

EXETER CITY COUNCIL

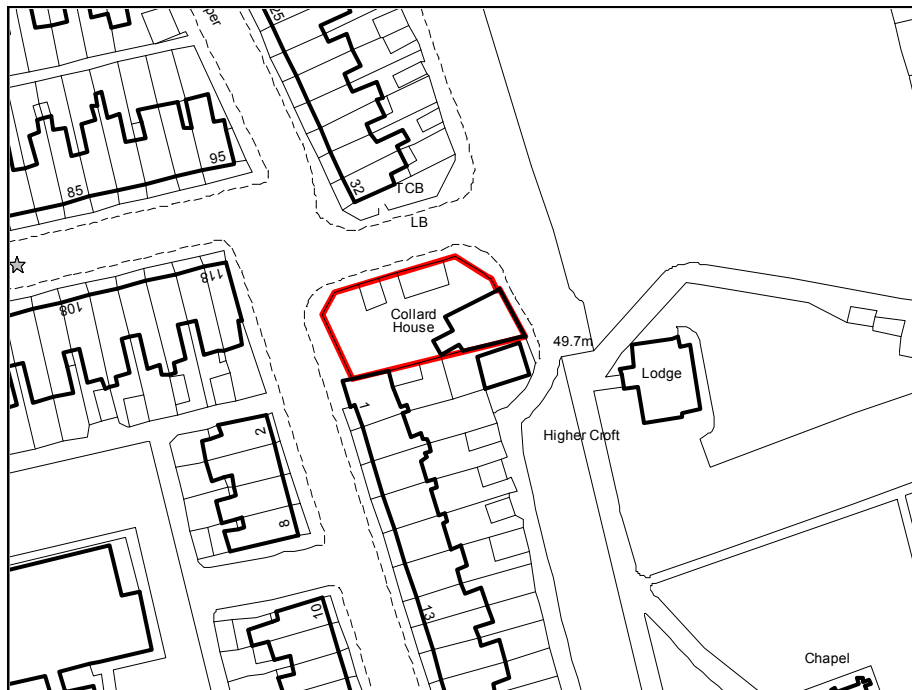
**PLANNING COMMITTEE
25 JUNE 2012**

APPEALS

DECISIONS RECEIVED

SUMMARY: 8 appeal decisions have been received since the last report:
all were dismissed.

Collard House, St. Marks Avenue, Exeter, Devon, EX1 2PX.



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Reference No: 11/1123/03

Proposal: Demolition of existing B1 (light industrial) space to provide one 3 storey and one 2 storey apartment buildings, providing a total of five 1 bedroom apartments.

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

The main issues were i) the effect upon the character and appearance of the area; ii) whether the proposal would provide adequate living conditions for occupiers of the

proposed flats; iii) whether the quantity and quality of the proposed external amenity space would provide adequate living conditions for occupiers of the proposed flats and the occupiers of Collard House; iv) whether the proposal would be likely to achieve an adequate standard of sustainable design.

Character and Appearance

The Inspector considered the harmonious nature of the respective street scenes to be a pleasing quality of the area. The bay windows, arched former shop front and brick and stone detailing of Collard House comprised an attractive Victorian building.

Much of the development would comprise an unbroken mass of walls. This and the absence of any entrance doorways into the buildings from Ladysmith Road or the 'link' road, would present very bland and somewhat 'lifeless' frontages to these streets. The Inspector thought this would be a poor response to the surroundings with the two storey block, in effect, turning its back on the street. He also shared the Council's concern that the three storey block would appear much bulkier than most other buildings in the surrounding townscape and would have an overbearing presence. In addition, the proposed hipped roofs and lack of attention to brick and window detailing would contrast awkwardly with the harmonious and attractive qualities found within neighbouring streets. The development would stand out as a conspicuous and discordant addition to this part of Exeter. It would not comprise high quality design that is required by national and local planning policies and would fail to respect the distinctive qualities of the area.

Living Conditions – Incoming Residents

Internal floorspace would fall below the minimum levels set out in the Council's *Residential Design* SPD. Whilst the Inspector commented that the standards within the SPD should not be rigidly applied, he considered it to be important to ensure that adequate space would be provided within the apartments to meet the needs of incoming residents. He thought the lack of storage space would make it very difficult to adapt these units to meet the changing needs of occupiers over time. The very limited space that would be available within the flats in the proposed three storey block would provide a cramped living environment and result in incoming residents feeling at unease within their homes.

