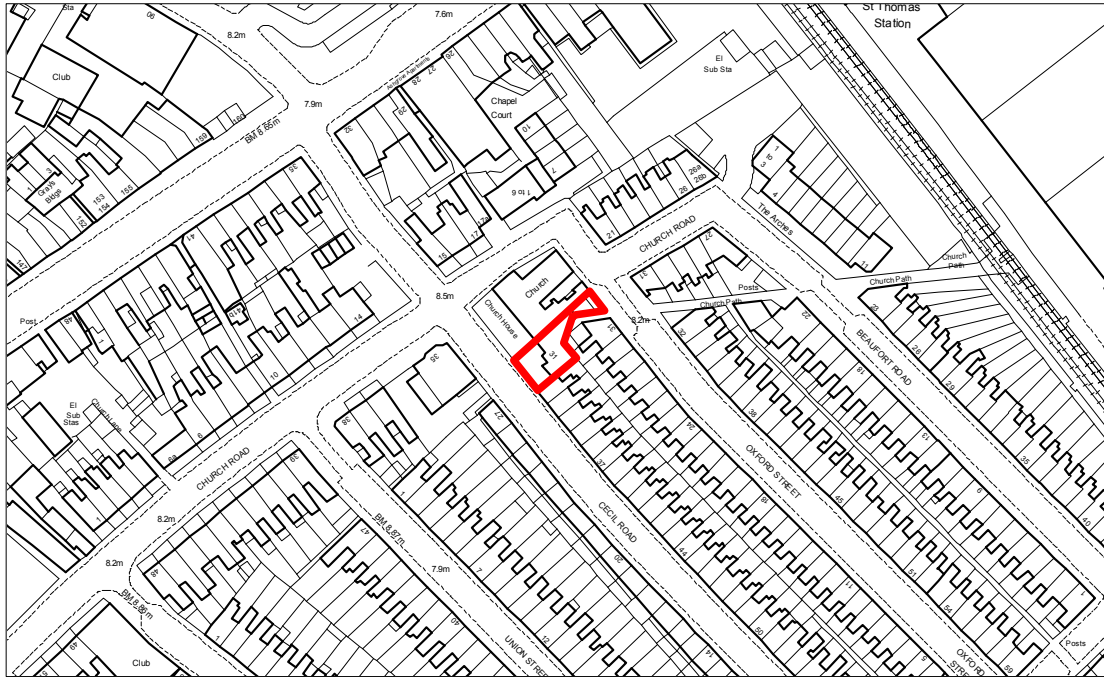
FULL PLANNING PERMISSION

APPLICANT: Mr D Hubbard

PROPOSAL: First floor extension on north east elevation

LOCATION: 31 Cecil Road, Exeter, EX2 9AQ

REGISTRATION DATE: 07/11/2007



Scale 1:2000

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HISTORY OF SITE

First floor rear extension was granted planning permission (ref: 06/0348/03) in 2006. The extension was to provide a first floor bathroom with a footprint of 3.2 metres by 3.2 metres. The extension incorporated a hipped roof and was 7.3 metres high.

DESCRIPTION OF SITE/PROPOSAL

The site falls within the Cowick Street Conservation Area. The property is an attractive red brick terrace with a small rear courtyard. A row of Victorian terraces is set further forward to the south east and the townhouse style Church House, a building of local importance, to the north west of the property. Access to the rear of the property is via Oxford Street, with the boundary wall adjacent to the front entrances of 31 and 31a Oxford Street.

The proposal is for a first floor extension to the rear of the building to provide a small bathroom measuring 1.6m x 3.4m (externally). The first floor extension will be in the form of a hipped roof set above what is currently a single storey flat roof element. There will be two windows on the extension one on the rear elevation the other on the south eastern elevation. The proposed external materials will be slate and render.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Design and Access statement has been submitted which outlines the proposed size and use of matching materials.

PLANNING POLICIES/POLICY GUIDANCE

Devon Structure Plan 2001 - 2016

CO7 - Historic Settlements and Buildings
CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011

C1 - Conservation Areas
DG1 - Objectives of Urban Design

OBSERVATIONS

The proposal outlined in this application is actually smaller than that granted planning permission previously by virtue of a reduction in length of 1.6 metres. The reason for the reduction in size relates to a party wall matter. The proposed first floor extension is considered acceptable. The incorporation of a hipped roof ensures that the bulk of the addition is kept to a minimum reducing the impact on the neighbouring properties. Whilst it is recognised that 31a Oxford Street is in close proximity to 31 Cecil Road it is not considered that the proposal would cause a loss of light or a loss of privacy. The proposed external materials are sympathetic to the area and to the building and combined with the simple design it is not considered that this proposal would have a detrimental impact on the character of the Conservation Area.

WESTERN AREA WORKING PARTY

Members raised no objection to this proposal.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials
- 4) Prior to the commencement of the development hereby approved details of the window joinery shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the building and its visual contribution to the Cowick Street Conservation Area.

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