

Exeter City Council
Planning Committee
(25 April 2022)

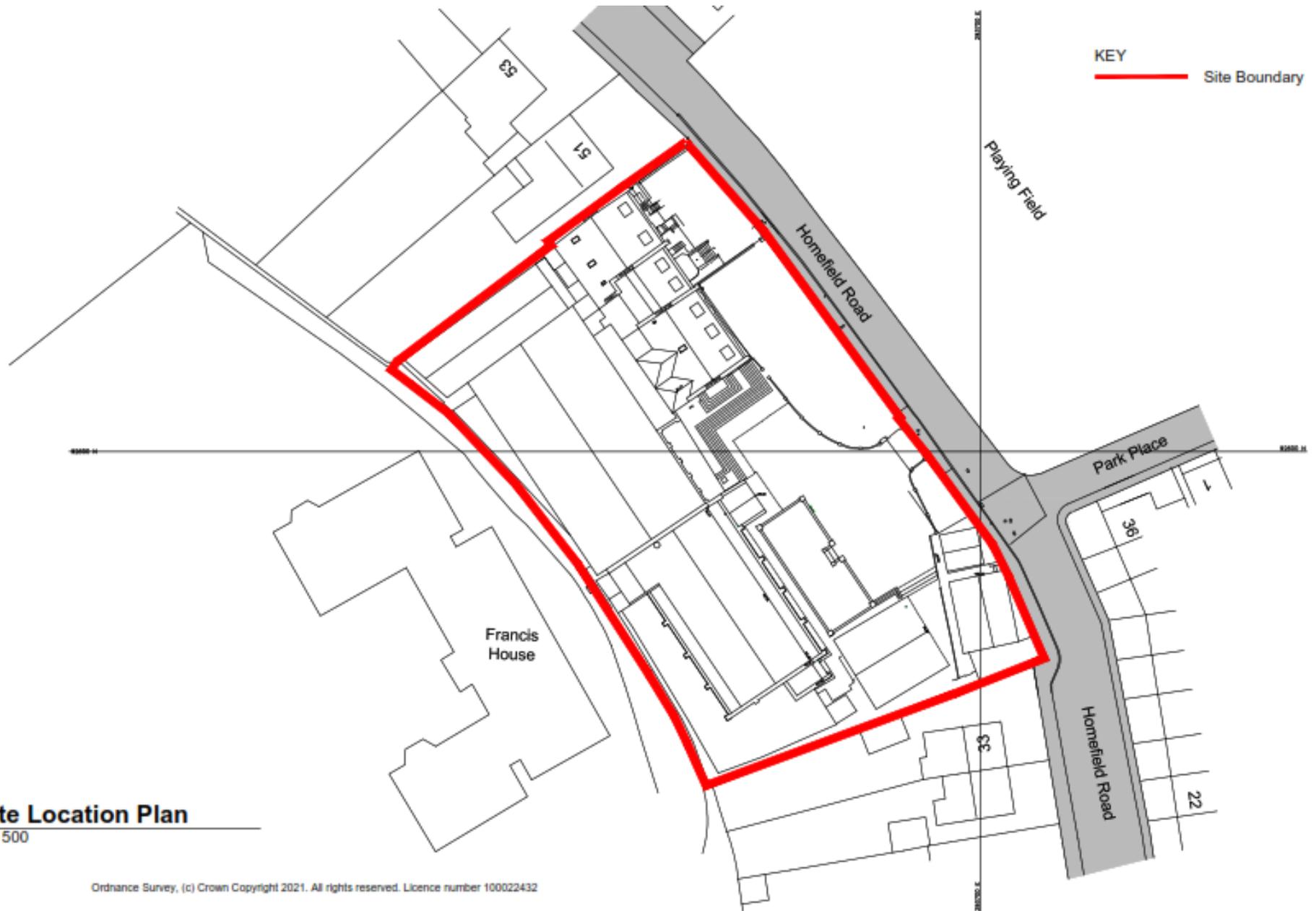
Application 21/0835/FUL

Site: 47 Homefield Road (former Bramdean School), Exeter

Applicant: Mr James Yorke

Proposal: Conversion of Locally Listed main school building and Chapel, including demolition of redundant classrooms and outbuildings, alterations and extensions to retained buildings. Provision of two new residential units to retain one unit of accommodation and create 25 new residential units of accommodation

