

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 30 November 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 decision has been received since the last report: Land at Salters Road, adjacent to Ruby Court. The appeal was allowed for a new single storey one bedroom private residential dwelling.

The main issues were the effect of the proposal on the character and appearance of the area; whether the proposal would provide reasonable living conditions for prospective occupiers and whether the proposal would attain, what the Council termed, high standards of sustainable design.

This proposal was considered different to previous proposals for the site and merited fresh analysis. The Inspector thought this application was: modest in scale and largely concealed behind a sandstone retaining wall; would not be prominent in the street scene and would not interfere to any significant degree with the existing sense of space between Ruby Court and the row of houses to the north east. The Inspector also considered that the proposed design was a sensitive one, did not mimic what is adjacent and adopts some simple forms that would serve to reduce its apparent scale. It would defer politely to its neighbours and be contextually appropriate.

In respect of outlook and living conditions, the outlook from front and side facing windows would be close to boundaries on the site but the front facing would serve the bedroom and the side facing, serving the kitchen/dining room and living room. The outlook from the latter would be restricted but overall it was concluded that the outlook would be perfectly adequate. He considered that type of courtyard garden proposed can be successful.

Whilst noting the content of documents including the Residential Design Guide, the Inspector was content that Building Regulations would offer sufficient coverage to ensure suitable standards of sustainable design.

He applied two additional conditions regarding restricting working hours and potential contamination.

4. New Appeals

4.1 One new appeal has been lodged: 94 Whipton Lane.

The application seeks to convert a triple garage into a self contained dwelling.

5. Public Inquiries

5.1 The Waddeton Park Limited Inquiry at Exeter Road, Topsham will start on 24 November.

5.2 The Honiton Road mixed use development Inquiry will take place in the first week of December.

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

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