

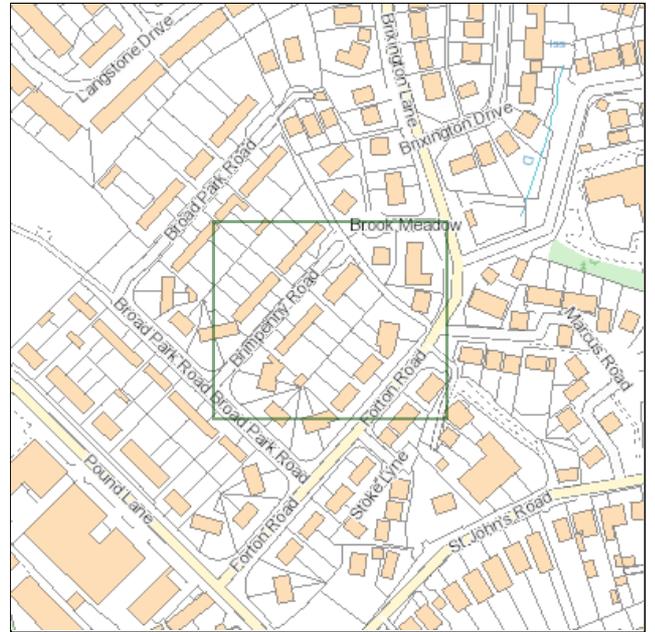
Ward Exmouth Brixington

Reference 21/1530/FUL

Applicant Mr Scott Jordan

Location 10 Brimpenny Road Exmouth EX8 4NH

Proposal Demolition of existing side extension and construction of proposed new dwelling



RECOMMENDATION:

- 1. Adopt the appropriate assessment and**
- 2. Approval with conditions**

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		Committee Date: 29th September 2021
Exmouth Brixington (Exmouth)	21/1530/FUL	Target Date: 06.08.2021
Applicant:	Mr Scott Jordan	
Location:	10 Brimpenny Road Exmouth	
Proposal:	Demolition of existing side extension and construction of proposed new dwelling	

**RECOMMENDATION: 1. Adopt the appropriate assessment and
2. Approval with conditions**

EXECUTIVE SUMMARY

This application has been referred to Planning Committee by the Chair and Vice-Chair as they share the concerns of Exmouth Town Council in respect of the proposal being a much narrower plot.

The design and form of the extension has previously been approved under the 20/1836/FUL planning permission and remains extant such that it isn't considered that an objection could be sustained on the grounds of the impact of the extension on the character and appearance of the area.

Whilst the concerns of the Town Council are noted and it is accepted that the dwelling would be of a smaller size than those in Brimpenny Road, the form and design of the dwelling would not differ from the annex extension previously approved in 2020 and the sub-division of the plot, and its use as a separate dwelling, would not give rise to any significant harm to the character and appearance of the area to sustain an objection. The front garden of the property is already hard surfaced and the sub-division of the site and the rear garden itself would not be discernible from public vantage points outside of the site.

In the absence of any significant harm to the character and appearance of the area, the residential amenity of the occupiers of surrounding properties, highway safety and parking, the proposal is considered to be acceptable and would provide a smaller more affordable unit for the town.

Accordingly the application is recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council

Objection; it was acknowledged that the site already had approval for an extension what would be ancillary to the main dwelling. This revised application for a separate new dwelling was considered unacceptable. The plot was narrow and consequently the provision of amenity space for both the occupiers and the adjoining property was inadequate. The proposal was therefore contrary to the requirements of East Devon Local Plan Policy D1.3 Design & Local Distinctiveness.

Other Representations

No letters of representation have been received at the time of writing this report.

PLANNING HISTORY

Reference	Description	Decision	Date
20/1886/FUL	Two storey side extension with rooms in roof and external alterations.	Approval with conditions	11.11.2020

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

D1 (Design and Local Distinctiveness)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Exmouth Neighbourhood Plan (Made)

Government Planning Documents

NPPF (National Planning Policy Framework 2021)

National Planning Practice Guidance

Site Location and Description

The site refers to 10 Brimpenny Road, an end of terrace, two storey dwelling which forms part of an area of 1960's housing. The existing dwelling is of part red brick and part rendered construction under a concrete tiled roof. The front garden has been completely hard surfaced and is currently used for vehicle parking. The site is

located within the built-up area boundary of Exmouth and is not the subject of any landscape or townscape designations.

Planning History

Planning permission was granted in 2020 (ref 20/1836/FUL) for a two storey side extension with rooms in roof and external alterations. The permission was subject to the following condition:

The additional accommodation hereby permitted, shall be used only in conjunction with, and ancillary to, the use of 10 Brimpenny Road as a single dwelling house, and shall not be used as a separate dwelling or for any commercial, industrial or business purpose.

(Reason - The building is unsuitable for independent residential occupation due to its relationship with adjacent dwellings and/or it is in a location where a commercial use could cause undue noise to adjoining occupiers in accordance with the requirements of Policy D1 - Design and Local Distinctiveness and Strategy 3 - Sustainable Development of the Adopted East Devon Local Plan 2013-2031.)