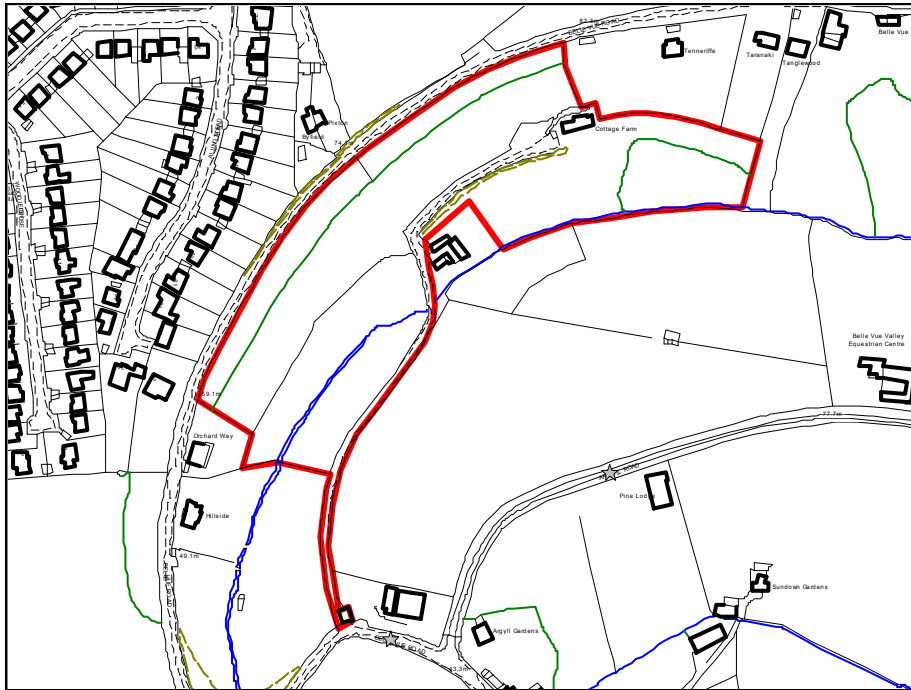
External Amenity Space

The Inspector noted that the occupiers of the proposed flats would have access to their own private outdoor balcony or patio. Whilst these private external amenity spaces would be of a limited size, he considered they would be a pleasant feature of the apartments and residents would not be wholly dependent upon the use of the limited communal amenity space. The flats would also be conveniently located with regards to public open space provision. On balance, he thought the proposed external amenity spaces would provide adequate living conditions for residents.

Sustainable Design

The Council's concern that insufficient information had been submitted to demonstrate that the proposal would achieve high standards of sustainable design was noted by the Inspector. However, he thought it would be unreasonable to withhold permission on the basis of a lack of information which could be sought and obtained by way of a planning condition.

Cottage Farm (House), Belle Vue Road, Exeter, EX4 5BD



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Reference No: 11/1361/03

Proposal: The construction of a two storey extension.

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

The main issue was the effect of the proposed development on the character and appearance of both the surrounding area and the host dwelling.

The proposed development would substantially extend a two-storey dwelling in the Duryard Valley Park. Cottage Farm sits on the north west side of the valley commanding views to the south and south east. The extension would take the form of a full length extension to the frontage of the host dwelling with two new gables, and a further extension to the front elevation linking the two new gables. Further changes were proposed to the property's roof line and to its fenestration with the consequence that its external appearance would be radically altered. The existing floorspace would be increased by some 43%.

The Inspector considered that the substantial increase in mass proposed would result in built development that was more dominant in the landscape and which would be likely to impose itself on a setting which could be viewed from an open area used by

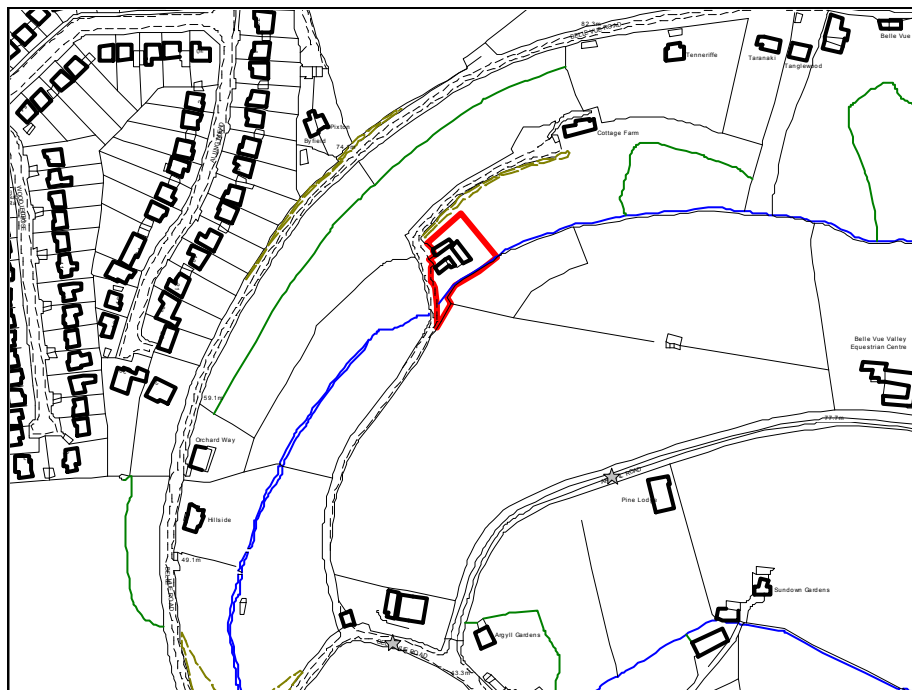
walkers seeking a 'countryside' experience close to the city. The proposed development would be sited in a prominent position within the Duryard Valley Park and would increase the sense of urbanisation through imposing a building that was less in character and which would lack any sense of local distinctiveness. The outcome would be a significant and harmful impact on an area, which makes a major contribution to the landscape setting of the city.