Case Officer: Emily Perryman



1 Site Location Plan
1 : 500

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SITE LOCATION PLAN



AERIAL VIEW



PHOTOS



Google

PHOTOS



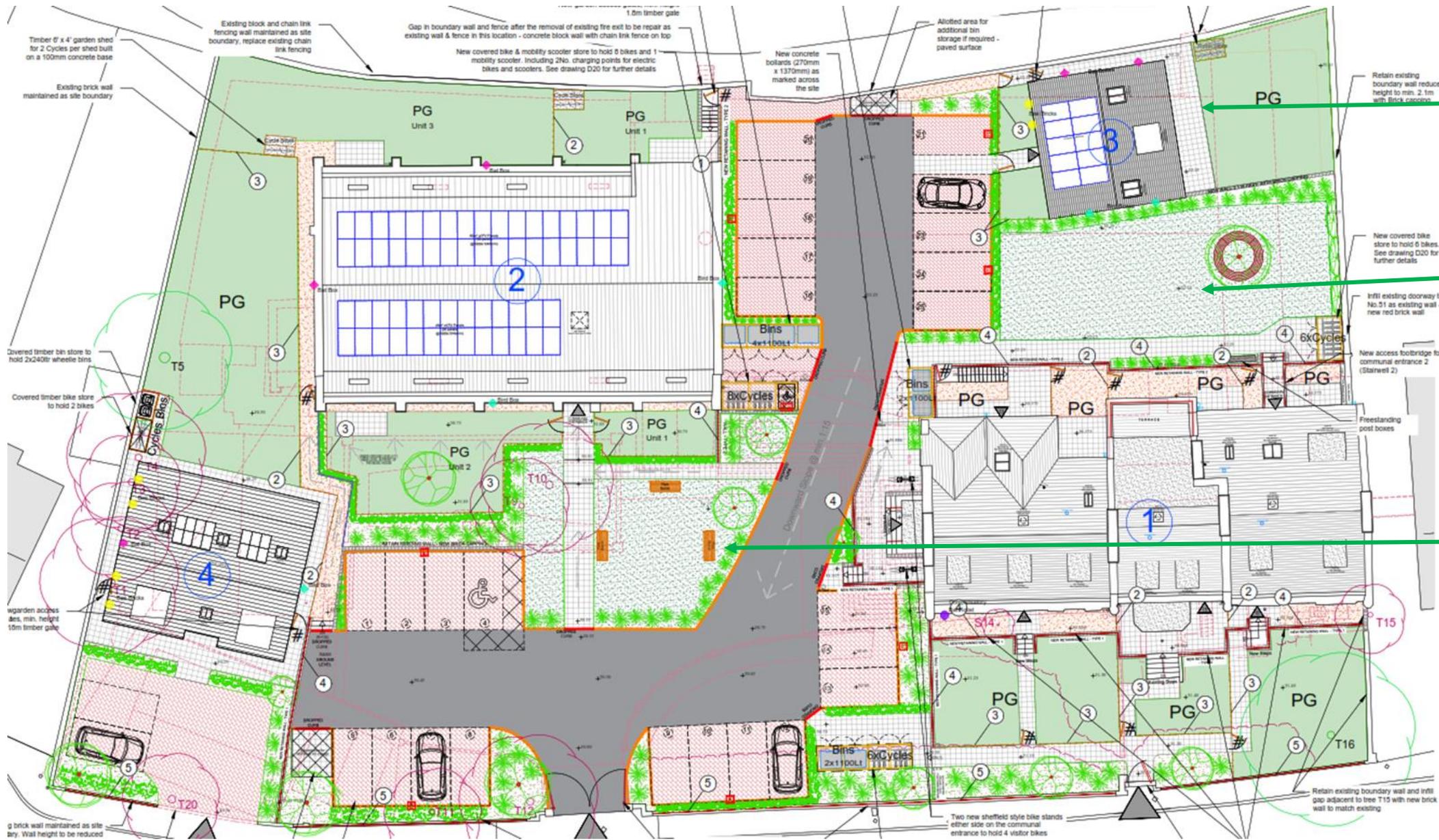
PHOTOS



PHOTOS

- Main school building (locally listed) to be retained and converted into 14 apartments (4 x 1 bed, 10 x 2 bed).
- The chapel building (music house) is proposed to be retained and converted into nine apartments over three floors (all two-bedroom).
- The remaining buildings on the site, including the covered gym, homewood block, and ancillary single-storey buildings around the chapel, are proposed to be demolished.
- Two two-storey detached properties are proposed to be constructed. A detached two-storey dwelling (four-bedroom) is proposed for the southeast corner of the site with off-street parking with an enclosed private garden to the rear. A further detached two-storey dwelling (four-bedrooms) towards the site's northwest boundary.
- Two communal amenity areas are proposed, forward of the chapel building and a larger area behind the main school
- The boundary wall along the north-eastern boundary fronting Homefield Road is proposed to be altered to a low wall with railings above, to a height of 1.1 metres. The existing main vehicular entrance to the site is proposed to be retained.
- 27 car parking spaces are proposed, with access to 7 electric vehicle charging points and secure covered cycle parking has been provided for all dwellings at one space for 1-2 bed units and 2 for larger units.

PROPOSAL OVERVIEW

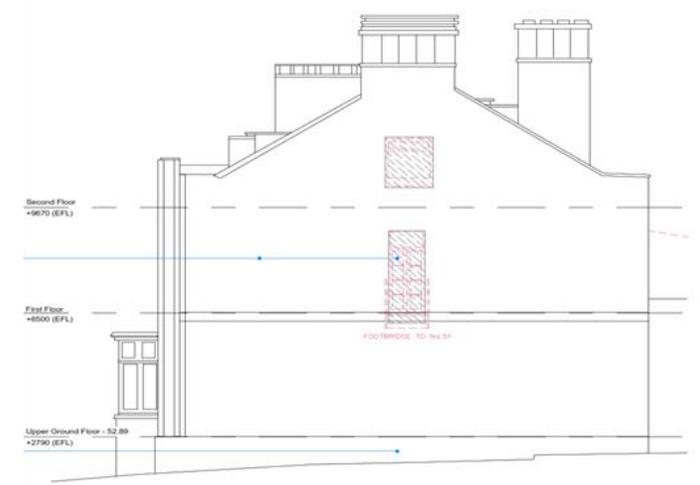
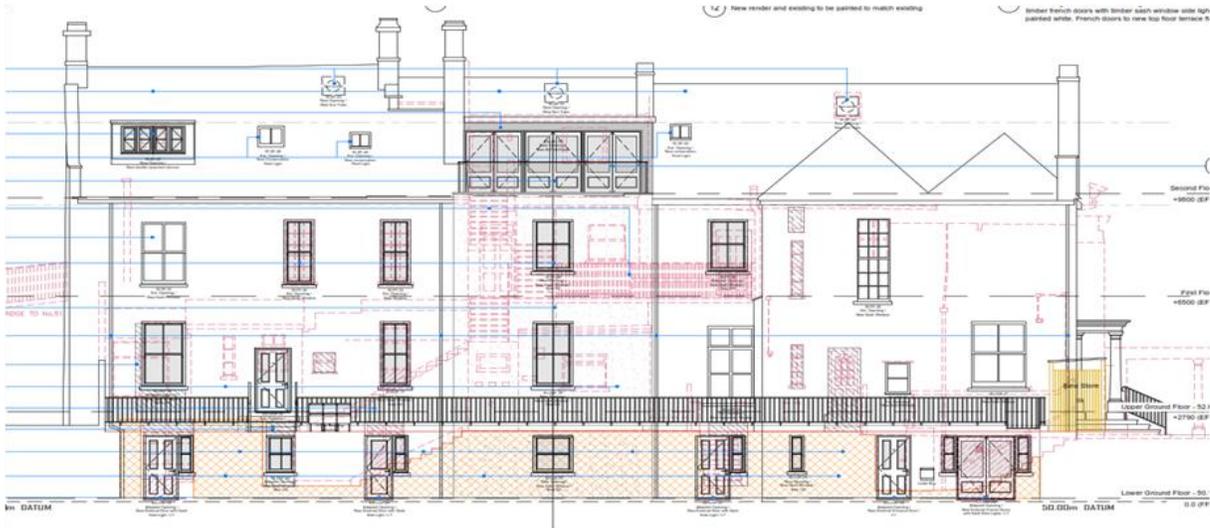


Pair of semi-detached houses replaced with a single detached house, repositioned with garden to rear.