Proposed Development

Planning permission is sought for an identical two storey extension with rooms in the roof to that approved in 2020 however the additional floor space would be utilised as a separate two bedroom dwelling. The dwelling would be of red brick and rendered construction under a concrete tiled roof.

ANALYSIS

The main issues to consider in determining this application are in terms of the principle of development, the impact on the character and appearance of the area, the impact on the residential amenities of the occupiers of surrounding properties, parking and highway safety.

Principle

The site is located within the built-up area boundary of Exmouth, in sustainable location where under the provisions of Strategy 6 (Development within Built-up Area Boundaries) and 22 (Development at Exmouth) of the East Devon Local Plan, the principle of residential development is considered to be acceptable, subject to conformity with other policies contained in the development plan together with any relevant material considerations.

Character and Appearance

The design and form of the extension has previously been approved under the 20/1836/FUL planning permission and remains extant such that it isn't considered that an objection could be sustained on the grounds of the impact of the extension on the character and appearance of the area.

The main issue in respect of character and appearance is the impact that the sub-division of the plot and the use of it as a separate residential dwelling would have on the character and appearance of the area.

Brimpenny Road is characterised by a mixture of semi-detached and terraced 1960's properties and the additional extension would be read as a continuation of the existing terrace, forming an addition to 10 Brimpenny Road. Whilst the proposed dwelling would be noticeably smaller than those in the terrace, the form of the extension has already been accepted such that it is difficult to argue that its use as a separate dwelling would give rise to any additional harm to the character and appearance of the area. The greatest difference between the proposal and the extension previously approved is through the additional car parking spaces at the front of the property which would see the removal of a small brick boundary wall and the provision of 4 car parking spaces across the site (2 for each dwelling). The front garden is however already hard surfaced and used for car parking so this change is unlikely to result in any significant harm to the character of the area.

The other change would be through the sub-division of the plot to create separate private gardens for the existing and the proposed dwelling. Owing to the terraced form of the proposal, the sub-division of the site and the smaller plot would not be discernible from public vantage points outside of the site. As such, this aspect of the proposal would not give rise to any significant harm to the character and appearance of the area and the gardens would be of respective reasonable sizes to serve each dwelling.

Amended plans have been received which have removed the cladding from the dwelling in favour of a brick and render finish to match the existing dwelling to which it would be attached which would further reduce the visual impact and the sense of the dwelling being smaller than the dwellings in the terrace.

Whilst the concerns of the Town Council are noted and it is accepted that the dwelling would be of a smaller size than those in Brimpenny Road, the form and design of the extension would not differ from that previously approved in 2020 and the sub-division of the plot would and its use as a separate dwelling would not give rise to any significant harm to the character and appearance of the area to sustain an objection. The proposal would comply with the provisions of policy D1- Design and Local Distinctiveness of the Local Plan and policies EN1 of the Exmouth Neighbourhood Plan which states that proposals for development within the Built-up Area Boundary (BUAB) will generally be supported and EB2 which states that new development should be mindful of surrounding building styles and ensure a high level of design.

Residential Amenity

Policy D1 of the Local Plan requires that development proposals do not adversely affect the amenity of occupiers of adjoining residential properties or the amenity of occupants of proposed future residential properties. The concerns of the Town Council in respect of plot size and amenity space are noted however the submitted site plan clearly demonstrates that the both the existing and proposed dwelling would be provided with a good standard of garden space. Whilst the proposed dwelling

would have a narrow plot, the garden would extend to the end of the site providing 14 metres of garden space. It isn't considered that an objection could be sustained on these grounds.

Highway Safety and Parking

The proposal would make provision for two car parking spaces for the proposed dwelling and two spaces for the existing. This would comply with the provisions of policy TC9- Parking Provision in New Development of the Local Plan. Brimpenny Road is a small cul de sac where traffic speeds would be slow and where the off-site parking would not give rise to any highway safety concerns. The proposal would comply with policy TC7- Adequacy of Road Network and Site Access of the Local Plan.

Habitat Mitigation

The nature of this application and its location close to the Exe Estuary and Pebblebed Heaths and their European Habitat designations is such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on the Exe Estuary and Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of these designations. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the financial contribution has been secured. On this basis, and as the joint authorities are working in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

RECOMMENDATION

- 1. Adopt the appropriate assessment and**
- 2. APPROVE subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)

3. The dwelling hereby approved shall not be occupied until the parking spaces and bin stores have been provided in accordance with the details shown on drawing no P2.
 (Reason - To ensure that adequate and safe provision is made for the occupiers and in the interests of highway safety in accordance with the requirements of Policy TC7 - Adequacy of Road Network and Site Access and Tc9- Parking Provision in New Development of the East Devon Local Plan 2013-2031).

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

P1 : site/block	Proposed Combined Plans	01.06.21
P2 : site/roof	Proposed Combined Plans	01.06.21
P3	Proposed Floor Plans	01.06.21
P4	Proposed Elevation	01.06.21
P5	Proposed Elevation	01.06.21
P6 : CC	Sections	01.06.21
	Location Plan	08.06.21

List of Background Papers

Application file, consultations and policy documents referred to in the report.