

## PLANNING

Date: Monday 4 September 2023  
Time: 5.30 pm  
Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Howard Bassett, Democratic Services Officer (Committees) on 01392 265107.

Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.

### *Membership -*

Councillors Knott (Chair), Asvachin (Deputy Chair), Bennett, Branston, Hannaford, Jobson, Ketchin, Lights, Miller, Mitchell, M, Sheridan, Wardle, Warwick and Williams, M

## Agenda

### Part I: Items suggested for discussion with the press and public present

5 **Planning Application No. 23/0583/OUT - 68-72 Howell Road, Exeter**

To consider the report of the Director City Development.

(Pages 3 -  
12)

6 **Planning Application No. 23/0631/VOC - 130 Fore Street, Exeter**

To consider the report of the Director City Development.

(Pages 13  
- 48)

### Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 9 October 2023** at 5.30 pm in the Civic Centre.

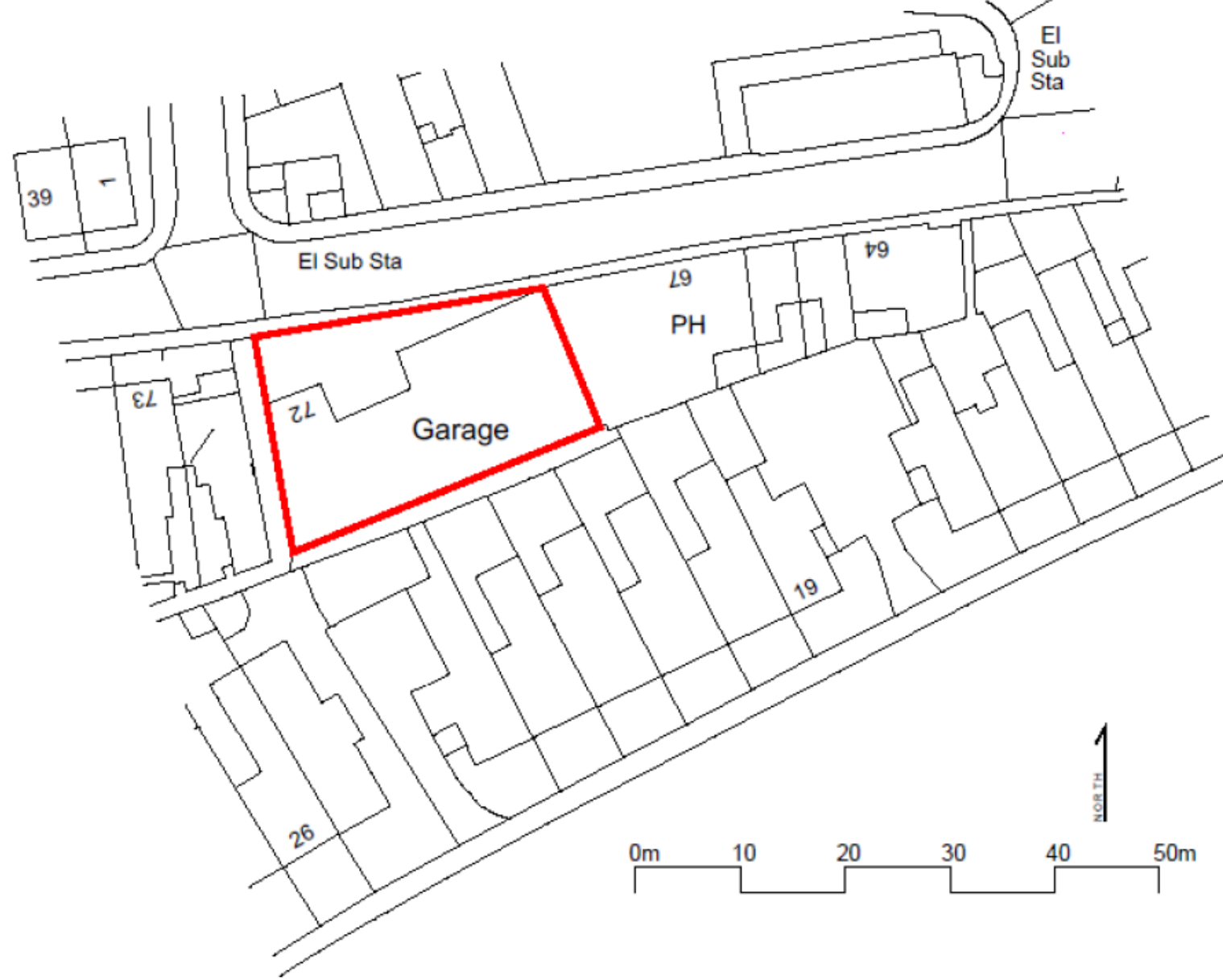
Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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# SITE LOCATION PLAN



**AERIAL VIEW**



Site Photo



Site Photo



Site Photo



# Indicative Site Plan





# Indicative Elevations



HOWELL ROAD DEVELOPMENT PARAMETERS

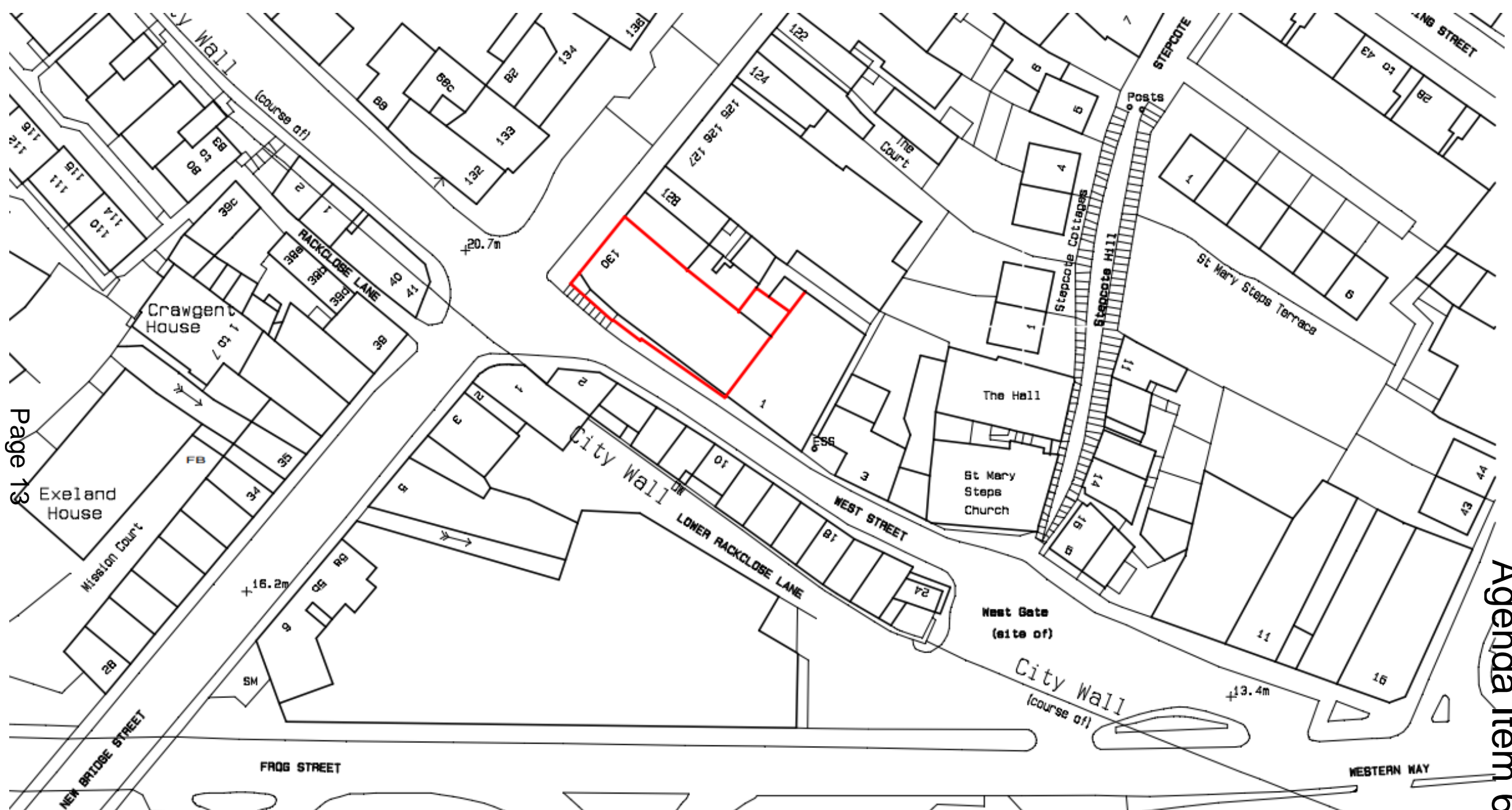
# Maximum Height Parameter Plan



## Principle of up to 9 Class C3 dwellings

Reserved matters will consist of appearance, access, landscaping, layout and scale subject to the parameter details of:

