

ITEM NO. 8

COMMITTEE DATE: 10/12/2007

APPLICATION NO: 07/2131/03

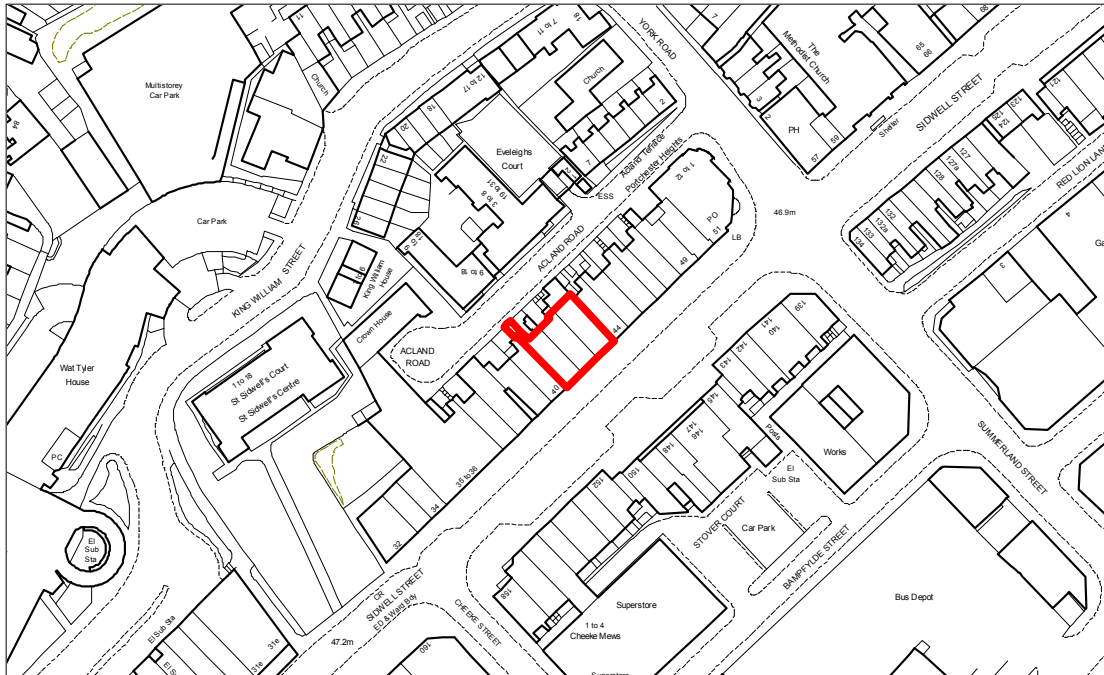
FULL PLANNING PERMISSION

APPLICANT: Mr G Street
Firmplot Ltd

PROPOSAL: Alterations to provide 10 self-contained flats, including pitched roof, two storey extension at first floor level and roof to external staircase on north west elevation

LOCATION: 41A-43A Sidwell Street, Exeter, EX4 6PA

REGISTRATION DATE: 12/10/2007



Scale 1:2000

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HISTORY OF SITE

Planning permission was granted in 2005 for the conversion of the former snooker club premises into six self contained residential flats. In April 2006 permission was granted to add a pitched roof and create an additional two flats within the roof space.

DESCRIPTION OF SITE/PROPOSAL

The application site is located on the north western side of Sidwell Street above a charity shop, pet shop and dry cleaners. The proposal would involve the conversion of the three existing maisonettes; an extension to the rear at first and second floor fronting onto Acland Terrace and the creation of a new pitched roof. The scheme would result in 3 No. two bedroomed units and 1 No. one bedroomed unit at both first and second floor and 2 No. two bedroomed units contained within the newly created roof space. Overall a total of 8 No. two bedroomed flats and 2 No. one bedroomed flats are proposed.

The external appearance of the two storey rear extension and roof will reflect the works already carried out on the adjacent site. The building works would be a combination of brick

and artificial slate to match the adjacent development, with an element of render. The proposed new roof structure incorporates a pitched roof with gable features fronting the Sidwell Street frontage similar to the arrangement carried out on the adjacent site.

There are no parking spaces associated with this proposal although a central cycle storage area is proposed at first floor level. The bin storage area is located on the ground floor fronting onto Acland Terrace.

REPRESENTATIONS

One letter of objection which raised concern about the lack of parking spaces in the area to cope with the number of flats proposed.

CONSULTATIONS

The County Director of Environment, Economy and Culture's views are awaited.

The Head of Environment Health Services states details of the refuse storage facilities are required and that a noise assessment is submitted indicating how the proposed accommodation would be protected from road traffic and nearby businesses.

PLANNING POLICIES/POLICY GUIDANCE

Devon Structure Plan 2001 to 2016

ST1 - Sustainable Development
CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011

H1 - Search Sequence
H2 - Location Priorities
DG1 - Objectives of Urban Design

OBSERVATIONS

The principle and design of this proposal has already been established by virtue of a similar scheme approved on the adjacent site. It is considered that the creation of additional residential units in this location is entirely appropriate and the incorporation of the existing flat roof area in the scheme, which currently fronting onto Acland Terrace would visually enhance the area. Indeed, it is considered that the proposed roof arrangement which reflects the approach taken on the adjacent block represents a positive change to the character and appearance of the streetscene and is therefore to be welcomed.

A local resident has raised concern about the potential for greater pressure on the existing inadequate parking facilities in the area. However it is considered that the location of these existing flats in a central location, adjacent to shopping facilities and public transport routes removes the need for car parking to be provided on site. Whilst the written comments from the County Director of Environment, Economy and Culture are awaited it should be noted that his comments on the adjacent site indicated that a car free development would be acceptable in this location.

NORTHERN AREA WORKING PARTY

Members recognised that because there was an objection to this major application it would be considered by the Planning Committee.

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 September 2007 (dwg nos. 839-20; 839-21; 839-25 & 839-26) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C17 - Submission of Materials
- 4) Notwithstanding condition no 2, no work shall commence on site under this permission until full details of the refuse storage provision have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:
Reason: Insufficient information has been submitted with the application and in the interests of visual amenity.
- 5) No construction work shall take place on the site other than between the hours of 0800hrs to 1800hrs Monday to Friday and 0830hrs to 1300hrs on Saturday and not at all on Sundays or Bank 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