

DESIGN & ACCESS AND PLANNING STATEMENT

Relating to proposed conversion of existing
Nursery building/garage to single dwelling at
Fernleigh Nurseries, Ludwell lane, Exeter, EX2 5AQ
For: Team Property Investment Ltd.
BSA Ref: 2208/21/200/B

Background & Planning History.

Fernleigh Nurseries is situated in the Ludwell Valley and entered off Ludwell Lane; the extent of the existing site is highlighted below outlined in blue on an aerial image taken from the web:



The land in which the development site is situated has a current use as a Nursery. The continuing Use as a Nursery business was confirmed in a letter to the Exeter City Planning Department from R.K Francis Associates, Agents for Graham Sclater Services Ltd., a former owner of the site, dated 17th April 1989, that Use continues to this day.

There are a considerable number of long-established buildings on site, these are clearly shown on the attached site and block plans.

A number of those buildings are stables and have been in use for well in excess of 10 years.

A Certificate of Lawfulness of Existing Use/Development was granted on 30th November 2012, relating to an existing dwelling for Residential Use, not in connection with the use of the land as a Market Garden **Application No. 12/1384/17**

More recently Planning Consent has been granted for that dwelling to be converted into two Dwellings **Application No. 20/0393 FUL Dated 03/06/2020.**

In addition, Planning Consent was granted on 10/10/2014 for Two Semi-detached houses to replace two existing dwellings, pre commencement Conditions were not Discharged. To regularize this a Retrospective Application was made and Approved under **Application No. 20/0967/FUL.**

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A Planning Application was made on 9th December 2020, under **Ref 20/1678/FUL**, for a Change of Use as described above.

This Application was Refused on 14th May 2021 and the intention of this expanded document is to address the Reasons for Refusal later in this document.

Traffic Movements.

The established Use of the site as a Nursery and the firm confirmation that the Use is to continue has the prospect of potentially a considerable amount of traffic in deliveries to the site of fertilizers, implements, machinery, permanent and casual staff vehicles etc.

The Applicants have expressed a willingness to give up the present Use if this Application were to be granted consent.

This could be Conditioned or made the subject of a 106 Agreement, this would lead to a considerable reduction in traffic movements.

The land would then become Paddocks.

The Existing Building



The existing building, shown above, is used for storage and garaging and is a substantial structure stepping up the sloping site, it is capable of being upgraded to comply with the current Building Regulations.

There are other buildings on site which, with repair, can accommodate the materials stored in the subject building.

