

**COMMITTEE DATE:** 19/03/2018

**APPLICATION NO:** 17/1824/FUL  
**APPLICANT:** Mr Adrian Smith  
**PROPOSAL:** Two storey extension and detached garage  
**LOCATION:** Pinhoe Lodge  
Gipsy Hill Lane  
Exeter  
Devon  
EX1 3RJ

**REGISTRATION DATE:** 22/11/2017  
**EXPIRY DATE:**

**OFFICER'S REPORT AND RECOMMENDATION (17/1824/FUL)**

Pinhoe Lodge  
Gipsy Hill Lane  
Exeter  
Devon  
EX1 3RJ

**DESCRIPTION OF SITE/PROPOSAL**

Proposal is to construct a two storey extension to provide a new kitchen/dining/living space on the ground floor, and a 4<sup>th</sup> bedroom with en-suite on the first floor.

The scheme also includes replacing the detached double garage.

Pinhoe House and Pinhoe Lodge are attached but were converted to separate dwellings under permission 91/0601/FUL.

**CONSULTATIONS**

ECC Environmental Health recommend condition regarding demolition/construction hours be imposed.

**REPRESENTATIONS**

None received

**PLANNING POLICIES/POLICY GUIDANCE**

**Central Government Guidance: National Planning Policy Framework**

**Exeter Local Development Framework Core Strategy (2012)**

Objective 9 – Achieve excellence in design

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

**Design Guidance**

DG1 – Objectives in Urban Design

DG4 – Residential Layout and Amenity

## **Exeter City Council Supplementary Planning Documents**

### **Householder's Guide To Extension Design (2008)**

#### **OBSERVATIONS**

In assessing the acceptability of the proposal, the Council has taken account of the policies contained in its development plan. The relevant ones are listed above.

The original scheme submitted under this application was for the external finish of the extension and part of the existing dwelling to be Siberian Larch or Red Cedar cladding. While this material was considered as an acceptable finish for the garage, the applicant was advised against cladding the red brick property. The cladding was considered to be contrary to local and national policy, including Objective 9 of the Core Strategy; Policy DG1 of the Local Plan and Principle 8 of the SPD requiring external materials to match the original house.

The scheme was revised to include a brick external finish. The proposed brick has already been used on site and presents a good match that will present the extension as a natural evolution of the elevation which has previously undergone a number of changes including alteration of openings. The applicant expressed that the dwelling has a covenant preventing any rear elevation openings to be introduced and concern about the extension generating an unattractive blank elevation. The officer discussed that cladding would not overcome this blank elevation and moreover, the choice of brick could create variance in the elevation through brick colour, or brick detailing could be included in the design to overcome this.

The extension itself presents minimal impact to neighbours and is a somewhat natural infill of the corner of the building, yet further justification for the external materials to be matching. The extension is not visible from any public viewpoint, and the design is considered to be in proportion and in keeping with the original dwelling.

The detached garage is a replacement of the previous structure. Construction of the garage had begun prior to the case officer undertaking a site visit, and this is a retrospective application. The garage is considered acceptable in terms of design and position, including for this to be externally wood clad, as the outbuilding is detached and stands away from the main red brick body of the house. The Highways Authority and planning officer did not believe the proposal would generate an increase in traffic on Gipsy Hill Lane owing to the proposal involving the replacement of an existing garage, and an extension of a pre-existing dwelling. No highways concerns were raised.

The case was referred to Planning Committee as both applicants are Exeter City Council employees.

## **RECOMMENDATION**

Approve with conditions

## **CONDITIONS**

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

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 22 November 2017 (including dwg. nos 002; 003; 004; 005; 006; 007; 008; 009; 010; 011A; 012A; 013; 014; and email received 2 February 2018 from applicant detailing proposed brick) as modified by other conditions of this consent.

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

3) The walls and roof of the extension hereby approved shall have an external finish to match the existing building unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building and the wider street scene.

## **INFORMATIVES**

1) In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

*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*