

REPORT TO: PLANNING COMMITTEE

Date of Meeting: 24 JULY 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.

32 Liberty Way, Exeter - Application Number 16/1633/03 - The application sought the construction of new dormer windows.

The Inspector considered the main issue of the appeal was the effect of the proposal on the character and appearance of the area. Whilst there are other examples of dormer windows across the wider housing development the proposal would introduce the first dormers at this part of Liberty Way.

He noted the property is located midway in a run of dwellings of similar design which face on to the highway and a linear open space over a short frontage. The altered house would add some variation to the row but in this context it would appear isolated and out of character with its neighbours. In contrast, other dormer windows in the area appear to be positioned to highlight different dwelling types or at focal points within the street, to add interest. In the case of the appeal property the addition of isolated dormer windows would be harmful to the character and appearance of the local area. He mentioned that there would be less of an adverse effect when viewed from the rear due to the variety of house designs. However, it is uncertain whether the rear dormers could be functionally separated from the front dormers. A split decision allowing only the rear dormers is not therefore possible.

The harm to the character and appearance of the area would conflict with Council policies and associated guidance which seek to achieve a high standard of design to complement Exeter's character and local identity; and to ensure the shape of structures relates well to adjoining buildings and surrounding townscape.

For the reasons given above the Inspector concluded that the appeal should be dismissed.

4. New Appeals:

- 4.1 No new appeals have been received since the last report.

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: Democratic Services (Committees) - Room 2.3. Tel: 01392 265275