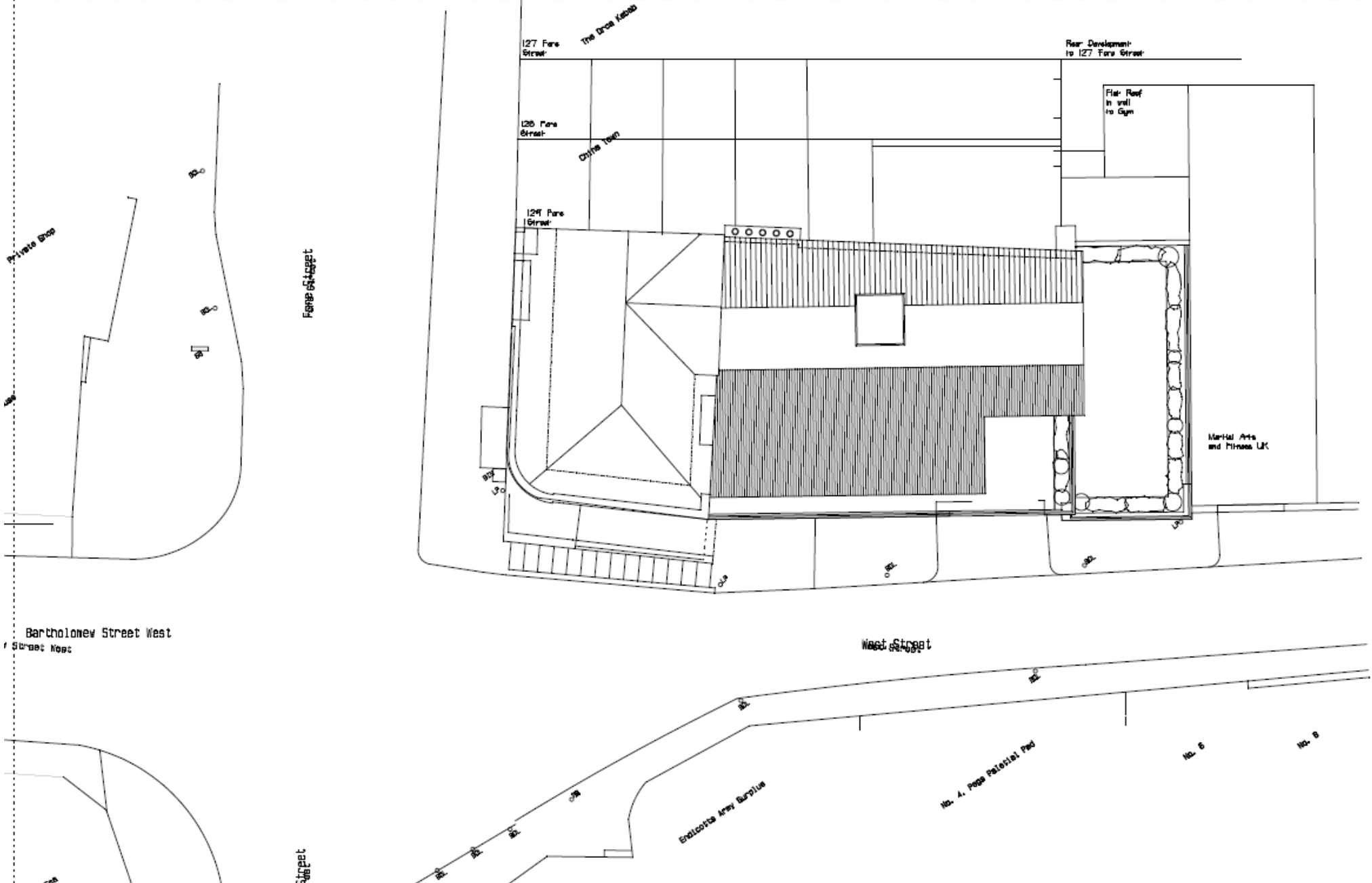
- Maximum height of that of neighbouring properties
- Building line to follow that of neighbouring properties.