Introduction of communal open space for use of residents

Removal of 4 parking spaces to create more shared amenity space and have a better relationship with the street scene and wider conservation area

PROPOSED SITE PLAN



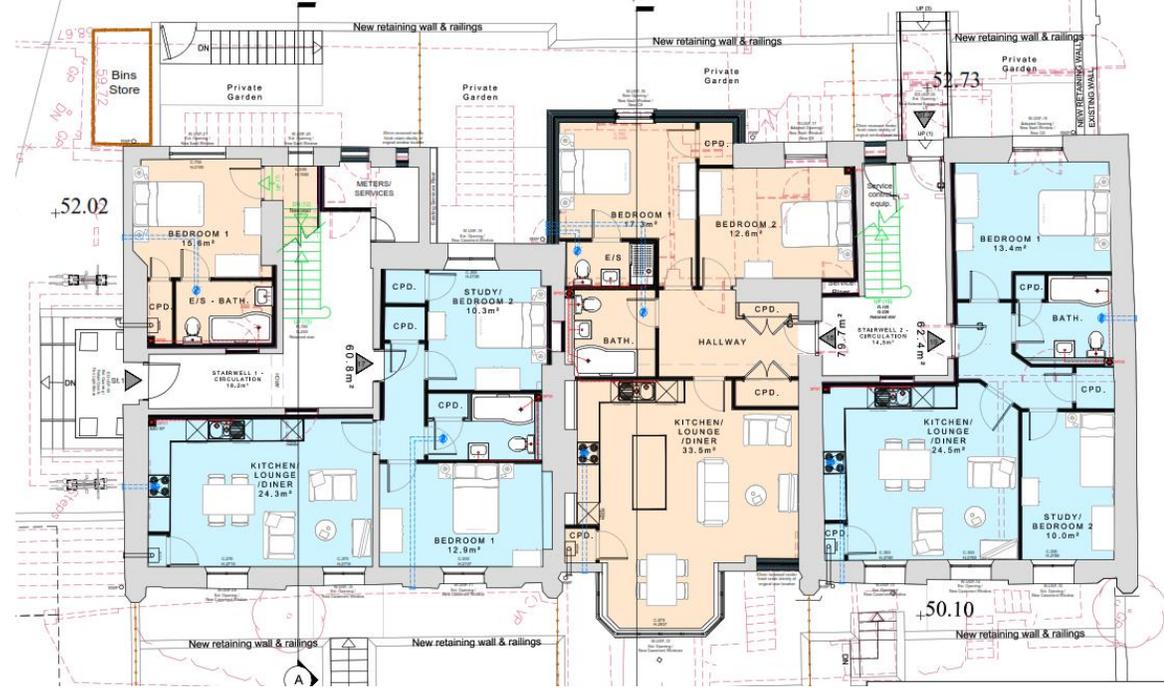
The School House is locally listed and is proposed to be retained and converted into apartments (14 apartments over 4 floors, 4 x 1 bed and 10 x 2 bed)