The Inspector considered that the impact of the proposal on the host property would be to alter fundamentally its scale and nature. Although the proposed development was described as an extension, it amounted to a change of sufficient magnitude as to produce a building which in both mass and appearance would bear little resemblance to the present structure.

He considered Principle 5 of the *Householder's Guide* SPD, which required extensions to be subservient to the original building, to be highly pertinent. Although the host building may not be of any great architectural or historic significance he considered it to have a vernacular character that would be totally lost as a result of the proposed extension. There was a risk that the outcome would be a building with little, if any, sense of local distinctiveness. He concluded that the proposed development would result in significant material harm to the host dwelling that would be contrary to the principles of the adopted SPD and ELP Policy DG1.

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Cottage Farm (Stables), Belle Vue Road, Exeter, EX4 5BD



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Reference No: 11/1362/03

Proposal: Conversion of an existing livery stable into a single dwelling.

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: **DISMISSED**

Grounds:

The main issues were

- a) Whether the provision of an additional dwelling in the open countryside was justified by local and national policies;
- b) The effect of the proposed development on the character and appearance of the surrounding area.
- c) The effect of the proposed development on the Site of Nature Conservation Importance (SNCI) and on internationally designated nature conservation sites in the area; and
- d) Whether the proposed development would lead to an increased risk to the safety of highway users.

The proposed development would convert disused stables into a three bedroom bungalow and garage. The stables comprise three single-storey brick buildings grouped around a concreted yard, which would be partly filled in by the proposed development through the provision of a conservatory and additional living accommodation.

The provision of an additional dwelling in the open countryside

The appeal site is within the Duryard Valley Park, a finger of attractive open land, with a strongly rural character. The Inspector noted that ELP Policy L1 contained a presumption against development that would harm opportunities for informal recreation. ELP Policy LS1 aimed to protect the landscape setting of the city. Development considered appropriate in such locations was required to maintain local distinctiveness and character and either be for the purposes of agriculture, forestry, the rural economy or outdoor recreation or involve the change of use, conversion or appropriate extension of existing buildings. He considered Policy LS1 to be fully in line with paragraph 55 of the NPPF, which reinforced the long-standing presumption against isolated dwellings in the countryside unless there were special circumstances.

The appellant argued that the proposed re-use of these redundant or disused buildings complied with Policy LS1. However, the Inspector considered the proposal had many characteristics that suggested the complete redevelopment of the site for another purpose. Little if any of the existing structure or materials would be used. There would be wholesale replacement of all the roofing and much of the walls, new fenestration and a general and radical change in appearance. Even the existing footprint of the stables would be significantly increased by filling-in a substantial part of the yard and adding the extension for the garage. Nevertheless, he accepted that the existing buildings on the site would be reconstructed and that this would constitute re-use of those redundant buildings in line with to both the relevant criterion of Policy LS1 of the Local Plan and the NPPF.

The effect of the proposed development on the character and appearance of the surrounding area

The Inspector agreed with the Council that the proposed development would result in a substantial change in the character and appearance of the site. A new dwelling would

be associated with all the paraphernalia of domestic occupation. In the circumstances of an isolated and prominent site within the Duryard Valley Park, the proposed development would represent a new urban element that would not be in keeping with its surroundings. As such it would fail to meet the criterion that Policy LS1 sets that development should maintain local distinctiveness and character with the consequence that it would result in significant material harm to the setting of this important element in the city's landscape.

The effect of the proposed development on the Site of Nature Conservation Importance (SNCI) and on internationally designated nature conservation sites in the vicinity

The appellant's ecological consultants had provided a survey of protected species on the appeal site and suggested a range of mitigation measures to deal with these. On this basis the Inspector concluded that the proposal would not harm the SNCI on the assumption that appropriate conditions were attached to any planning permission.