**SITE LOCATION PLAN**



**AERIAL VIEW**



# EXISTING SITE PLAN



PHOTO OF EXISTING SITE





As Existing



South West Elevation: West Street

Approved 2012

**EXISTING AND APPROVED ELEVATIONS**



South West Elevation: West Street

Approved 2012



South West Elevation: West Street

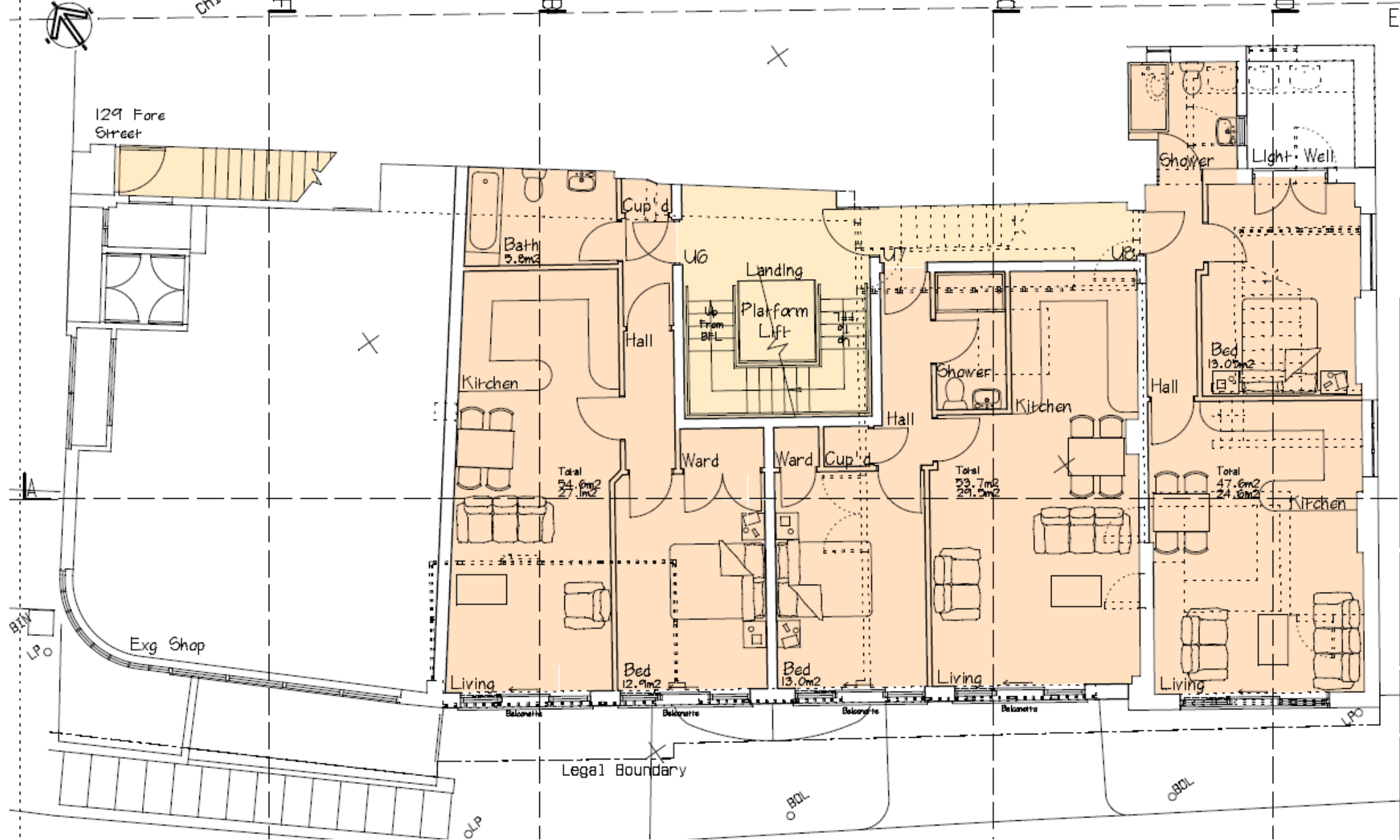
Proposed

**APPROVED ELEVATION AND PROPOSED ELEVATION**

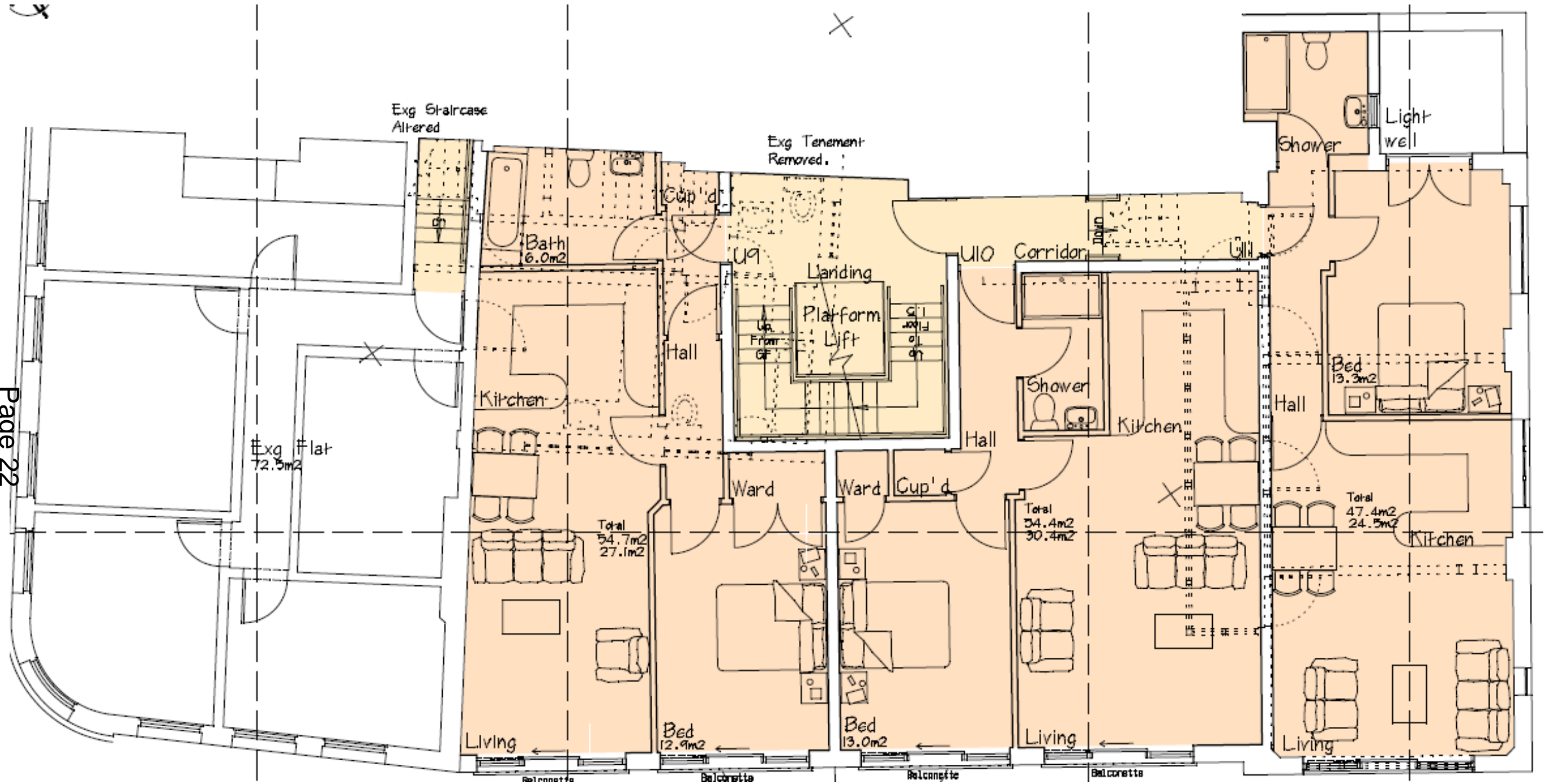




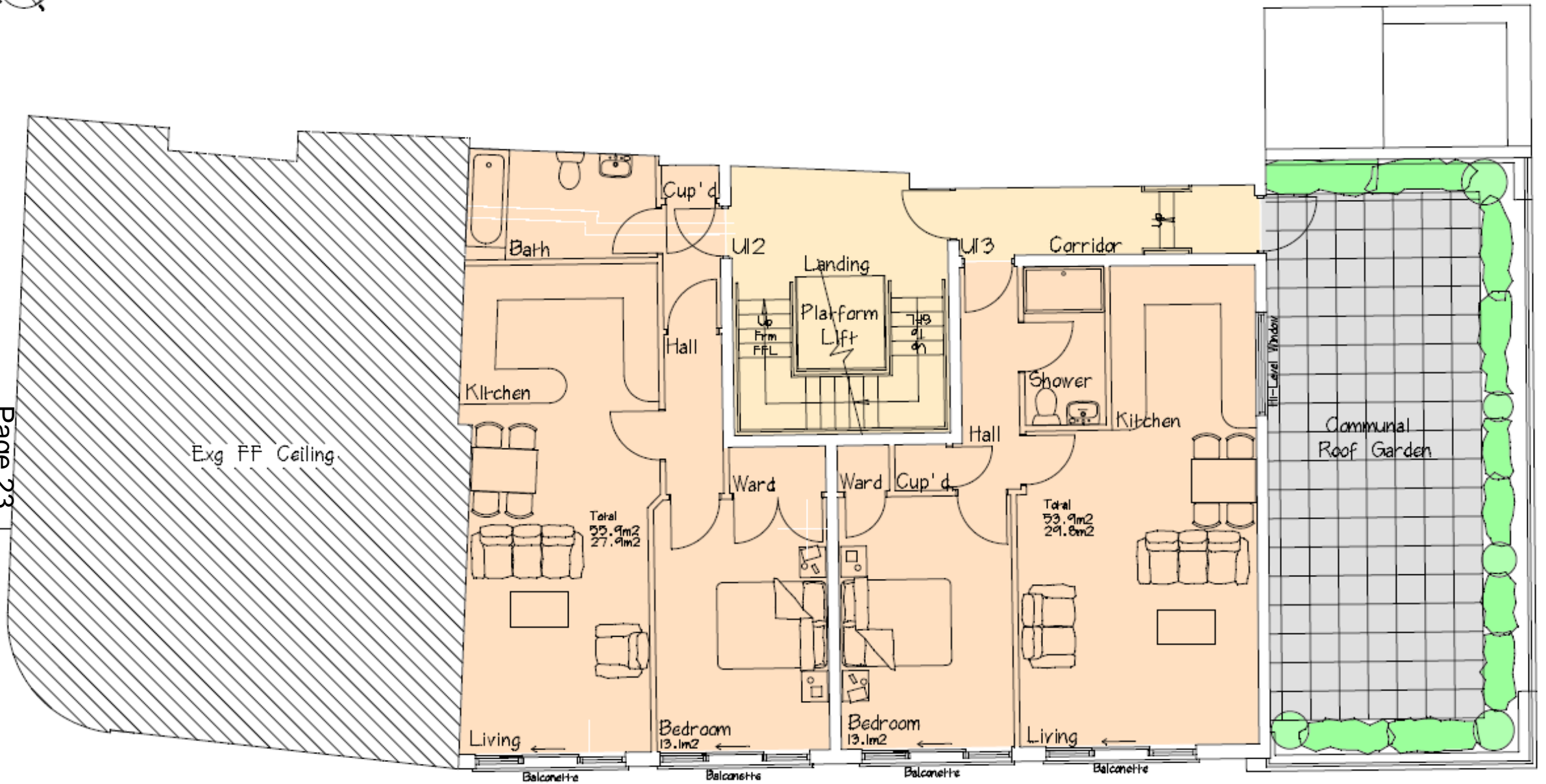
# PROPOSED UPPER-LOWER GROUND FLOOR PLAN



