

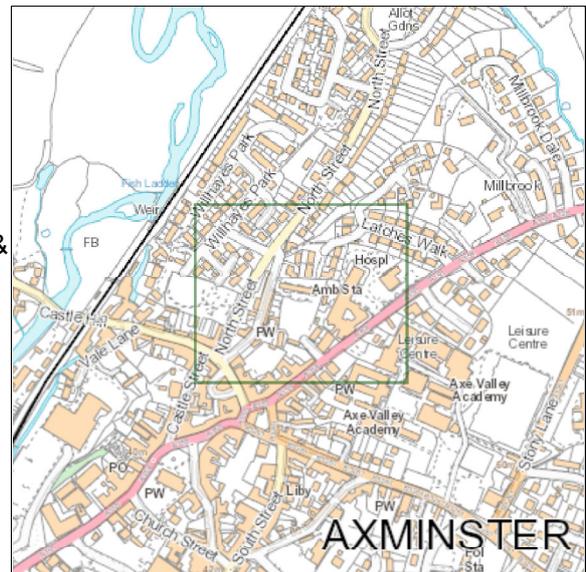
Ward Axminster

Reference 19/0978/FUL

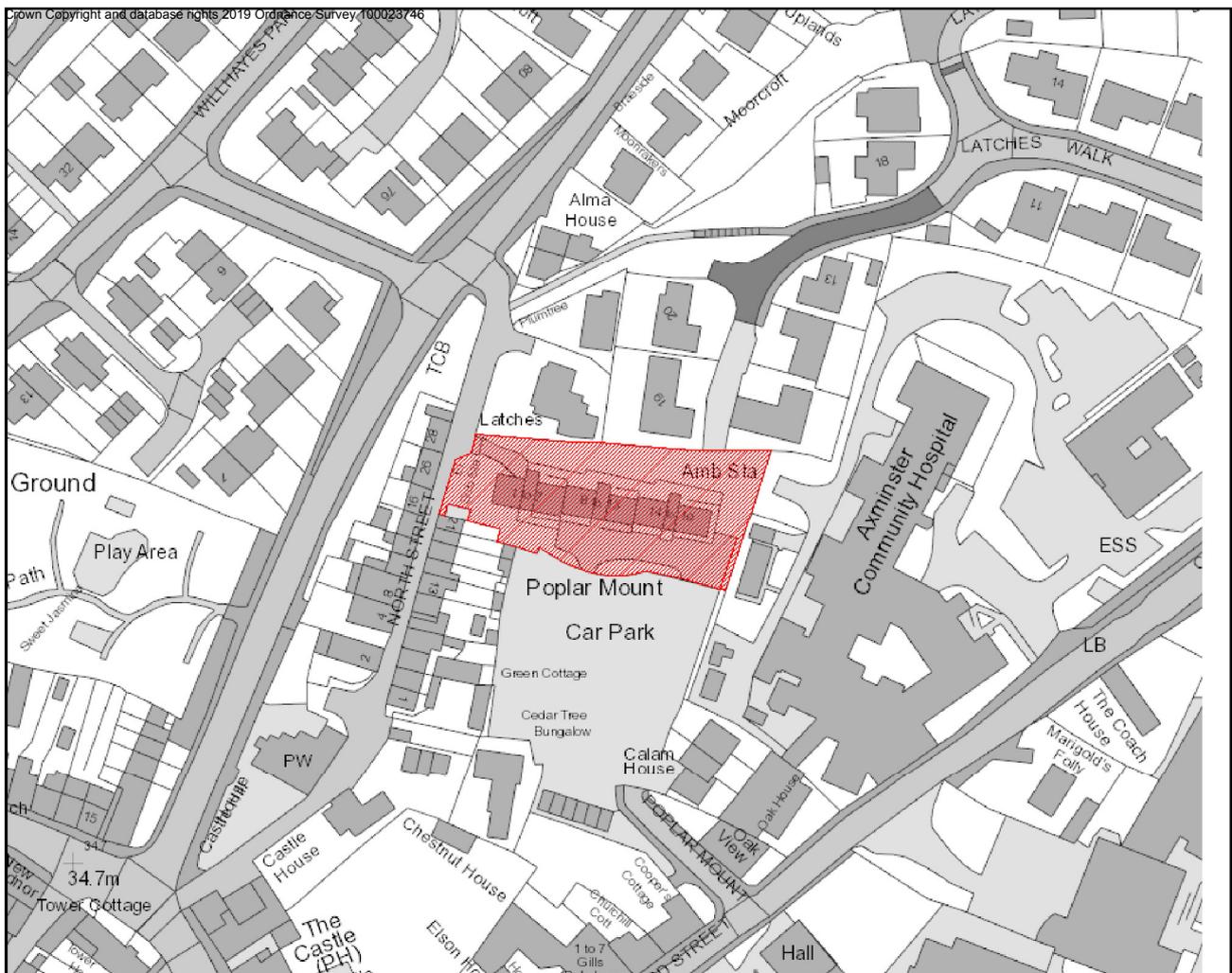
Applicant East Devon District Council Housing Property & Asset