PROPOSED 'SCHOOL HOUSE' CONVERSION ELEVATIONS

Lower ground floor plan



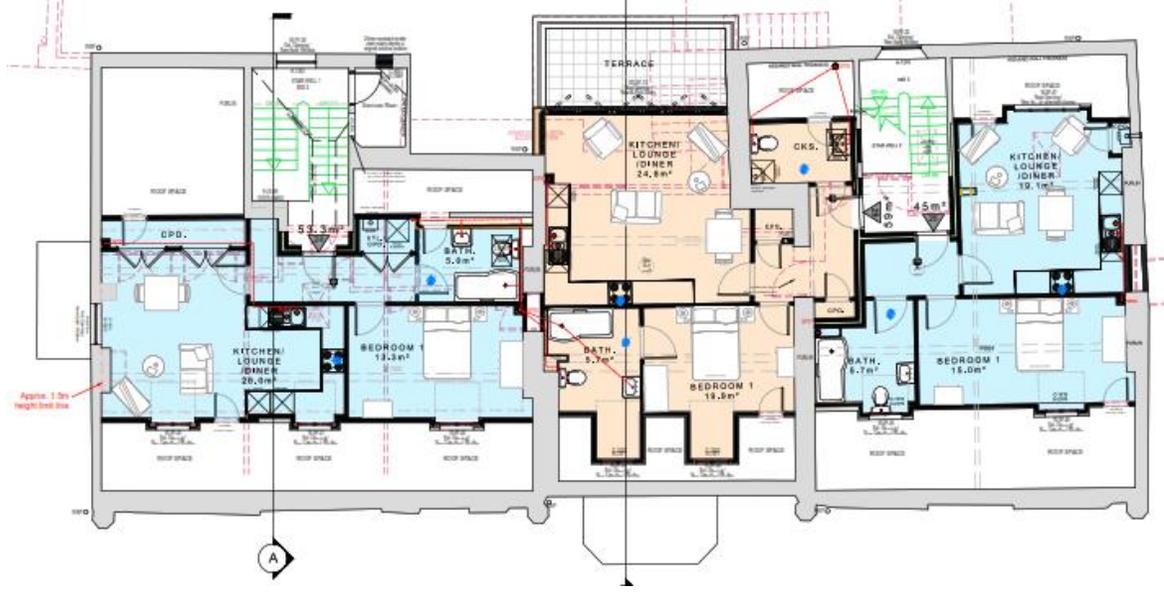
Upper ground floor plan



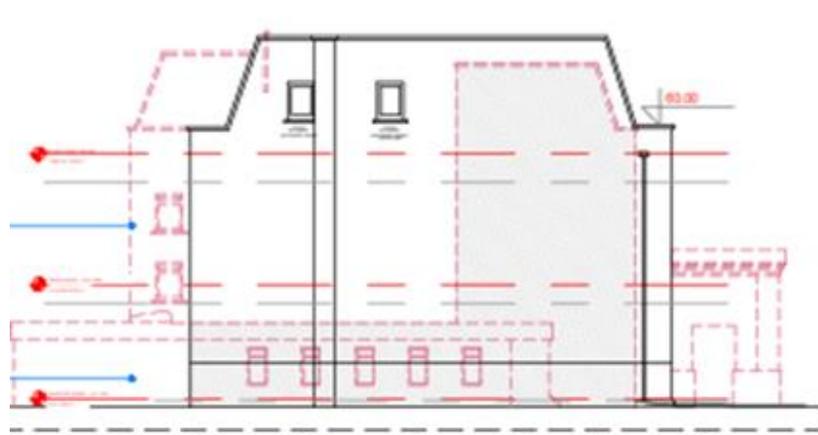
First floor plan



Second floor plan



PROPOSED 'SCHOOL HOUSE' CONVERSION FLOOR PLANS



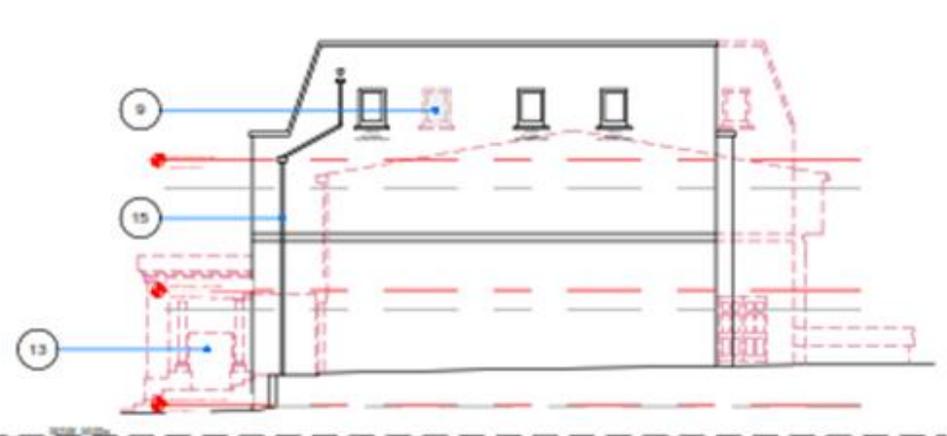