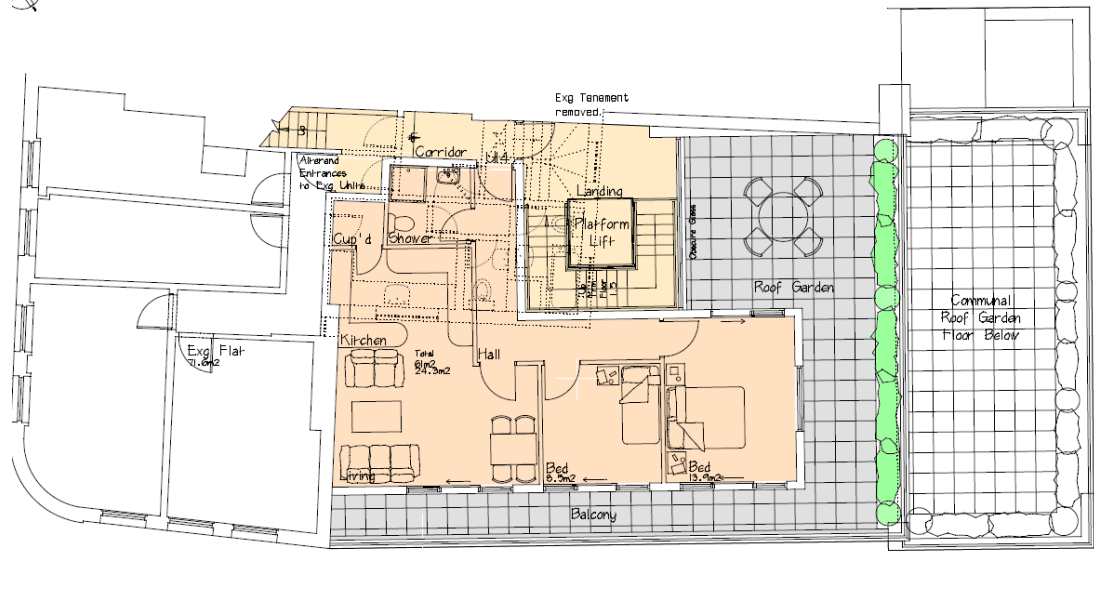
**GROUND FLOOR PLAN (NO CHANGE TO APPROVED)**



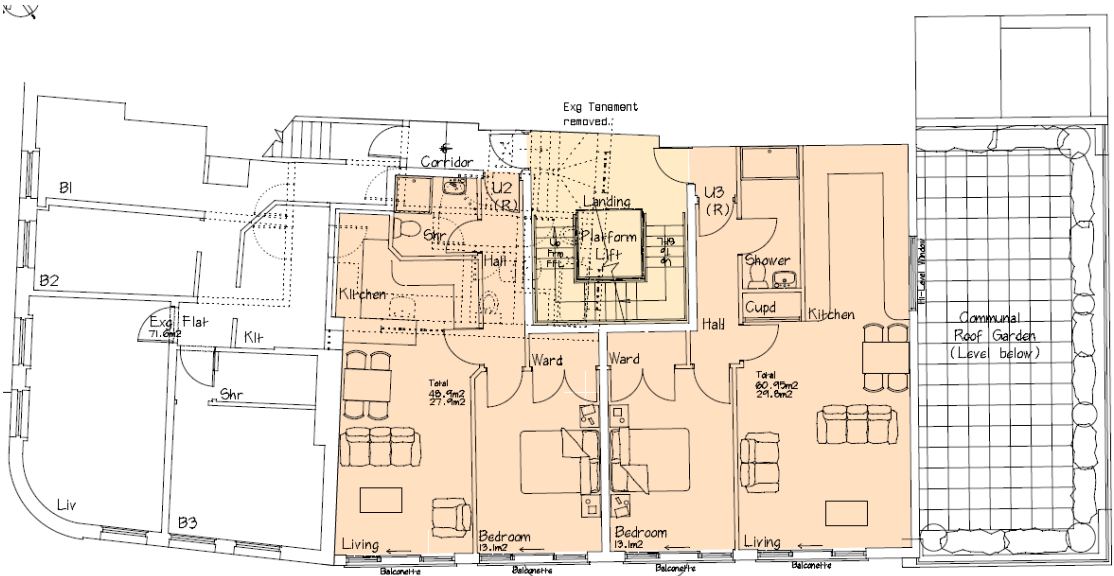
**LOWER-FIRST FLOOR PLAN (NO CHANGE TO APPROVED)**