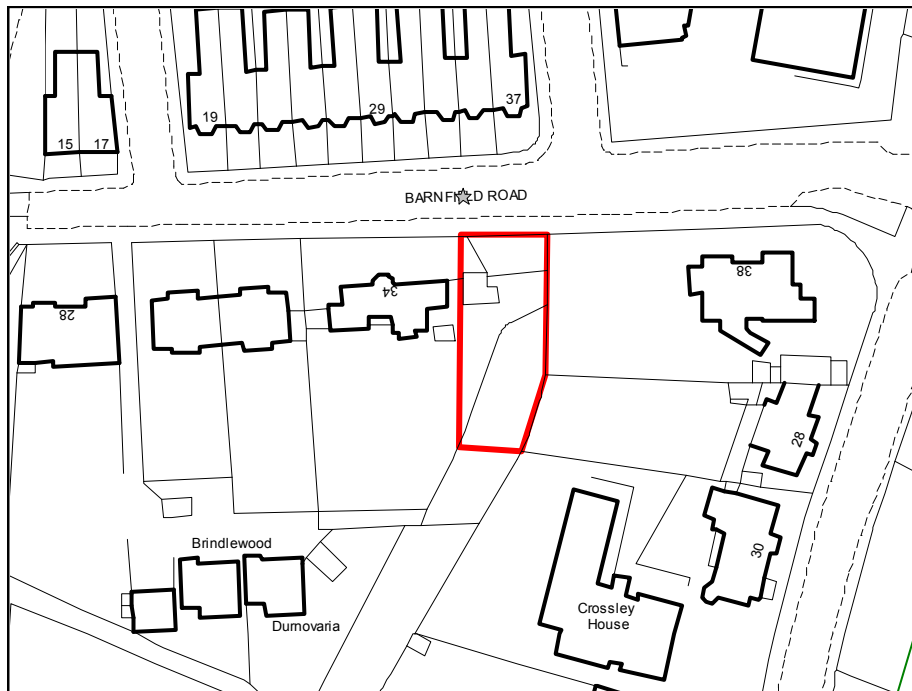
In respect of the protection of internationally designated species and habitats, to which the NPPF affords special importance, the Inspector noted that ECS Policy CP16 seeks contributions from new development likely to have a significant effect on a group of internationally designated sites that surround the city. A particular concern was the additional recreational pressures that may be generated on such sites by new housing development. The Council's interim approach required a financial contribution towards mitigation measures. In the absence of such compensation, an appropriate assessment was required for each development site. In the absence of any such payment being made or assessment being undertaken, the City Council had concluded that planning permission should not be granted.

The appellant had not responded to this issue and it was not a matter that was dealt with in his ecological consultants' report. In these circumstances, the Inspector concluded that there was a risk that the proper steps needed to meet the requirements of the European Habitats and Birds Directives would not have been taken and that this was an additional reason why planning permission should not be granted.

Whether the proposed development would lead to an increased risk to the safety of highway users

The Inspector noted that the access arrangements for the site comprised a network of private tracks lacking proper surfacing, adequate drainage or street lighting. There were a number of narrow stretches where two vehicles could pass one another only with difficulty and bends with poor visibility. He had no doubt that the existing network of tracks was hazardous on occasions. He saw no reason for allowing an additional property that would generate extra vehicle trips. He also considered that the appeal site was sufficiently isolated, despite being within the boundaries of the city, to raise doubts as to whether residential development here would meet the principles of sustainable development. He therefore concluded that the proposed development was contrary to DSP Policy TR10 and the presumption in favour of sustainable development at the heart of the NPPF.

34 Barnfield Road, Exeter, EX1 1RX



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Reference No: 11/1387/03

Proposal: Erection of a single dwelling.

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

The main issues were i) whether the proposed development would preserve or enhance the character or appearance of the St Leonard's Conservation Area; ii) its effect on the living conditions of future occupiers of the proposed development and neighbouring residential occupiers; and iii) its effect on nature conservation sites of European importance.

Character and appearance

The south side of Barnfield Road, including the appeal site, is characterised by large brick properties in spacious grounds with an abundance of tree cover. The appeal site formed the eastern part of the extensive back garden of a large detached house. The Inspector considered the proposed design, massing and use of external materials to be inappropriate. He noted that the proposed dwelling would be "shoehorned" through an angle of 90° to enable it to occupy a narrow frontage, whilst maximising its size. This alignment would appear contrived and at odds with the established pattern of the

neighbouring properties which sit 'side on' to the road with generous spacing between them. Its alignment would also necessitate the construction of stilts at the back of the building to overcome the steepness of the site as it falls away to the south. This feature of the building would be out of character in this area.

Much of the existing wooded area would be lost as a result of the land take of the proposed development, and it would take a long time, if at all, for the existing verdant appearance to be completely restored.

The proposed contemporary design and modern external materials would be out of place in a nineteenth century street frontage characterised by large, traditional, brick built houses. In particular it would detract from the architecture and spacious setting of no.34, highlighted in the Council's Conservation Area Appraisal as making a positive contribution to the appearance of the Conservation Area.

