
24/1721/FUL

Demolition of the existing dwellings and the erection of five new dwellings with associated access and landscaping.

Tillhouse Cottages London Road Rockbeare Devon EX5 2EE

Introduction

This is a full application to demolish two dwellings on the north side of London Road and erect five new dwellings on the site. The site borders the development of Cranbrook and is just to the east of Birch Way.

The application sits within Rockbeare Parish and the Town Council is consulted as an adjoining parish.

The proposed dwellings will front London Road with a central road access and rear parking.

All planning documents are available on the EDDC planning website. The following documents are attached for ease of reading.

- Location Plan
- Site layout.
- Planning Statement
- Plans of the individual units (3 plans)

Consideration

Given the development and proximity of the adjacent Cranbrook housing parcels there appears to be no grounds to object to the principle of development.

Eleven parking spaces are proposed.

House design is consistent with and complimentary to adjacent development.

The dwellings would consist of one four bed detached dwelling in the west of the site, two semi-detached two bed dwellings in the middle and another two semi-detached three bedroom dwellings to the east side.

Each dwelling has some garden to its front but with the principal garden area to the north.

The proposal would include improvement to the highway adjoining the site including establishing new footpaths along London Road to create a more pedestrian-friendly environment.

The proposed dwellings are proposed to be suitable for conversion into commercial spaces to align with the policies map for retail and commercial spaces as per the Cranbrook Plan.

The requirement is to connect to nearby district heating network and the applicant envisages that this can be achieved at a cost of around £8K per dwelling. The applicants seeks to leave this requirement to a planning condition which would leave the developer with options as to how a sustainable heating solution is achieved. Members may feel that this should be a requirement although the Committee is very well aware of the issues in this aspect of local development of small independent parcels.

The proximity to Cranbrook and its transport links makes this a sustainable site.

The proposal integrates hedgerows along the boundaries of the domestic curtilages and intermittent tree planting. The architectural style aligns with that of the surrounding dwellings, minimising the visual impact the development will have on the surrounding area. The proposals may be considered to provide an improved development of modern dwellings which are designed to align with the surrounding properties and an improved street scene.

Drainage

There are no existing watercourses in the area within a practical distance, therefore, the consideration of discharging the surface water to a watercourse has not been considered further.

South West Water records indicate there are no surface water sewers in the vicinity, therefore, discharge to a surface water sewer has not been considered further.

There are existing highway network gullies outside the land parcel however this system is understood to be overburdened and not a viable point of discharge.

It is understood that surface water and foul water from the existing cottages enters the combined sewer already which runs through Rockbeare, therefore the proposals offer an opportunity to significantly reduce the discharge rate going into the combined network. On plot permeable surfaces are proposed to reduce surface water run off and to these the proposals should add measures such as rain water harvesting. Based on this, the applicant believes that discharge of surface water to a public combined sewer is a viable method of surface water disposal.

Recommendation

The site is in a sustainable location, immediately adjacent to the development of Cranbrook.

The proposals provide a modernisation of frontage on to London Road and deliver highway improvements for pedestrians.

Approval should secure as far as possible connection to the District Heat network. As there appears not to be any modern form of surface water drainage to the site, with the only option discharge to an existing combined foul and surface sewer, the applicant should bring forward firm proposals as to how surface water run off will be mitigated on site.

In general terms the Committee has no material planning objections.