

**ITEM NO. 10****COMMITTEE DATE: 25 JULY 2016**

**APPLICATION NO:** 16/0739/03 FULL PLANNING PERMISSION  
**APPLICANT:** Mr D J & Mrs J C Woodman  
**PROPOSAL:** Remove conservatory and replace with a two storey rear extension  
**LOCATION:** 17 Stoke Valley Road, Exeter, EX4 5EY  
**REGISTRATION DATE:** 14/06/2016  
**EXPIRY DATE:** 09/08/2016

**HISTORY OF SITE**

88/0390/03	Ground and first floor extension	PER	20/05/1988
92/0485/03	Construction of bay window on front elevation - Implemented	PER	13/08/1992
99/0396/03	First floor rear extension and ground floor rear conservatory - Implemented	PER	29/06/1999

**DESCRIPTION OF SITE/PROPOSAL**

The property is a semi-detached house occupying a corner plot on Stoke Hill Road and Falkland Road. The house has been previously extended to the side and a conservatory added to the rear.

It is now proposed to remove the conservatory and to replace with a part 2 storey and part single storey extension.

**REPRESENTATIONS**

No comments or objections have been received to date.

**CONSULTATIONS**

No consultations have been received.

**PLANNING POLICIES/POLICY GUIDANCE****Central Government Guidance**

National Planning Policy Framework 2012

**Exeter Local Development Framework Core Strategy**

CP15 – Sustainable design and construction

CP17 – Design and local distinctiveness

**Exeter Local Plan First Review 1995-2011**

DG1 – Objectives of Urban design

**OBSERVATIONS**

The two storey element of the proposal extends out from the main roof with a gable design pitched roof, the design of which is similar to a dormer window. It does not project beyond the rear line of the side extension. It therefore extends beyond the existing rear wall of the original house by 1.05m. This part of the extension would be rendered with timber boarding above and tiles to the roof to match the existing. The upper storey would not create any new overlooking issues to the neighbouring gardens as there are existing windows on the rear

elevation. As this section of the extension is only just over 1m in depth, there will be minimal impact to the adjoining property.

The single storey element would extend across the rear of the house measuring 7.7m in width and 2.025m depth. The roof would be tiled to match the existing house with Upvc windows. Velux windows would be added to allow additional light into the ground floor.

Although the single storey extension is larger than the existing conservatory, it has no impact on the adjacent properties. The garden is still of a large and usable size.

**APPROVE** subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 14th June 2016 (*Dwg. No(s). 1, 2, 3 and 4*), as modified by other conditions of this consent.

**Reason:** In order to ensure compliance with the approved drawings.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre,  
Civic Centre, Paris Street, Exeter: Telephone 01392 265223