The Inspector concluded that the proposed dwelling would not integrate with its surroundings and would be contrary to the statutory requirement for development to either preserve or enhance the character or appearance of Conservation Areas, which is also a requirement of the NPPF, ELP policy C1 and DSP policy CO7. It would not contribute to local distinctiveness, and as such it would be contrary to ELP policy DG1.

Living conditions

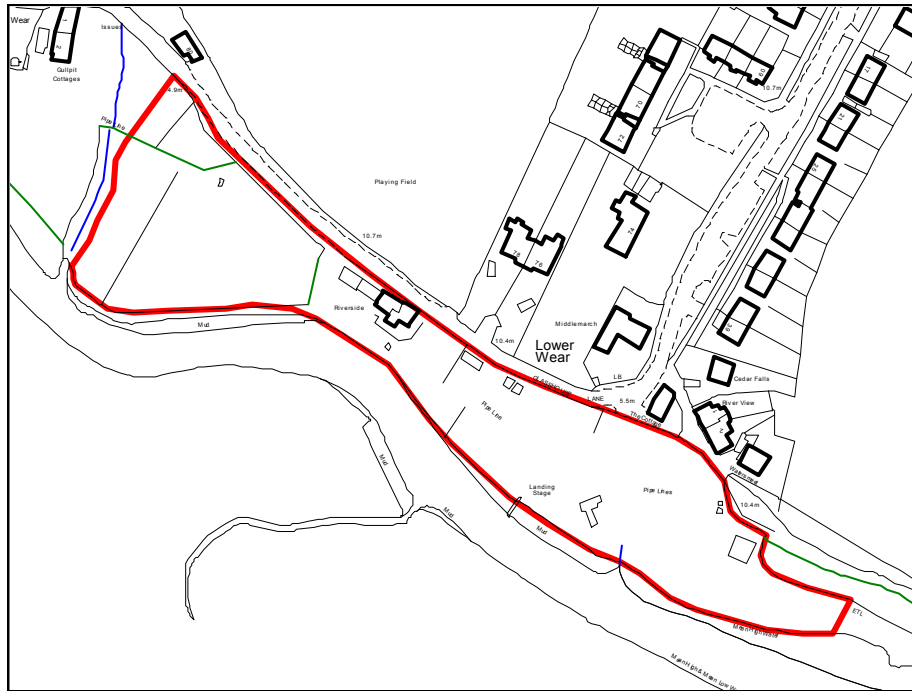
The Inspector agreed with the Council that the impact of existing protected trees on the outlook of future occupiers of the proposed dwelling would be significant. Some of these trees would cause significant overshadowing. For much of the year the garden of the proposed dwelling would be heavily shaded. He concluded that the proposal would harm the living conditions for future occupiers of the proposed development.

In relation to overlooking and loss of privacy, the Inspector noted the significant drop in levels to the east. He considered the loss of trees on the eastern side of the appeal site would open up uninterrupted views into the back gardens of properties to the east. In addition, the height and design of the proposed dwelling, including several upper floor windows and a balcony, and the proximity of the proposed development to the eastern boundary would affect the privacy of neighbouring occupiers. The bulk of the proposed dwelling, situated close to the eastern plot boundary, would also harm the quality of outlook of adjoining occupiers.

Nature conservation

CS policy CP16 seeks to protect designated European sites through effective mitigation. The Inspector was advised that pending completion of joint work with neighbouring authorities to produce a delivery framework for designated sites such as the Exe estuary, the Council's joint interim approach requires a financial contribution, or failing this, the onus was on the developer to work with Natural England and the Council to agree an appropriate assessment for an individual site. The appellant had neither made the required contribution nor commissioned a site specific assessment. The appellant had not therefore demonstrated that the proposal would not harm the designated European sites, contrary to CS policy CP16.

Land in north-west garden area of Riverside Cottage, Glasshouse Lane, Countess Wear, Exeter, EX2 7BZ



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Reference No: 11/1402/03

Proposal: Erection of a detached dwelling

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

The main issues were the principle of adding a new dwelling in relation to policies concerning development in the countryside; the effect on the character and appearance of the surrounding area; and the effect on the living conditions of future occupiers of the proposal.

The proposed two-storey split-level, detached dwelling would occupy the northwest part of the extensive grounds of Riverside Cottage, a Grade II listed cottage. These grounds form a linear strip alongside a subsidiary channel of the River Exe estuary and are located within the Riverside Valley Park, just beyond the urban edge of Exeter. The site and its surroundings are rural in character. The Inspector noted that the former storage/builders' yard on the site had been cleared and it now had an informal, predominantly verdant, rural character.