**UPPER-FIRST FLOOR PLAN (NO CHANGE TO APPROVED)**



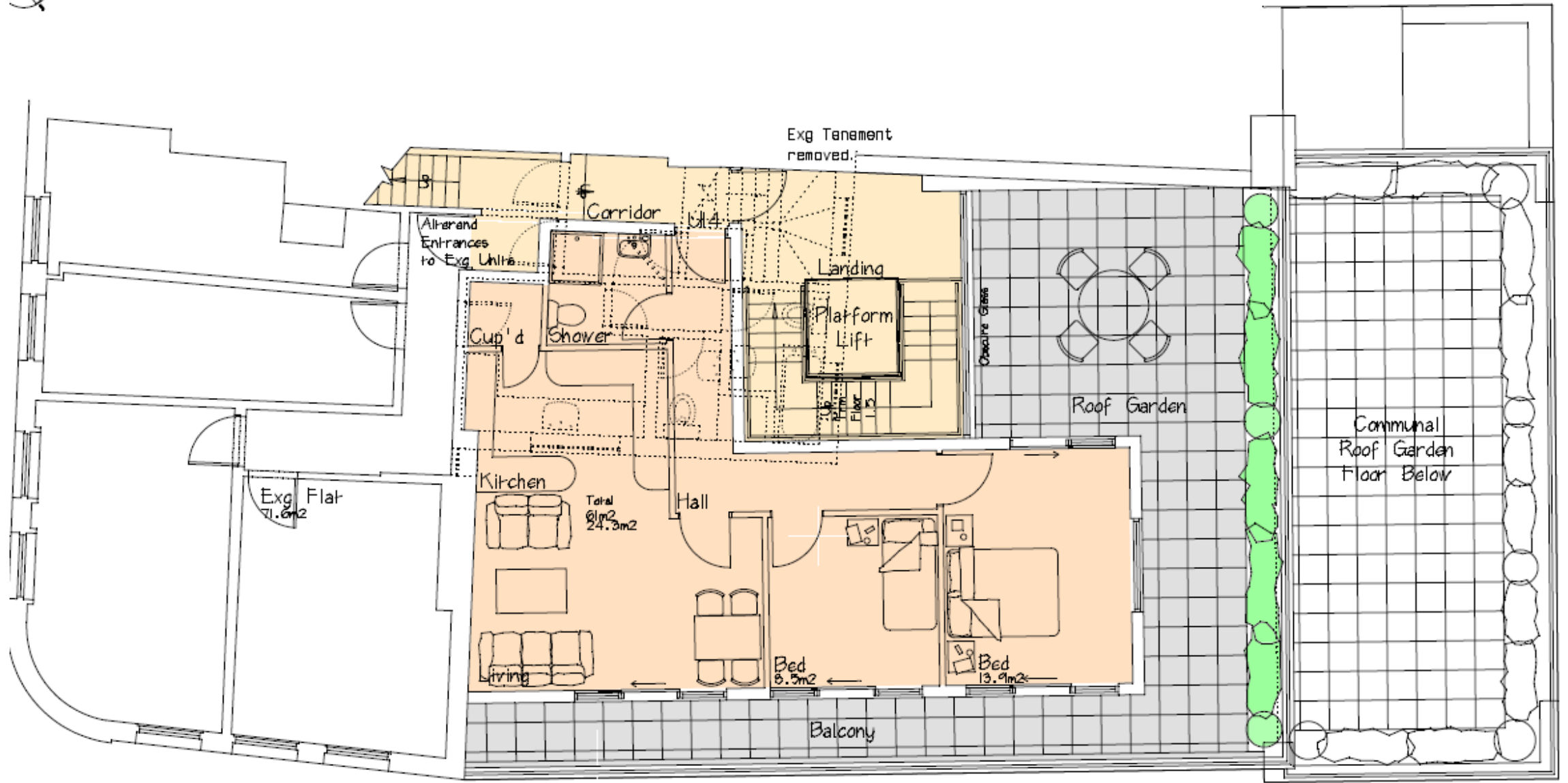
Second Floor Plan as approved 2012



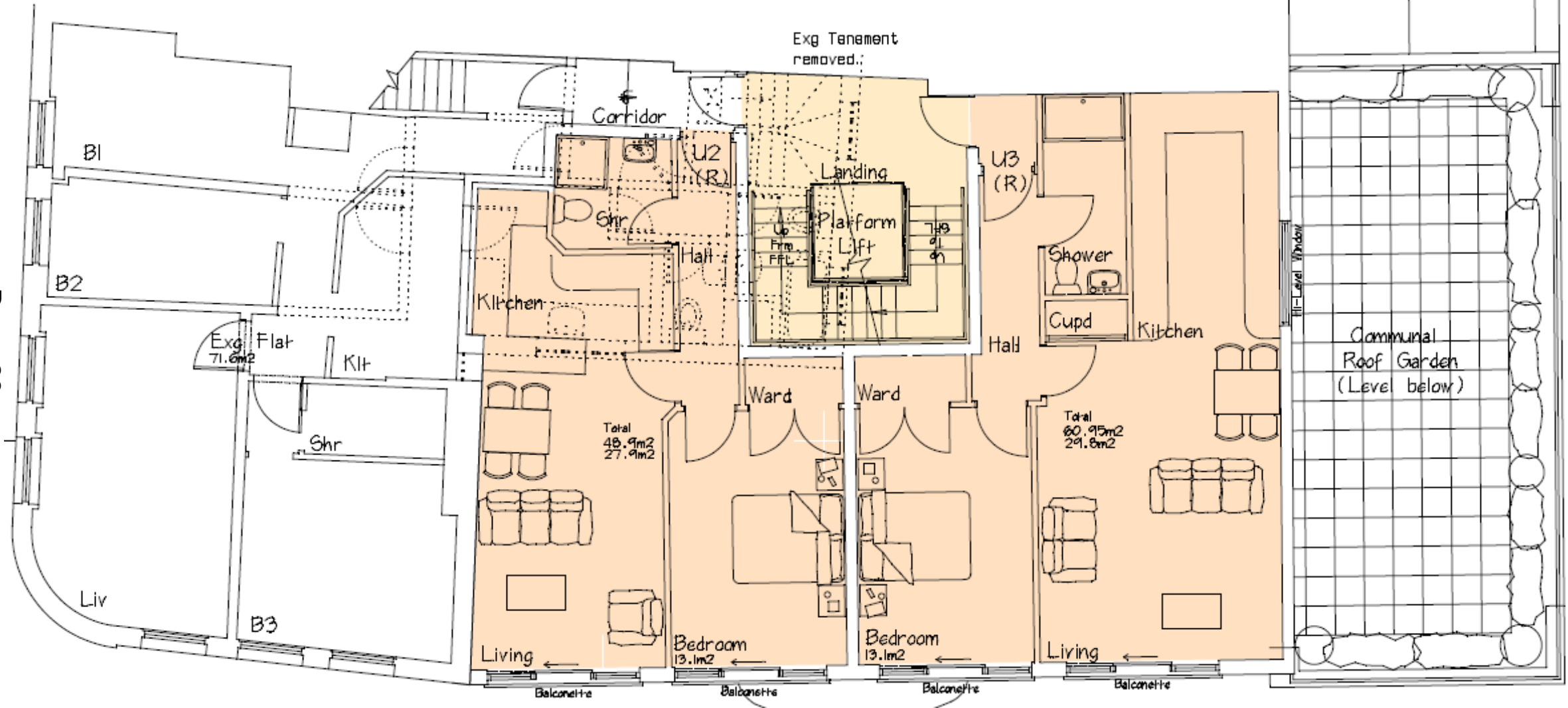
Second Floor Plan as Proposed

**SECOND FLOOR PLAN AS APPROVED AND PROPOSED**





**SECOND FLOOR PLAN AS APPROVED**



# SECOND FLOOR PLAN AS PROPOSED



South West Elevation: West Street