Location Poplar Mount Axminster EX13 5QE

Proposal Erection of 3 no external lift shafts and associated internal alterations



RECOMMENDATION: Approval with conditions



		Committee Date: 1st October 2019
Axminster (Axminster)	19/0978/FUL	Target Date: 21.06.2019
Applicant:	East Devon District Council Housing Property & Asset	
Location:	Poplar Mount Axminster	
Proposal:	Erection of 3 no external lift shafts and associated internal alterations	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before Members as it's an application by East Devon District Council on its own land that has generated objections.

The proposal seeks planning consent for the installation of three lift shafts attached to an existing block of flats known as Poplar Mount, Axminster.

The three lift shafts proposed would be attached to the rear (north) elevation of the block of flats. This elevation is not highly prominent within the public realm and as such, and given that the materials can be secured via condition in order to ensure that the blend with their surrounds, the visual impact from the proposal is acceptable.

Concerns have also been raised with regard to potential noise pollution resulting from the lift operating. A noise report has been submitted with the application and the Environmental Health Team have confirmed that noise levels from the lifts should not create a noise nuisance to residents.

Given that the visual impact from the proposal will not be harmful, and given that residents will not experience any noise disturbance from the lift shafts, the proposal is acceptable and recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION SUBJECT TO ASSURANCES THAT SUITABLE ARRANGEMENTS WILL BE PUT IN PLACE TO ENSURE THAT OCCUPANTS WITH DISABLED ACCESS NEEDS WILL BE ABLE TO ACCESS THEIR FLATS AT ALL TIMES DURING THE WORKS.

Axminster - Cllr Andrew Moulding

APPROVE

Axminster - Cllr Sarah Jackson

I cannot support this application at this time. Accessibility is undoubtedly of paramount importance in properties such as this. However I have a number of concerns which are yet to be satisfied before I can support this application.

The property is visible from North Street and by surrounding neighbours. However I note no mention in the DAS about sound pollution. Given that these lifts are likely to be in use/available for use 24/7, consideration should be given to establish how audible they are likely to be for neighbouring residents.

I also hope consideration will be given to how the lift shafts will be clad to make them as aesthetically pleasing as possible.

This property is home to a number of vulnerable members of our community. I note the rubbish chutes and 2 ground floor access doors will be lost with these works. What impact will this have on those residents that currently use these? Have those residents been adequately consulted with about the proposed alterations. What provisions will be put in place for refuse disposal for the top floor residents? Will they be expected to bring their refuse bins up and down via the public lift?

Further comments 18.09.19

I am now satisfied by the report and would like to support this application.

Technical Consultations

Environmental Health

17/07/2019 - I have considered this application and I am concerned that there are no noise reports submitted with the application, which would need to state at least the motor noise levels emitted. This would need to be from of the lifts and the communitive effect of all of them being used together.

Once I have seen this data I shall be in a position to comment on the application.

Further comments 02/09/2019:

I have further considered this application on receipt of the noise statement of manufacturers declaration by ThyssenKrupp Encasa and I am satisfied that these levels stated should not give rise to noise nuisance to adjacent properties, therefore I have no further comment to make.

Other Representations

To date three letters of objection have been received and the concerns raised can be summarised as follows:

- Noise resulting from lift operation.
- Unsightly
- Impact on privacy
- Question the need for external lifts

PLANNING HISTORY

None.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies
D1 (Design and Local Distinctiveness)

Strategy 6 (Development within Built-up Area Boundaries)

TC2 (Accessibility of New Development)

EN14 (Control of Pollution)

Government Planning Documents
NPPF (National Planning Policy Framework 2019)

Site Location and Description

The block of flats known as Poplar Mount is situated within Axminster. To the front (south) of this block of flats is a public car park. To the rear of this block are the adjacent residential properties known as 'Latches and 17 and 19 The Latches' to the east of the site is Axminster Community Hospital. To the west is North Street above which the site is located.