The proposal would be a new, isolated home in the countryside, which the NPPF resists, unless there are special circumstances to justify the development. No such circumstances had been demonstrated. The NPPF recognises the intrinsic character and beauty of the countryside. The Inspector concluded that the proposal would be an inappropriate and unjustified urban extension into the countryside around Exeter, contrary to the sustainable development principles of the NPPF.

Exeter Core Strategy (ECS) Policy CP16 identifies certain areas in and around the city as strategic green infrastructure, to be protected and enhanced as environmental and landscape assets, and to provide a framework for sustainable new development. The Exe riverside, including the appeal site, forms an important part of the high quality environmental and landscape setting of Exeter within the city's strategic green infrastructure. DSP policies CO1 and CO6 seek to conserve and enhance such areas, and require new development to maintain and improve their character and quality. DSP Policy ST1 stresses the importance of protecting environmental assets, such as the countryside along the Exe corridor. ELP Policy L1 aims to achieve a balance between the aims of conservation, recreation, public access and environmental education and recognises the importance of the Riverside Valley Park as a continuous wildlife corridor through the city.

The Inspector noted that the appeal site was located in part of one of the city's main landscape assets, within the strategic green infrastructure. The proposed new dwelling would not fall into any of the categories of development which CS Policy CP16 states would be appropriate or acceptable within these areas. He also agreed with the Council that the proposed dwelling would have little architectural merit, and it would not relate well to its landscape setting. Its overall size would be alien to the rural character of the landscape.

It was concluded that the proposed development, both in principle and in its design and massing, would be an unwanted urbanising influence and would therefore be inappropriate within the city's strategic green infrastructure. As such it would detract from the landscape character of this part of the Valley Park, contrary to the NPPF and the above mentioned policies in the development plan.

The Inspector did not share the Council's concerns regarding the living conditions of future occupiers. He did not think the proposed garden area would be unduly small for the proposed dwelling, and cycle storage facilities could be secured by condition had he been minded to allow the appeal. He did not consider that the effect of the proposal on the living conditions of future occupiers would be a reason for dismissing the appeal.

The appellant stated that the property would be an 'annexe' to the current property at Riverside Cottage, rather than separate accommodation. It would, however, be a self-contained dwelling, with its own separate access, and would be located a significant distance away from Riverside Cottage. He agreed with the Council that it would be difficult to have any control over future occupation of the new dwelling or the formation of a separate residential curtilage.

29 Codrington Street, Exeter, Devon EX1 2BU



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Reference No: 11/1763/03

Proposal: Extension to the rear elevation to form additional accommodation

Application Decision: Delegated Refusal

Type of Appeal: Householder

Appeal Decision: DISMISSED

Grounds:

The main issue was the effect of the proposal on the character and appearance of the area.

The proposal involved a part ground floor, part first floor addition to a mid-terraced property. At ground floor the proposal would extend across the full width of the property and project to a maximum depth of around 6.9m. The first floor element would be set away from the neighbouring boundary with No 30 and immediately adjoining the opposing boundary with No 28.

The Inspector noted that the size of the ground floor element would exceed the Council's normal guidelines as set out in the *Householder's Guide* SPD. Moreover, due to its overall height, mass and depth, the extension would dominate the rear elevation and garden to this property, with little fabric of this part of the original building remaining as evident. In addition, the flat roof to the first floor element would relate poorly to the pitched roof of the existing dwelling and terrace as a whole.

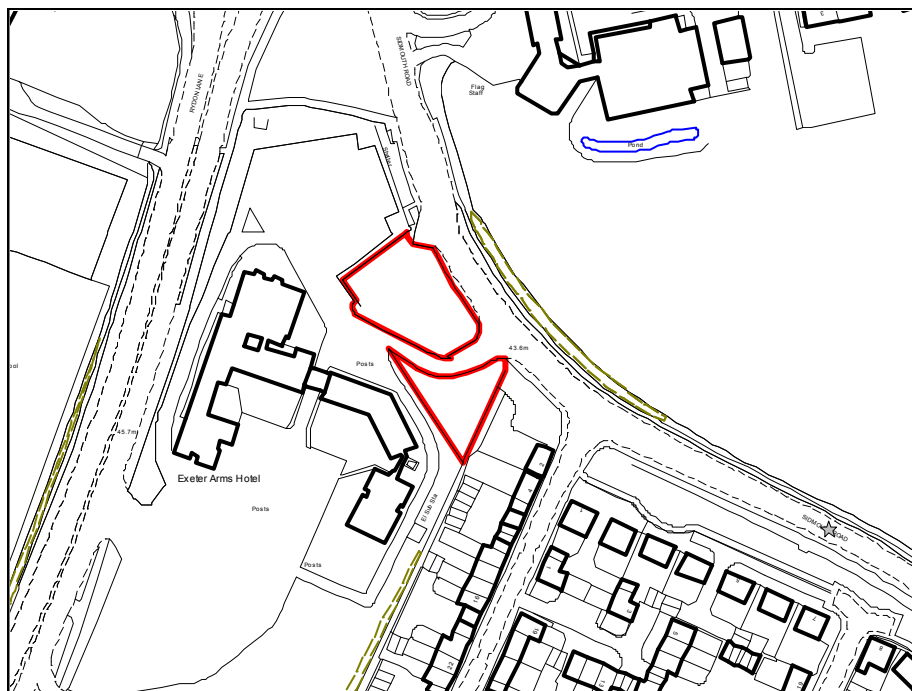
Although there were other examples of extensions to the rear of properties in the street, the Inspector was not aware of any cases where the ground floor projects to such an excessive depth as that proposed. He considered the other examples in the street, including the flat roof to No 28 adjoining, demonstrated how poorly such 2-storey extensions related to the character of the original properties and how they detracted from the quality and appearance of the surrounding area.