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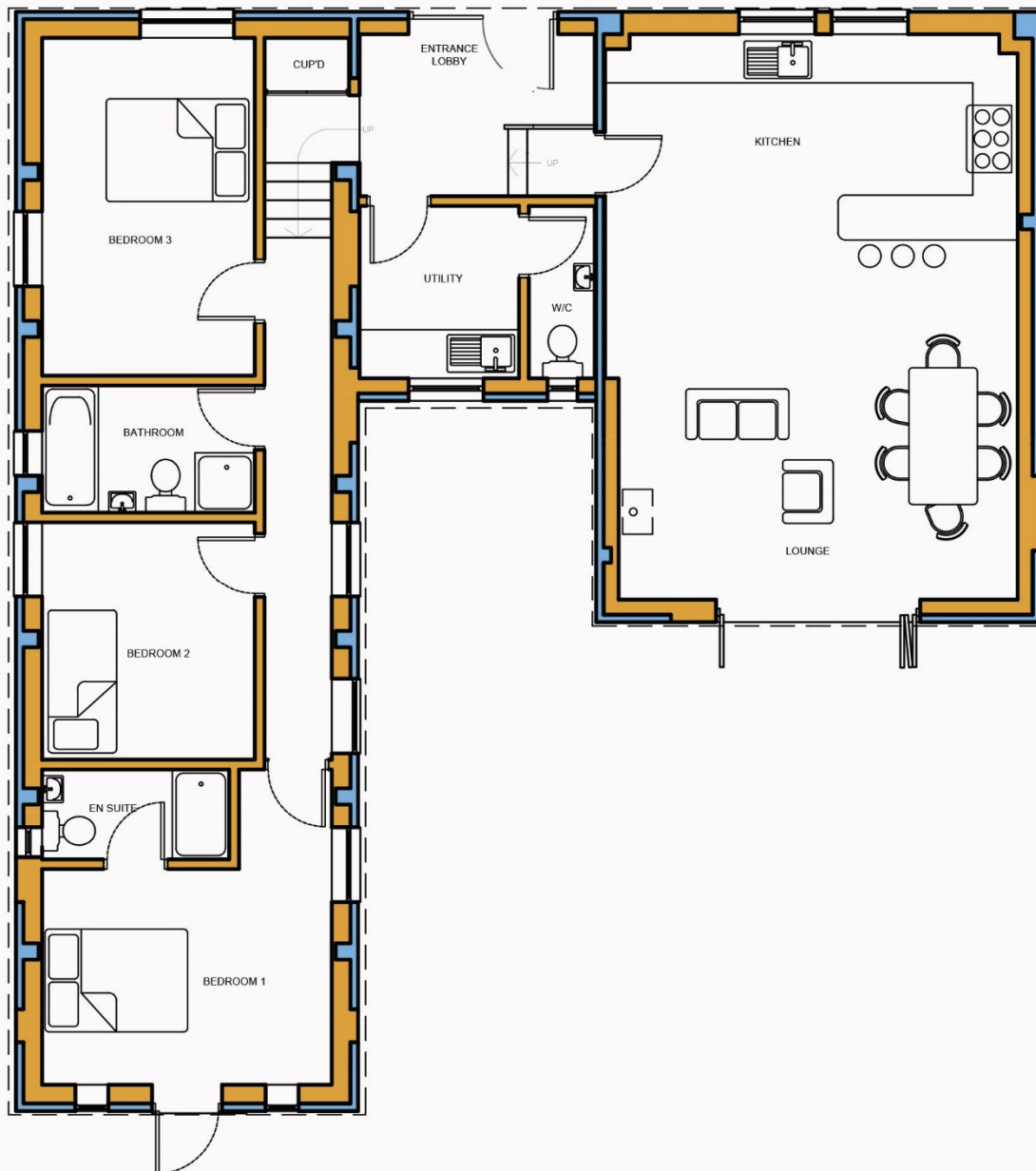
The Application.

The Planning Application submitted is for the Conversion and Change of Use of a Nursery Building/Garage to a single dwelling.

Amount of the Development.

The development consists of new roof coverings and insertion of windows and doors into the existing building, without any increase in footprint of the building itself.

Image of proposed Floor plan:



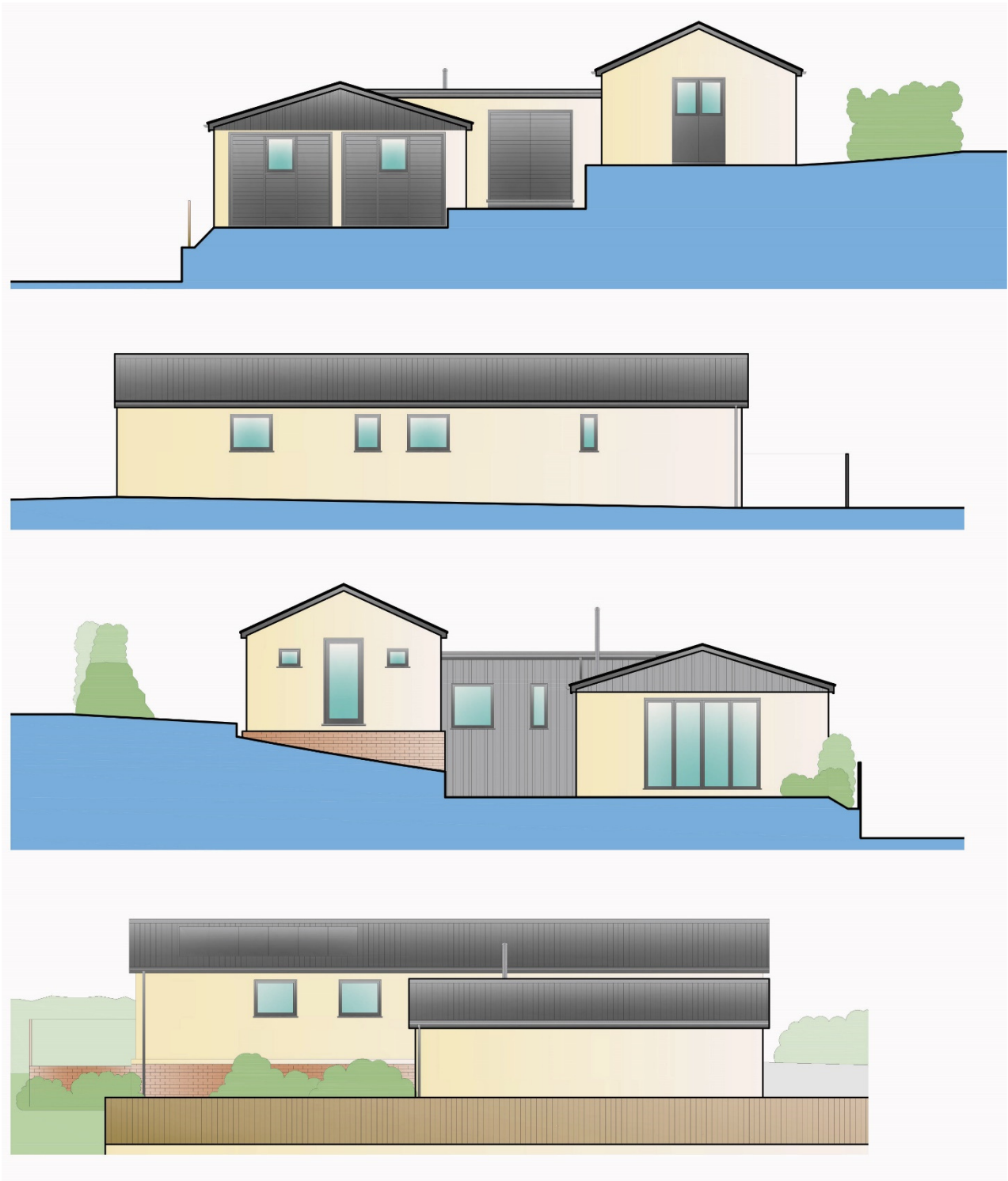
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Appearance.

The appearance of the building, with regard to massing, will remain fundamentally unchanged but of a much more attractive appearance.

This is illustrated in the proposed elevation drawings submitted with the Application and below.



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Landscaping and Proposed Site Plan.

Landscaping would be of a domestic scale and consist of permeable paving, to the parking area, with a lawned amenity space to the rear and judicious Devon Bank hedge planting to provide privacy, leading to a Biodiversity Net Gain.



Access.

Access on to the de classified road will remain unchanged and is as shown on the Site and Block Plans included in the application.

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Reasons for Refusal stated in Refusal Notice and the subsequent Appeal

The reasons for the Refusal and Dismissal of the Appeal have been addressed by the Planning Statement prepared by Avalon Planning & Heritage and submitted as part of the Application now before you.

Conclusion.

The Application, if Approved, would not only result in a much more attractive building but add to the Exeter Residential Building Stock, however modest.

The Refusal Notice states that there is some flexibility for the Conversion of existing buildings, and it is respectfully contended that the Structural Engineer's Report has confirmed that the building is capable of Conversion, the Inspector concluded that the proposal would indeed amount to a Conversion.

The Refusal Notice states that there would only be a modest contribution to the Five-Year Housing Supply deficit but surely, however modest every gain is a benefit!

An Approval for this Development would importantly lead to a considerable reduction in the traffic movements in Ludwell Lane, not only in numbers but also in size of vehicles.

B. J. Simons MRICS (Agent for the Applicant)

REF: 2208/21/200/B

Date 05/05/2023