1 North Elevation
1 : 200



2 East Elevation - Front
1 : 200



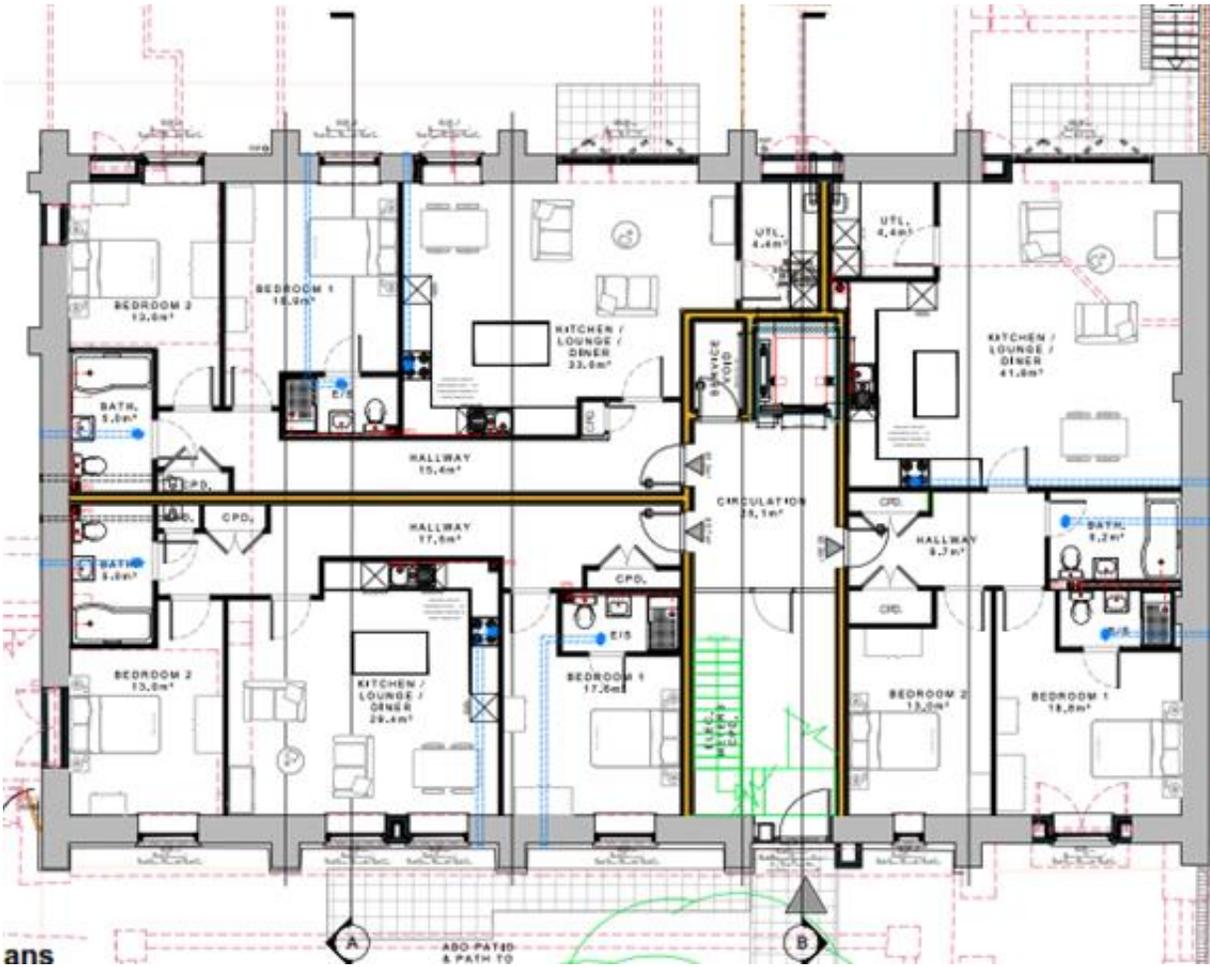
3 West Elevation
1 : 200



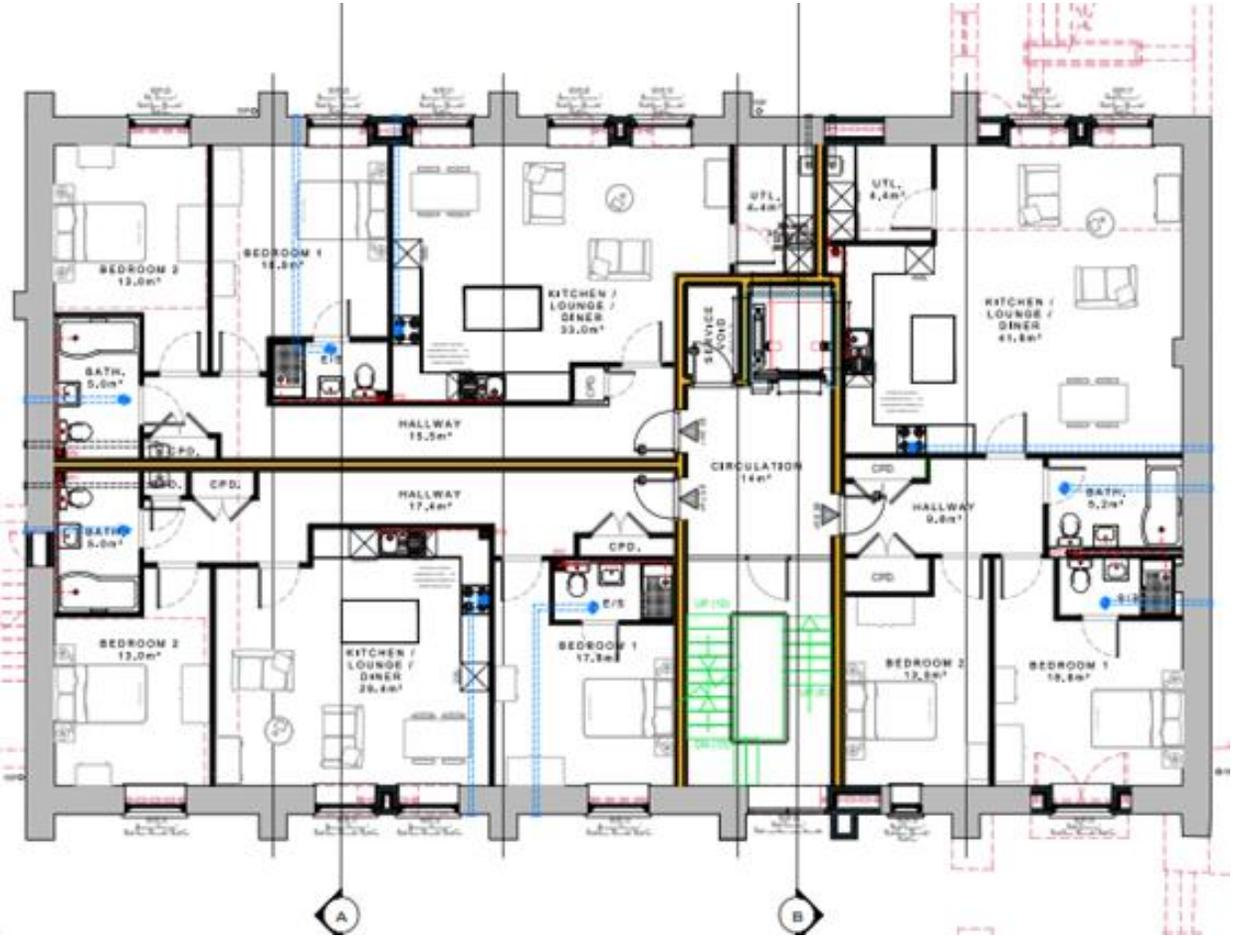
4 South Elevation
1 : 200

Key Floor Plans
 □ New blockwork infill - sand and cement render painted to match existing
 --- Demolition / to be removed

