

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 5 DECEMBER 2016

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 latest decisions received and new appeals since the last report.

2. Recommendation:

- 2.1 Members are asked to note the report.

3 Summary of Decisions received:

- 3.1 One new appeal has been received and allowed.

Application ref: 16/0656/03 39 Beacon Heath

The application was reported to the Planning Committee on 25 July 2016 with a recommendation for approval.

The proposed development sought to construct a modestly sized UPVC framed lean-to conservatory to the front elevation of the property – the applicant did not want to reposition to the rear as the front elevation is south facing and exposure to natural light/heat was fundamental to the project.

The Inspector considered that the main issue with the proposal was its effect upon the character and appearance of the street scene. Although not evident immediately alongside the application site, the Inspector recognised the existing diversity of frontage projections in Beacon Heath, be they porches, conservatories or living room extensions. The proposed conservatory was considered to be very much consistent with the positioning, massing and materials (character and appearance) of these existing frontage projections and therefore consistent with Policy DG1. "I find that the proposal would have no harmful effect on the character and appearance of the street scene so that it should be permitted."

4. New Appeals:

- 4.1 No new appeal has been received.

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

Democratic Services (Committees)

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