The Inspector agreed with the Council that the development would appear disproportionate to the original dwelling and poorly designed in relation to it. He concluded that it would be harmful to the character and appearance of the area. In this regard it would fail to display the quality of design that is required by DSP Policy CO6 and ELP Policy DG1.

The Inspector recognised the appellant's need to provide additional accommodation for his extended family and the absence of any neighbour objections. However, these matters did not outweigh the harm identified. He also accepted that the proposal would not harm the street scene along Codrington Street. Nevertheless, the extension would be clearly seen from the rear gardens of adjoining properties, as well as land and buildings beyond the rear boundary of the appeal site.

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Land at entrance to Exeter Arms Hotel, Sidmouth Road, Exeter, EX2 7HL



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Reference No: 11/1815/03

Proposal: Change of use to hand car wash with associated parking and office.

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

The main issue was the effect of the proposal on the character and appearance of the area, with particular reference to nearby trees and their contribution to the street scene.

The appeal site is open land, located on both sides of the entrance to the Exeter Arms Hotel from Sidmouth Road. The site has lain vacant since its use as a petrol service station ceased in the 1990s, and it is now largely overgrown. There are three oak trees close to or within the boundary of the site, all with Tree Preservation Orders (TPOs). They form an important feature of the landscaping along Sidmouth Road, which is a key route from the city centre to the M5 motorway, and they contribute significantly both to the character of this important road, the setting to the adjacent hotel, and to the appeal site itself.

The Inspector considered that the Council's attention to the character and appearance of Sidmouth Road reflected the importance that the NPPF attaches to the design of the built environment. The economic implications of promoting the corridor as a gateway to the city from the M5 also accord with the Government's Growth Agenda.

Much of the site to the south of the hotel access road would be hard surfaced to provide parking for four cars. The nearest of the proposed parking spaces would be located about 12.5m from the trunk of the southernmost of the two protected oak trees on the south side of the access road, whilst the other tree would be about 10m distant from the nearest parking space. The Inspector agreed with the Council that there was a likelihood of the roots of the two trees being damaged by the proposed hardstanding.

He did not find the appellant's evidence to be sufficiently compelling to reassure him that there would be no compaction of tree roots. Moreover, the potential spillage of chemicals from the proposed use would be likely to have an adverse impact on the health of the trees.

As the proposed development and its proximity to the two oak trees to the south of the access road, would potentially harm them, it was contrary to ELP Policy DG1 (c), which states that development should be designed to ensure trees flourish and mature, and the Council's *Trees* SPD, which emphasises the importance of achieving a satisfactory spatial relationship between any proposed development and adjacent trees. The proposal would also be contrary to DSP Policy CO6, which requires development to respect the character of the site and its surroundings, which would include adjacent trees.

The appellant argued that the proposal was low key and unobtrusive. The Inspector did not agree. In his opinion the site was prominent in the street scene. The combination of hard surfacing, walls, fencing, car washing equipment and an office unit resembling a temporary structure, with no effective landscaping, would also add to the urbanising effect on the Sidmouth Road corridor which the Council has been actively resisting in recent years in view of its 'gateway' importance.

The Inspector concluded that the proposal would harm the character and appearance of the area, contrary to the NPPF and Development Plan policies. Whilst its impact could be mitigated to some extent by a landscaping condition, he considered this would be outweighed by the potential loss of the oak trees.

8 Velwell Road, Exeter, Devon EX4 4LE



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Reference No: 11/1849/03

Proposal: Change of use of a dwelling into a house in multiple occupation (HMO) for nine people.

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

The main issue was whether the proposed change of use would preserve or enhance the character or appearance of St David's Conservation Area.