PROPOSED 'MUSIC HOUSE' CONVERSION ELEVATIONS

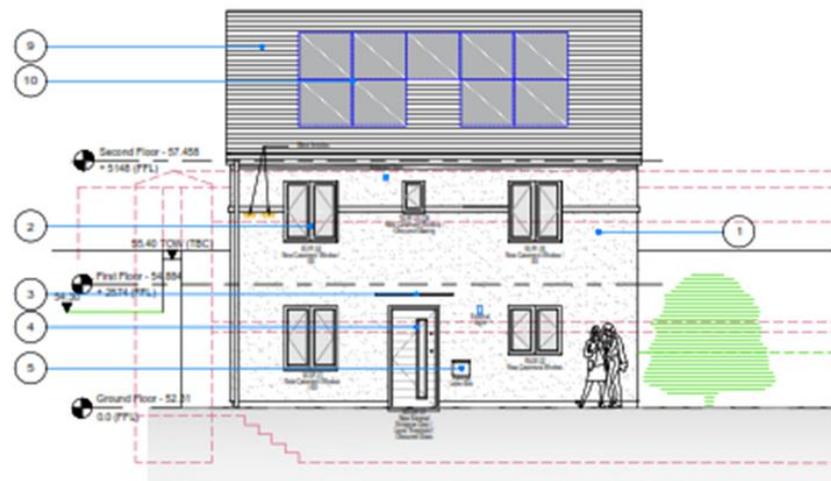


Ground floor plan

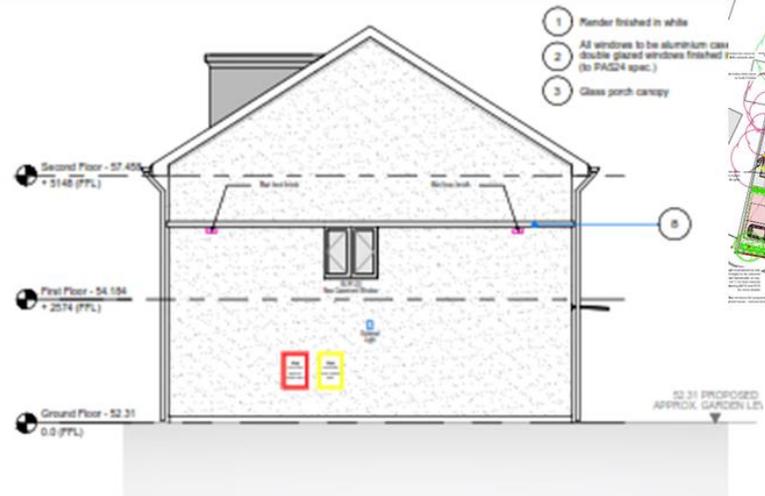


Second and third floor plan

PROPOSED 'MUSIC HOUSE' CONVERSION FLOOR PLANS



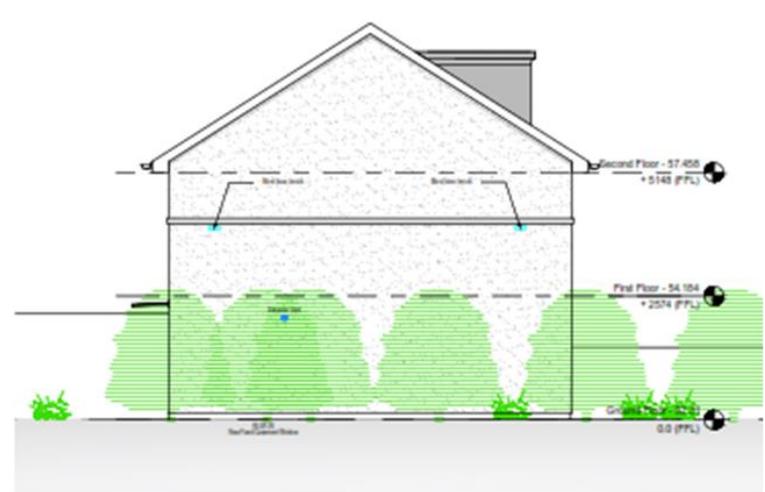
1 Front Elevation - South East
1 : 100



3 Side Elevation - South West
1 : 100



2 Rear Elevation - North West
1 : 100

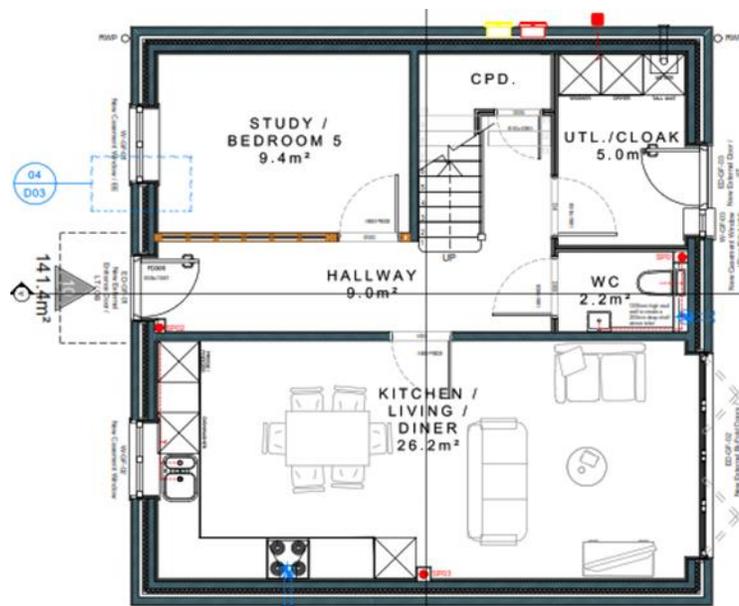


4 Side Elevation - North East
1 : 100



- 1 Kender finished in white
- 2 All windows to be aluminum cas double glazed windows finished (to FAG24 spec.)
- 3 Glass porch canopy