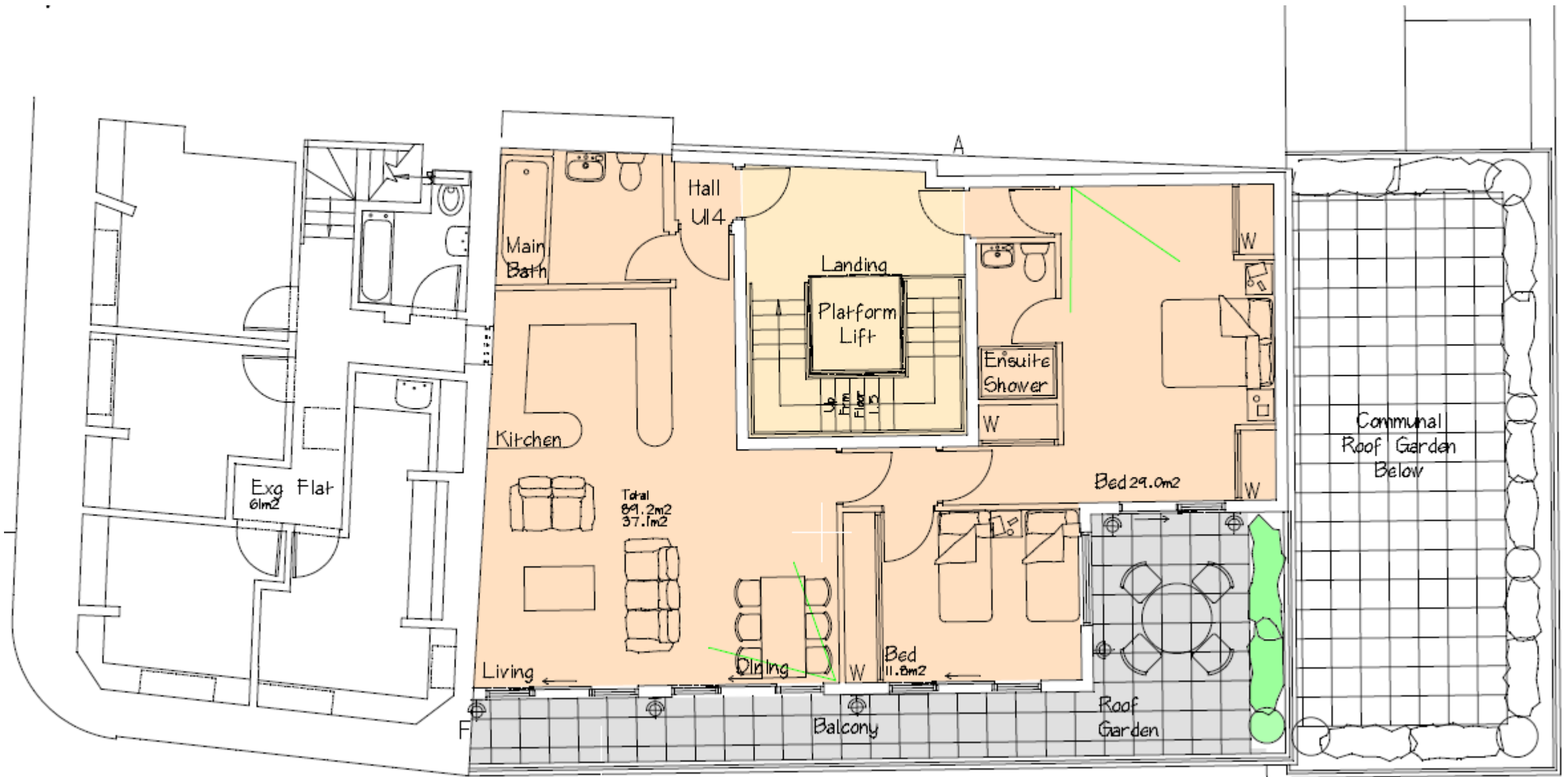
Approved 2012



South West Elevation: West Street

Proposed

# APPROVED ELEVATION AND PROPOSED ELEVATION



# PROPOSED THIRD FLOOR PLAN



South West Elevation: West Street

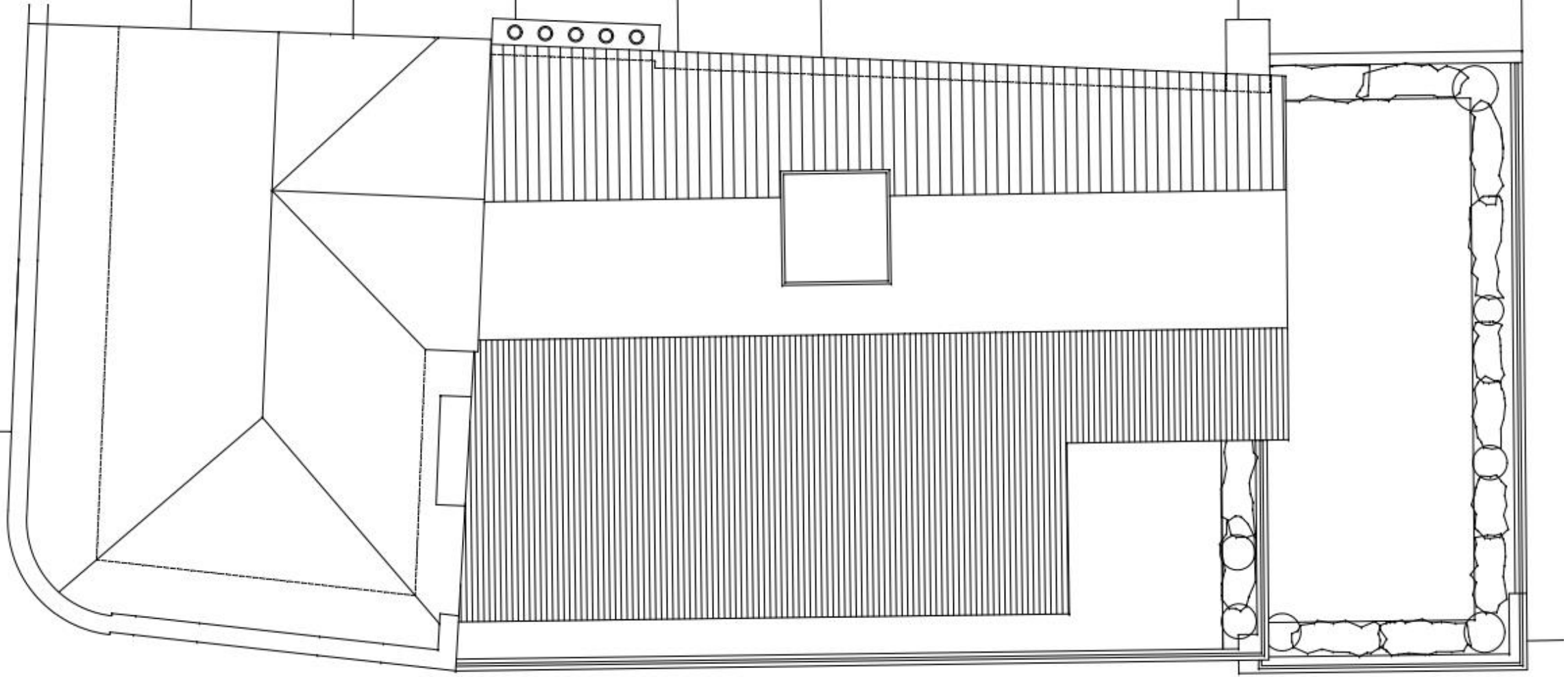
Approved 2012



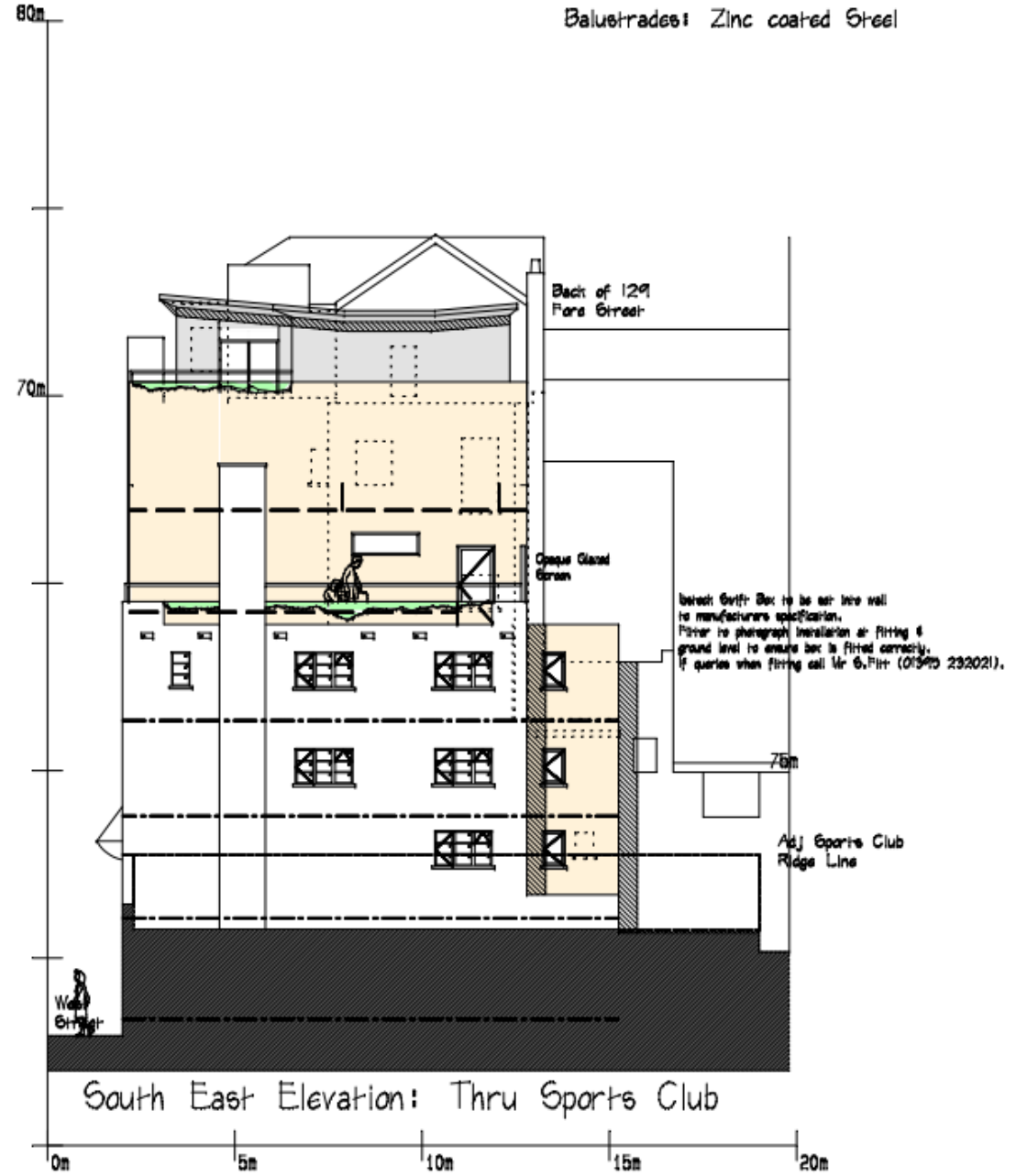
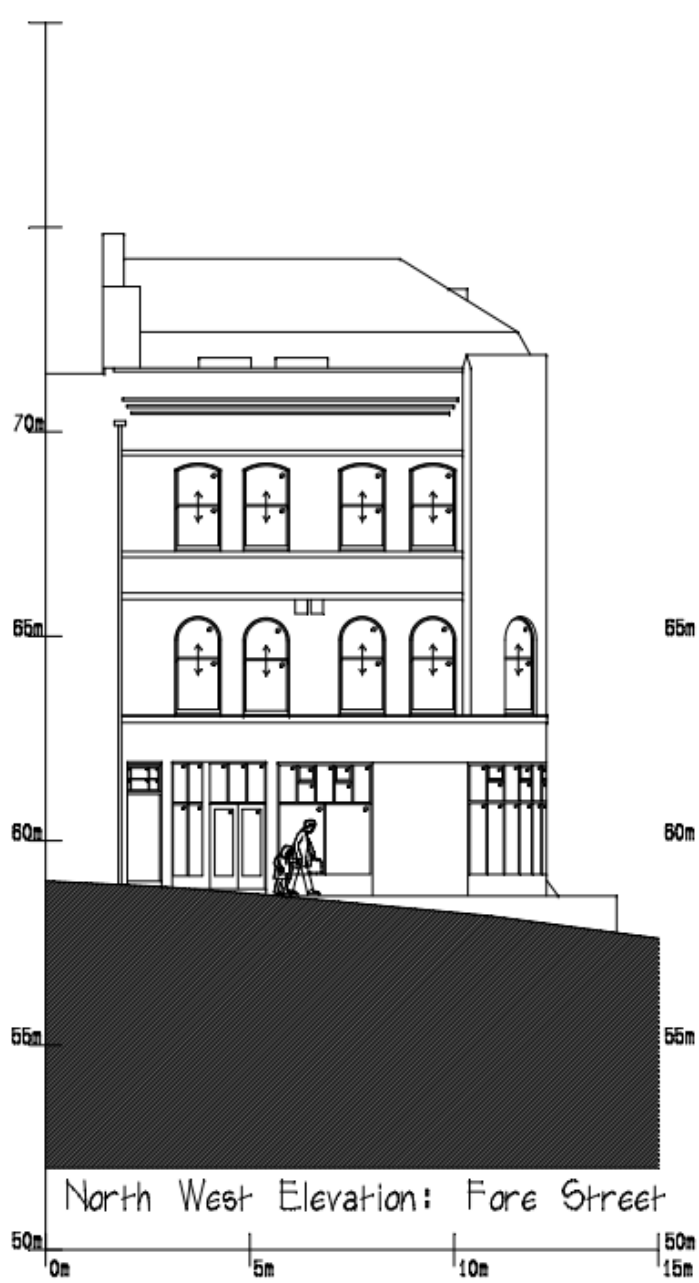
South West Elevation: West Street

