

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 22 MAY 2017
Report of: City Development Manager
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: 15/0713/03 – 6 Bowhay Lane, St Thomas

The appeal at 6 Bowhay Lane has been dismissed. The application was for the construction of a detached dwelling in the side garden.

The application was refused on size, massing and position which would harm the character and appearance of the street scene. The inspector concluded that a detached two storey dwelling would be inconsistent with the prevailing symmetrical semi-detached form of properties nearby. The incongruous form of the dwelling would be exacerbated by its close proximity to the single storey garage of No 10 and to the side elevation of No 6. The development would result in a dwelling which is unduly cramped within its plot and would be harmful to the largely consistent character of the area. The Inspector also agreed with the Council that the proposal would not be unacceptable in terms of overlooking, overbearing and overshadowing to neighbouring amenity.

4. New Appeals:

- 4.1 Three new appeals have been received:

Application Ref: 16/1379/03 – 35 Sylvan Road. The proposal was for the construction of a detached residential dwelling.

Application Ref: 16/0825/03 – The Villa, Cowick Lane. The application sought one detached house.

Application Ref: 16/1633/03 – 32 Liberty Way. The application sought front and rear dormer windows.

CITY DEVELOPMENT MANAGER

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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