PROPOSED 'MEWS HOUSE' ELEVATIONS



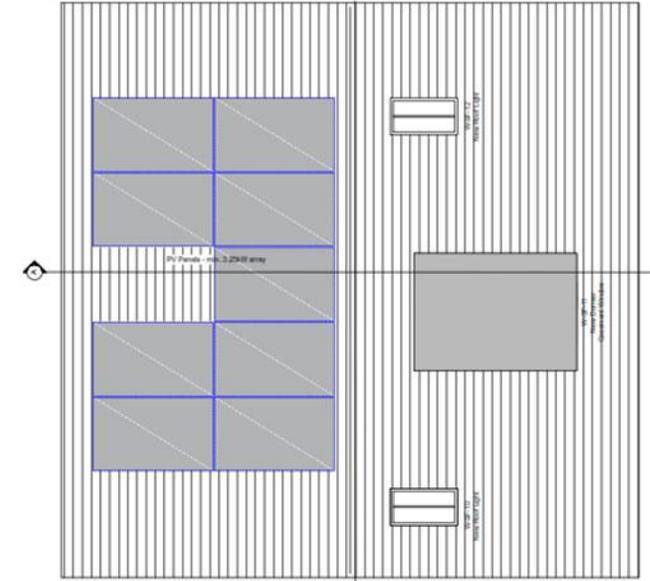
1 Ground Floor
1:50



2 First Floor
1:50



3 Second Floor
1:50



4 Roof Plan
1:50

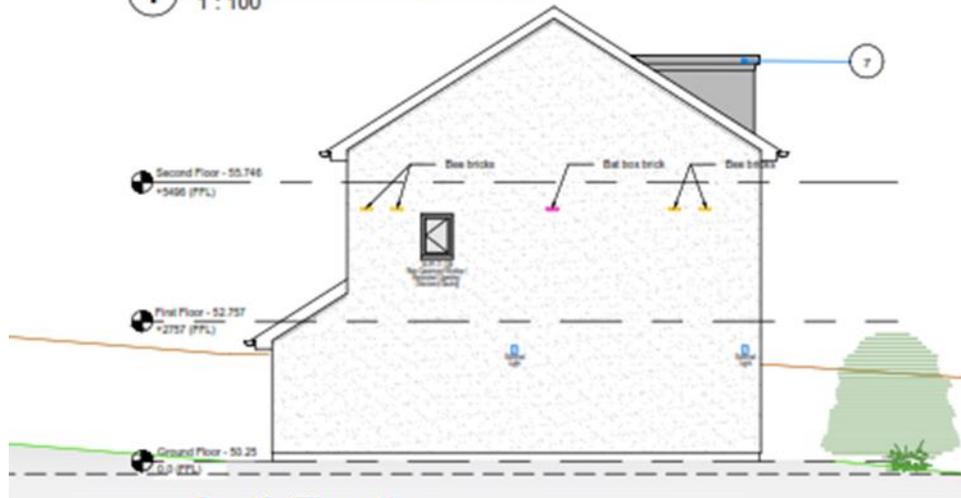
PROPOSED 'MEWS HOUSE' FLOOR PLANS



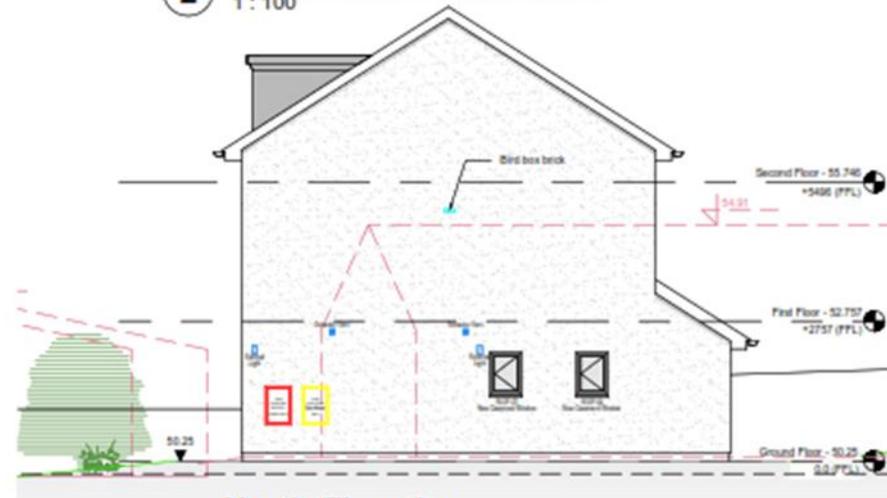
1 East Elevation (Front)
1 : 100



2 West Elevation (Rear)
1 : 100

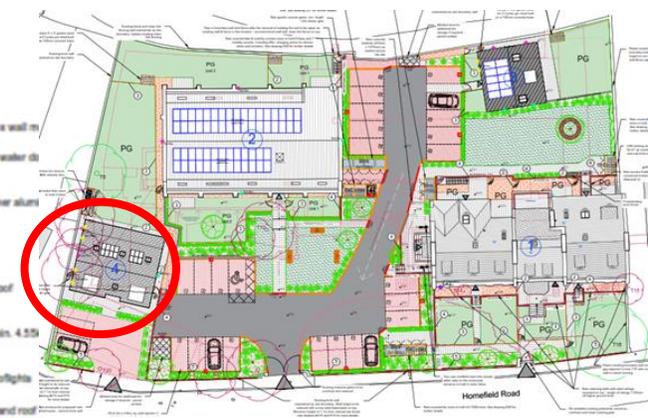


3 South Elevation
1 : 100

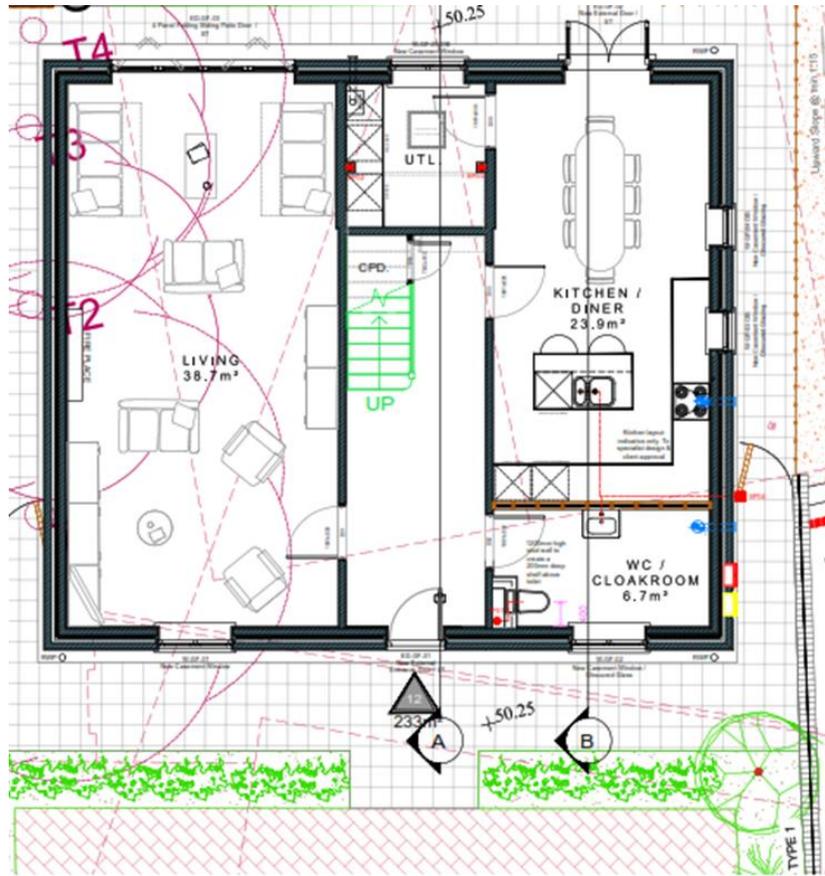


4 North Elevation
1 : 100

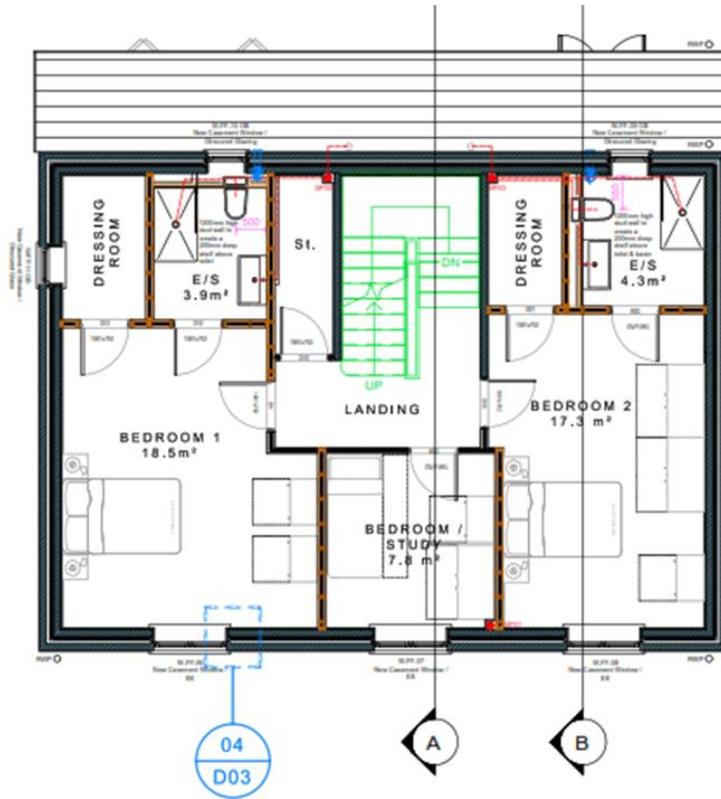
- 2 All windows to be aluminium casement double glazed windows finished in grey (to PAS24 spec.)
- 3 Glass porch canopy
- 9 External post box wall in
- 6 New UPVC rain water pit in black
- 7 New single dormer alum
- 9 Natural Slate Roof
- 10 Solar Panels - min. 4.5%
- 11 Conservation rooflights
- 12 Dormer cheeks and roof line glass finish - Antrax RAL 7016



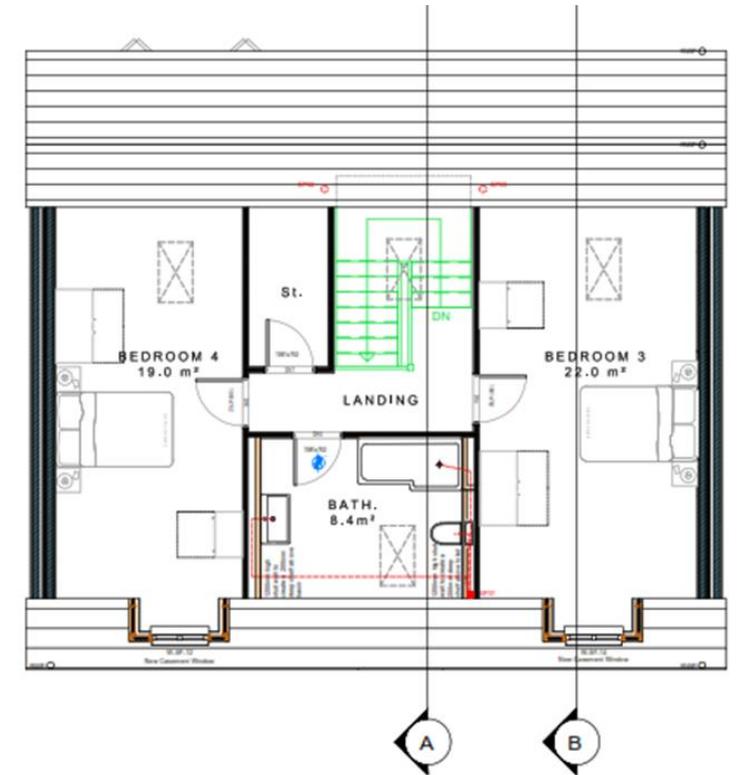
PROPOSED DETACHED HOUSE ELEVATIONS



1 Ground Floor
1: 100



2 First Floor
1: 100



3 Second Floor
1: 100

PROPOSED DETACHED HOUSE FLOOR PLANS



1 Proposed Site Street Elevation
1 : 125

PROPOSED STREET ELEVATION

Highways.

Further residential dwelling will put additional pressure on roads, increase congestion, increase conflict between cars and pedestrians/cyclists and if parking insufficient further exacerbate parking issues in the local area.

- *The site is considered to be a sustainable location, within walking and cycling distance of employment hubs, the city centre and the Heavitree District centre. While the residents feel the number is inadequate, the Highway Authority has not objected to the proposed parking level, access arrangements, on-site parking layout, and trip generation.*

Trees and ecology

Loss of trees not acceptable, particularly those along the southern boundary; lack of green features and a large amount of hardstanding's. Question as to whether there will be provision for bat roosts and swift boxes.

- *The Council's Tree Officer has stated that although the loss of trees is regrettable, it is considered understandable given the position of the trees and poor spatial relationship with the adjacent wall and surrounding structures both on and off the site. A robust planting scheme will be conditioned as part of any approval. The scheme also includes the provision of bee, bird and bat boxes throughout the site.*

