

ITEM NO.

6

COMMITTEE DATE:

23/03/2009

APPLICATION NO:

09/0094/03

FULL PLANNING PERMISSION

APPLICANT:

Mr J Plesinger-Rees

PROPOSAL:

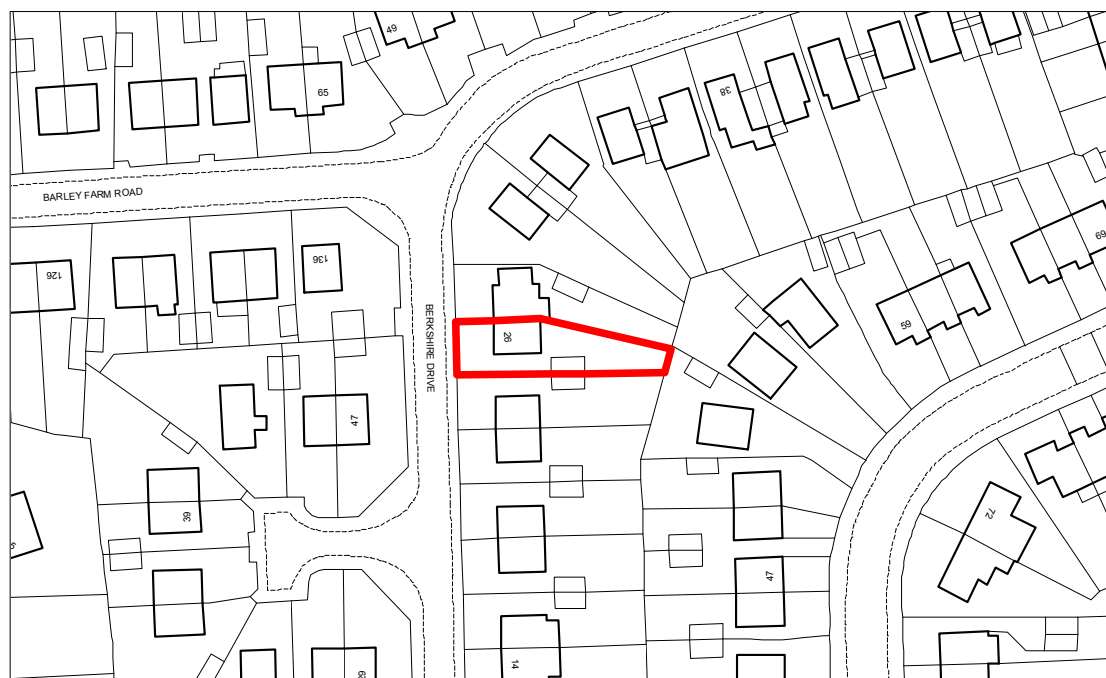
Ground floor extensions on east and south elevations to provide an additional two bedspaces, hardstanding on west elevation, access to highway and associated works

LOCATION:

26 Berkshire Drive, Exeter, EX4 1NF

REGISTRATION DATE:

30/01/2009



Scale 1:1250

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HISTORY OF SITE

Planning permission was granted for the change of use from dwelling (Class C3) to boarding house (Class C1) in November 2007. The consent was granted on the basis that the use could only be carried out by the applicant. This approval provided accommodation for students within three twin rooms and one single room, in effect a total of 7 students. The applicant provides rooms mainly for overseas students who principally attend either Exeter University or Exeter College.

DESCRIPTION OF SITE/PROPOSAL

This semi-detached dwelling is located on the eastern side of Berkshire Drive. The area is wholly residential in character. It is proposed to create an additional two rooms to provide accommodation for overseas students. To achieve this, the application intends to remove an existing previously extended kitchen to the rear and provide an extension containing a new bedroom and dining room. This extension would project into the rear garden by 2.5 metres and have a maximum height to the ridge of 3.5 metres. The proposed side extension would provide an additional bedroom and an extended kitchen. This extension would be 2.5 metres in width and occupy the entire length of the original dwelling thereby removing the existing drive. There would be no windows proposed within the side elevation. Both elements of the extension would be constructed of brick and tile to match the original dwelling. In addition, the application seeks to remove the front brick wall and create additional car parking within

the whole of the front garden area to compensate for the loss of the drive and drop the kerb to the highway.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The applicants have indicated that he wishes to increase the overall number of students that could potentially be accommodated at the property by one, providing an overall total of 8 students. Whilst the proposed number of bedrooms at the property has increased by two, the total number has been limited by the applicant's desire to meet the new requirements of Exeter University students for single occupancy rooms from which the applicant receives the majority of students referrals.

REPRESENTATIONS

7 letter of support have been received including one from Exeter University which states their policy for overseas student to be accommodated in single rather than shared room.

CONSULTATIONS

The County Director of Environment, Economy and Culture considers that in highway terms the principle of such a development at this site is acceptable subject to a condition requiring the off street parking to be provided in accordance with agreed details

The Head of Environmental Health comments that fire doors should be provided to serve the new rooms.

PLANNING POLICIES/POLICY GUIDANCE

Devon County Structure Plan 2001-2016
CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011
DG1 - Objectives of Urban Design

Exeter City Council Supplementary Planning Guidance
Householder's Guide to Extension Design

OBSERVATIONS

The principle of the property's use as boarding housing for the accommodating of students has already been established by the planning application granted in 2007. The key issue for consideration in the assessment of this application, is whether the increase in the number of students accommodated at this property would lead to an undesirable intensification of the use and consequently have an adverse affect on the character and appearance of the area.

It is considered that the proposed extensions are acceptable in terms of scale, massing and height and impact on neighbouring properties. Accordingly the extensions would meet the criteria within the Householders Guide to Extension Design which represent the appropriate Supplementary Planning Guidance in this instance.

The applicant has stated within his supporting information that it is his intention to increase the overall number of students he can accommodate by only one even though two additional bedrooms are proposed. The applicant has also stated his willingness to accept a condition which limits the total number of students to 8 in total. The reason for such a modest increase in the proposed numbers is in direct response to the change in policy by the Exeter University, his main source of students referrals, which aims to accommodate students within single occupancy rooms. It is considered that the combination of a personal condition which is already in place and a limit to the overall number of students that can be accommodated

would represent suitable controls to ensure that the proposal does not have an adverse affect on the residential character of the area.

Given that the proposal should not increase the pressure for parking provision on the site, it is considered unnecessary to remove the front brick wall, drop the kerb and create hardstanding within the front garden. The character and appearance of the area is in part defined by the present of front walls and gardens and therefore it is considered that the removal of these elements would be visually harmful and have a negative impact on the character of the area. Accordingly the applicant has been requested to remove these elements from the application.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) The use hereby permitted shall be carried on only by Mr Jonathan Plesinger-Rees and shall cease at such time as the aforementioned person cease to occupy the site.
Reason: To enable the proposed use by the applicant to be monitored.
- 2) No more than 8 students shall reside at the premises at any one time.
Reason: To prevent the intensification of the premises and to ensure that the residential character of the areas is maintained.
- 3) The extensions to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 4) C15 - Compliance with Drawings
- 5) C17 - Submission of Materials

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