Proposed

# APPROVED ELEVATION AND PROPOSED ELEVATION



# PROPOSED ROOF PLAN



# PROPOSED NW AND SE ELEVATIONS



South West Elevation: West Street

# PROPOSED WEST STREET ELEVATION





**PHOTO OF EXISTING SITE FROM EAST**



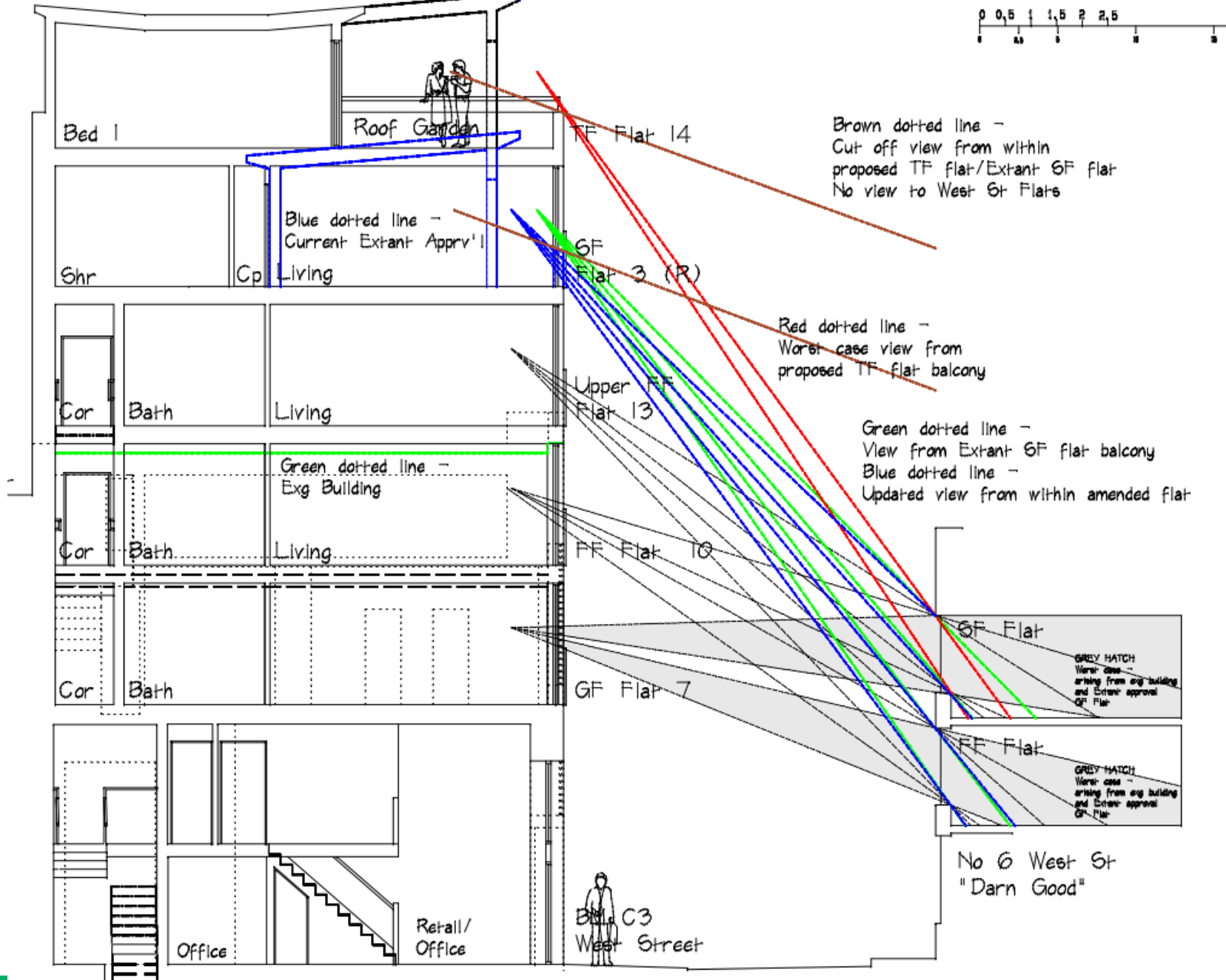
**PHOTO OF EXISTING SITE FROM WEST 1**



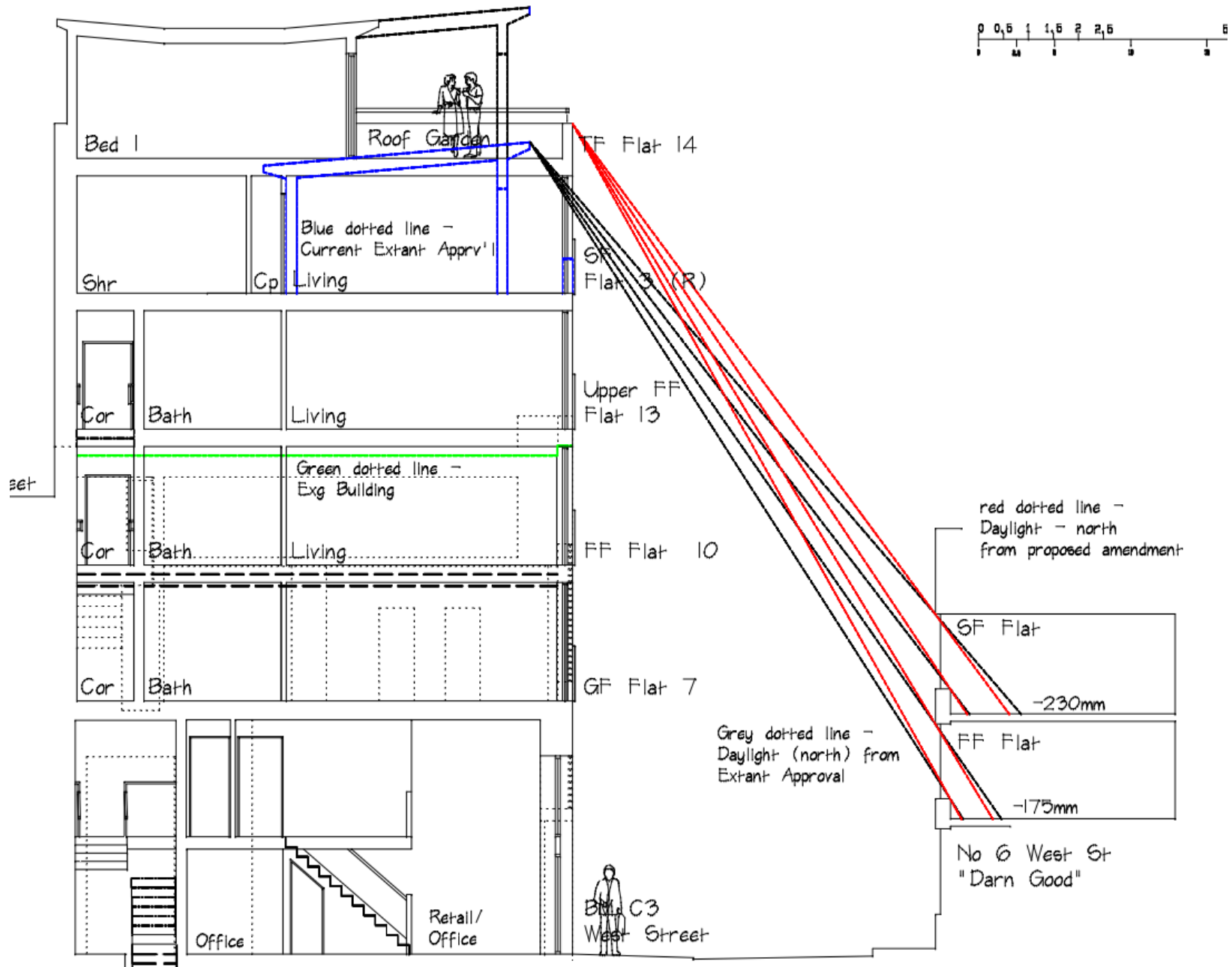
**PHOTO OF EXISTING SITE FROM WEST 2**



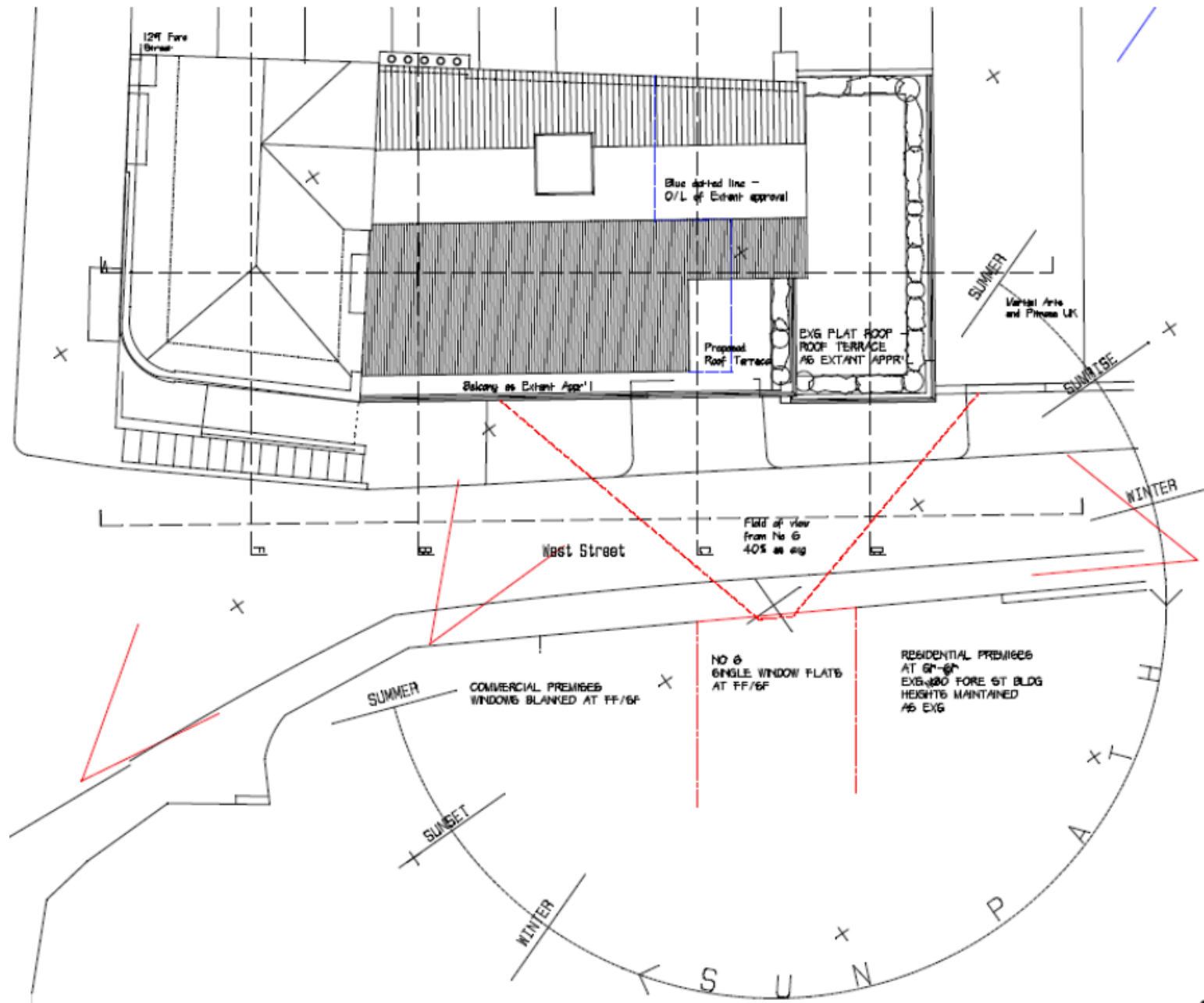