Heritage impact

Buildings have historical context and therefore should be retained.

- Proposal retains the locally listed building and ensures its continued use. The development is considered to contribute positively to the Heavitree Conservation Area, with a sympathetic development that opens up the site and introduces more soft landscaping to the site.

Future proofing/green energy

Objector raises questions whether there is scope for rainwater capture. Scope for future proofing of the site, for charging facilities for bikes, motorbikes and cars; and inclusion of PV array

- The Chapel building and two new dwellings include solar panels to the roof; electric car charging points will be provided on site and the two proposed new builds on the site will be expected to demonstrate a 19% reduction in CO2 emissions in relation to the level required to meet the 2013 Building Regulations.

KEY ISSUES

A. DELEGATE AUTHORITY TO THE SERVICE LEAD (CITY DEVELOPMENT) TO GRANT PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:

S106 matters

- A Royal Devon & Exeter NHS Trust health care contribution of £27,647.
- A Parks and Green Spaces contribution of £12,000.
- Habitats mitigation contribution of £859.00 per residential unit.
- Affordable housing contribution to be negotiated by the Service Lead (City Development).

10 conditions the wording of which may be varied.

3 Informatives

OFFICER RECOMMENDATION

B. REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 25 OCTOBER 2022 OR SUCH EXTENDED TIME AS AGREED BY THE CITY DEVELOPMENT MANAGER

1) In the absence of a Section 106 legal agreement in terms that are satisfactory to the Local Planning Authority being completed within an appropriate timescale, and which makes provision for the following matters –

A Royal Devon & Exeter NHS Trust health care contribution of £27,647

A Parks and Green Spaces contribution of £12,000

Habitats mitigation contribution of £859.00 per residential unit.

Affordable housing contribution negotiated by the Service Lead (City Development).

the proposal is contrary to the Development Plan.