

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 20 MARCH 2017

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 decision has been received since the last report. Application No: 16/0745/03.

The application was for a light well in the front garden of 4 Archibald Road for the benefit of living accommodation in the basement. The application was refused for its effect on the character and appearance of the dwelling and streetscene; and on the living conditions of neighbours, specifically regarding bin storage.

The Inspector concluded the light well would not be an intrusive element in the streetscene and would be largely concealed. As such the proposal would not harm the character and appearance of the property or streetscene.

The small front garden area is used to store bins. This is the case for most of the properties in Archibald Road. The Inspector said the light well would reduce the available space for bins to an unacceptable level and that bins would likely be left on the pavement. He concluded that the amenity of neighbours would be adversely affected by nuisance arising from bin storage. As such the proposal is contrary to DG4 and core planning principle 4 of the NPPF.

4. New Appeals:

- 4.1 Two new appeals have been received:

44 Rivermead Road – Application Ref: 15/0513/03

The application sought a ground floor rear extension.

6 Bowhay Lane – Application Ref: 15/0713/03

The application sought the construction of a detached dwelling in the garden of this property.

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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