

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 1 June 2015
Report of: Assistant Director City Development
Title: Appeals Report

Is this a Key Decision?

No

Is this an Executive or Council Function?

No

1. What is the report about?

- 1.1 The report provides Members with information on the latest appeal decisions received and a record of new appeals submitted to the Planning Inspectorate.

2. Recommendation:

- 2.1 Members are asked to note the report.

3. Summary of decisions received

- 3.1 One new appeal decision has been received:

23 Buckerell Avenue, Exeter – The development proposed was the erection of a single, high quality dwelling on an existing residential site.

The Inspector considered there were two main issues. The first being the impact of the proposed dwelling on the character and appearance of the street along Buckerell Avenue. The second, was the impact upon living conditions for adjoining occupiers, particularly those at 23 and 25 Buckerell Avenue.

The appeal site is presently the garden to the side of 23 Buckerell Avenue which is on the corner of that road where it turns sharply and also adjoins Jennifer Close. No 23 is a semi detached bungalow which has been extended to the rear with the site covering a large part of the remaining garden. The proposed dwelling would be slightly lower than the highest part of the existing bungalow but would reduce the space on both frontages. Although the footprint would be smaller, given how close it would be to all boundaries, it would be squeezed into the site and therefore have a harmful impact upon the character and appearance of the streetscene along Buckerell Avenue. Whilst the Inspector considered that the proposed dwelling would not have a harmful impact upon the living conditions of adjoining occupiers together with the advantage of an additional dwelling within close proximity to a range of services; and the environmental qualities of the proposed building did not outweigh his conclusion on the first main issue and dismissed the appeal.

4. New Appeals

- 4.1 Two new appeals have been lodged:

56 Beacon Lane – demolition of existing garage and side extension for proposed new dwelling.

37 Birchy Barton Hill – additional storey extension and alterations to roof.

5. Home Farm Appeal

5.1 The judicial review on the Home Farm appeal is to take place on 8 June.

6. Public Inquiries

6.1 24 November has now been proposed for the start of the three day appeal regarding Waddeton Park Limited at Exeter Road, Topsham.

6.2 1 December has been proposed for a five day inquiry regarding the Honiton Road mixed use development.

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 are available for inspection from:
City Development, Civic Centre, Paris Street, Exeter

Contact for enquiries
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