Due to the sloping ground levels, one part of the block is four stories in height, with other parts of the blocks being three stories.

Proposed Development

The proposal seeks planning consent for the installation of 3 external lift shafts onto the rear of an existing block of flats. This would allow compliance with buildings regulations to provide easier access for the occupants of the flats.

The existing block of flats are council properties appearing to be from the 1970s.

The lift shafts are proposed in a colour coated steel construction.

ANALYSIS

The main issues are the effect on the character and appearance of the main building and the potential noise pollution deriving from the operation of the lift shaft.

Visual impact

The creation of the lift shaft would bring about a strong vertical emphasis on the building. Further the steel with powder coated finish could have a smooth texture which could appear at odds with the rougher brick textures.

However, to a large extent the lift shafts would be screened by the two storey protrusion which already exists on the side of the building. In addition, as the development takes place on the rear elevation, it is not highly visible from the public domain.

The rear (north) elevation is not visible from the car part to the site frontage, is screened to the east by the school and is screened from the north by residential properties.

Whilst one of the lift shafts would be visible from the junction of North Street with Willhayes Park, it is a glimpsed view with the lift shaft partly obscured by a rear projection to the existing building.

Whilst it would be preferable for the lift shafts to be constructed in brick or render to match the existing block, given that they will not be highly visible from the public domain, and given that a condition can be imposed to ensure that the colour and texture used on the external casing is acceptable, it is not considered that the proposal causes harm to the visual amenity of the area to an extent that could justify refusal of planning permission.

At this stage the applicant has put forward a RAL 8008 colour (light brown) with a matt finish. Whilst a matt finish approach is advocated the light brown colour is unlikely to be acceptable, although it is noted that the light brown attempts to blend with the colour of the existing brick. Accordingly a condition shall provide further opportunity for the applicant to provide an alternative colour for the lift shaft.

In terms of scale the lift shaft would be subservient to the overall dimensions of the existing block.

Given the above the proposal is considered to reinforce the local distinctiveness and therefore accord with policy D1 (Design and Local Distinctiveness) of the local plan.

Potential for noise pollution

Some concern has been raised with regard to the potential for noise pollution to arise from the operation of the lift shafts. This could particularly effect occupiers of the flats and properties to the rear of the planning application site.

The Environmental Health department have been consulted on the proposal. The original comments from Environmental Health required further noise information to be submitted which was duly submitted by the applicant in the form of a noise statement. In response to this additional noise information the Environmental Health officer is satisfied that the levels should not give rise to a noise nuisance to adjacent properties.

Both the National Planning Policy Framework and National Planning Policy Guidance advocate mitigation of noise issues where possible. Additionally, having lift shafts in close proximity to private residences is by no means unusual and in most circumstances operate without harm.

Accordingly, taking into account the expertise of the Environmental Health officer, there is unlikely to be a noise nuisance issue caused through the operation of the lifts.

Other Matters

Concern has been raised with regard to the accessibility of bin storage. There is an external bin storage area situated to the east of the building block. This location would not change as a result of the installation of the lift shafts and residents would still be able to gain access to this area.

Conclusion

The proposal seeks planning consent for the installation of three lift shafts attached to an existing block of flats.

The three lift shafts proposed would be attached to the rear elevation of the block of flats that is not highly prominent within the public realm and as such, and given that the materials can be secured via condition in order to ensure that they blend with their surrounds, the visual impact from the proposal is acceptable despite that application not proposing a finish in brick or render to match the existing block of flats.

Concerns have also been raised with regard to potential noise pollution resulting from the lift operating. A noise report has been submitted with the application and the Environmental Health Team have confirmed that noise levels from the lifts should not create a noise nuisance to residents.

Given that the visual impact from the proposal will not be harmful, and given that residents will not experience any noise disturbance from the lift shafts, the proposal is acceptable and recommended for approval.

RECOMMENDATION

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. Notwithstanding the submitted details a sample of the external cladding material of the lift shafts shall be submitted to and approved in writing by the Local Planning Authority. The submitted sample shall illustrate the colour and finish to be used on the external construction. The development shall be carried out in accordance with the agreed material. (Reason - To ensure that the visual impact of the lift shaft is acceptable, in accordance with policy D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan).

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:

P012-19-100	Location Plan	26.04.19
P012-19-104	Proposed Combined Plans	26.04.19
P012-19-102	Existing Combined Plans	26.04.19
P012-19-103	Proposed Floor Plans	26.04.19
P012-19-101	Existing Floor Plans	26.04.19

List of Background Papers

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