

**ITEM NO. 11****COMMITTEE DATE:**

14/03/2016

**APPLICATION NO:**

16/0141/16

**EXETER CITY COUNCIL REGULATION 3****APPLICANT:**Mr I Todd  
Exeter City Council**PROPOSAL:**

Reconstruct dwelling along with 2 storey rear extension and front porch

**LOCATION:**

39 Merrivale Road, Exeter, EX4 1PX

**REGISTRATION DATE:**

01/02/2016

**EXPIRY DATE:**

28/03/2016



Scale 1:1000

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**HISTORY OF SITE**

There is no relevant history for this site.

**DESCRIPTION OF SITE/PROPOSAL**

Semi detached dwelling, currently vacant, located on the south side of Merrivale Road with school to the rear. The property is in the ownership of the Council. It is one of many similar properties, with many now in private ownership.

The proposal is for the complete demolition of the semi-detached dwelling and its reconstruction, including a two storey rear addition and a front porch. The rear addition would extend approximately 1.75 metres to the rear of the existing rear elevation for the width of the property and be finished with a hipped roof. The single storey front extension would be 2.7 metres wide, projecting by 1 metre, half of which would be an open porch outside the front door and half providing part of the downstairs WC. The external finish of the building will be render with cement slates on roofs.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

Design and Access Statement: This property is one of a number of dwellings which have been there for nearly 90 years and without additional works will have to be structurally condemned. The most cost effective approach is considered to be demolish and rebuild. The new property will comply with modern day standards and will be more thermally efficient. This is one of a number of similar proposals and a letter was sent to all adjoining occupiers on 04/11/2015 making them aware of the proposed works.

## **REPRESENTATIONS**

A letter from the adjoining owner has been received. Concerns raised relate to blocking light out of the bedroom window and the effect on a recently erected fence.

## **CONSULTATIONS**

EHO: recommends condition regarding hours of working.

## **PLANNING POLICIES/POLICY GUIDANCE**

Central Government Guidance

Exeter Local Plan First Review 1995 - 2011

Policies - DG1 - Design Guidance

Exeter City Council Supplementary Planning Document (Householder's Guide to Extension Design)

Para 2.1 refers to the potential impact of two storey additions on ground floor windows to adjoining properties which does not apply here.

## **OBSERVATIONS**

There is no merit in the existing property. The only issue is the potential impact upon the adjoining property arising from the rear extension. The rear elevations face south-east. The next door property has a single storey rear addition on the boundary which has some impact upon the current property. A two storey addition, projecting only 1.75 further to the rear, will have some impact upon the neighbour but it is considered any impact would not be sufficient to justify refusal upon the use of first floor windows. The application is considered to be acceptable.

## **DELEGATION BRIEFING - 23 FEBRUARY 2016**

The application was considered, along with six similar proposals at other properties, at the Delegation Briefing. This application is referred to the Planning Committee for determination under the scheme of delegation due to the receipt of an objection from the adjoining property.

## **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 01 February 2016 (*dwg. no. 150624 AP(0)06*), 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 1 pm (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