**PHOTO OF EXISTING SITE FROM WEST 3**



# OVERLOOKING FROM PROPOSAL



# DAYLIGHT IMPACT COMPARISON



# SUNLIGHT PATH PLAN



**EXISTING VIEW FROM OPPOSITE WINDOW**





**VIEW FROM OPPOSITE WINDOW WITH ROUGH MASSING SHOWN**



3D Visuals



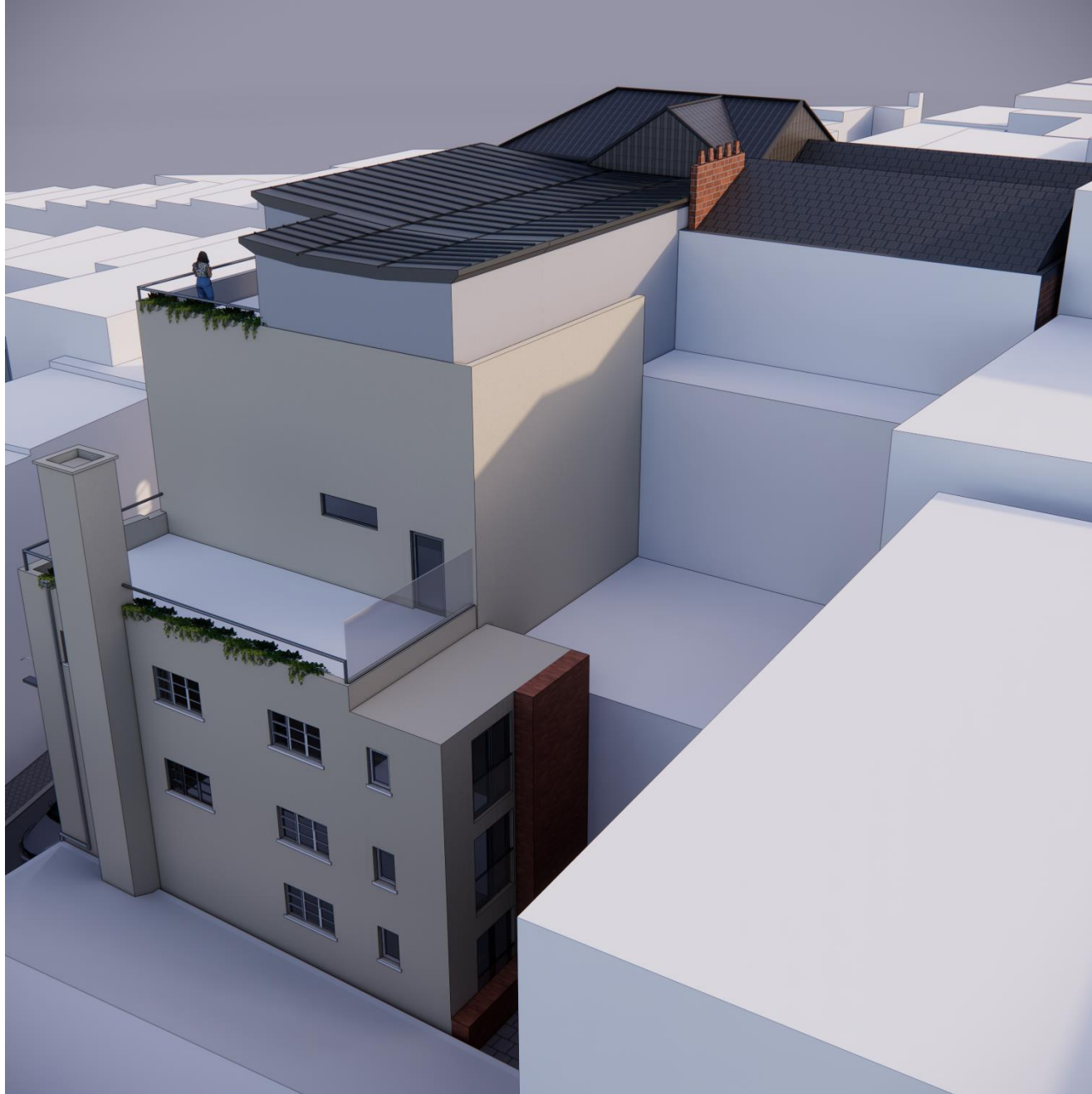
# 3D Visuals



# 3D Visuals



# 3D Visuals



# 3D Visuals



# 3D Visuals

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