The Inspector noted that conversion had already occurred and the property had been operating as an HMO for nine students since September 2010. The property was a large semi-detached house located in a residential street within the St David's Conservation Area. Many of the surrounding streets had properties that provided for student accommodation. The area was identified as important for its historic townscape and the CA Appraisal noted that an issue facing the area was maintaining the balance of uses. While there was a greater level of HMOs in neighbouring streets, he noted that the family, residential character and Arcadian setting of Velwell Road was a strong characteristic locally.

ELP Policy H5 sought to ensure that conversions did not lead to a scale and intensity of use, or an over concentration of such conversions, resulting in a change in character or imbalance in the local community. The Council's *Houses in Multiple Occupation (including Class C4 Uses)* SPD set out a level of 20% of houses exempt of Council tax, above which an area would be considered to have an over-concentration of HMOs. Areas, including the appeal site, were specifically identified within which the Council will resist further conversions.

While the conversion of dwellings in Class C3 use to Class C4 use was permitted development, the Council had implemented an Article 4 Direction, which took effect on the 1st January 2012, and which required permission to be sought. On the face of it, therefore, the proposed change of use ran contrary to the SPD, lying within an area specifically identified as being restricted, and consequently an area where further concentration would lead to harm to the balance of the community and the character of the area. It would therefore conflict with Policy H5 of the Local Plan in this regard.

The appellants had referred to two material considerations which they suggested made this case atypical and therefore acceptable. Firstly, because the conversion took place before the implementation of the Article 4 Direction, the change of use for up to six occupants, Class C4 use, was accepted by the Council. They had supplied a Unilateral Undertaking which was agreed with the Council to avoid the eviction of the current students. This confirmed that, subject to there being no further planning permission, the house would revert to an HMO for six individuals in September 2012. The Council confirmed that this change of use represented an acknowledged fallback position.

Secondly, the appellants pointed to the fact that Velwell Road did not have other HMOs and therefore this proposal did not represent over-concentration or result in a significant effect on the character of the area. They referred to the conversion as having taken place some time previously with no reported adverse impacts on the area. Local residents had suggested that there had been complaints and concerns regarding the behaviour of the students although this was refuted by the appellants.

The Inspector considered that the fact that Velwell Road did not have a high number of HMOs did not set aside the weight that the SPD and Article 4 Direction had. The development of the SPD responded to the increasing size of the University and altered the approach set out in the 2008 SPG. In this it sought to apply to areas with an existing issue regarding a concentration of HMOs but also surrounding areas where concentrations were lower but which may come under pressure. The areas identified differentiated between those that the Council considered needed immediate restriction, those that may be subject to further restriction based on the 20% criteria and also the specific exclusion of some streets and a set of criteria against which to judge exceptions. The appeal site was situated in the area requiring immediate restriction.

However, the Inspector accepted that there was a fallback position of this property remaining as an HMO for six students. The question was therefore whether the occupation of this property by nine students was materially more harmful than its occupation by six.

Although there was no formally documented evidence of complaints, the Inspector considered it likely that at times the different intensity and pattern of behaviour between students and residential occupiers could lead to conflict. The houses along Velwell Road were of reasonable size and suited to family use. While conflict may still exist for the use of the property as an HMO for six occupants, he considered that at this level of

occupation it would not be materially different from that associated with use by a large family.

The Inspector agreed with the Council that occupation by nine would result in a household significantly in excess of likely family occupation, with a corresponding increase in the different times and patterns of activity to those of surrounding properties. While the SPD, Article 4 Direction and Policy H5 may control further HMOs in the road, the activity associated with nine occupants would introduce a scale and intensity of use that would harm the character of this area. Therefore, while he concluded that the existing fallback weighed in part against the restrictions set out in the SPD, the scale of the proposal would still result in conflict with ELP Policy H5 and harm to the character of the area. The proposal would therefore fail to preserve the character of the Conservation Area.

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APPEALS LODGED

Application	Proposal	Start Date	Received Date
12/0181/03 63 Iolanthe Drive, Exeter, EX4 9DZ	Two storey extension on north west elevation and raised car port on north east boundary.	10/05/2012	10/05/2012
11/2027/03 42 The Strand, Topsham, Exeter, EX3 0AY	Ground floor extension on the east elevation.	14/05/2012	14/05/2012
12/0185/03 64 Fleming Way, Exeter, EX2 4TP	Conservatory on east elevation	15/05/2012	15/05/2012
12/0012/01 2 Hill Cottages, Church Hill, Pinhoe, Exeter, EX4 9JG	Detached dwelling (all matters reserved for future consideration).	15/05/2012	15/05/2012
12/0059/03 11 Summer Lane, Exeter, EX4 8BY	Attached single storey house to north of existing dwelling.	23/05/2012	23/05/2012

RICHARD SHORT
ASSISTANT DIRECTOR CITY DEVELOPMENT

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report: -

Letters, application files and appeal documents referred to in report.

Available for inspection from: -

City Development, Civic Centre, Paris Street, Exeter (01392) 265223