

**REPORT TO: PLANNING COMMITTEE**  
**Date of Meeting: 3 DECEMBER 2018**  
**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 18/0296/FUL 6 Palmerston Drive, Exeter**

This appeal in respect of a two storey front extension has been dismissed. The property, a semi-detached dwelling on a housing estate built in the 1970s, is on steeply sloping land and, as a result, has two storeys at the front and three storeys at the rear. The applicant wanted to create additional space on the ground and first floors. In order to avoid extending the lower ground floor, and consequently blocking light to the neighbouring property, a front extension was proposed. The Council was concerned that the proposed extension would present a bulky and unsympathetic form of development that would harm both the character and appearance of the dwelling and the positive contribution to the street scene made by the group of 6 properties (Nos. 1-6) to which it belongs. At appeal, the appellant's agent argued that the local townscape had no architectural merit and that therefore the impact of the proposal would not be harmful. In addition, he also sought to put forward a case that the proposal was sympathetic to the dwelling and represented innovative design that should not be stifled by rigid adherence to Council policy.

The Inspector agreed that Nos. 1-6 Palmerston Drive have a distinctive character and architectural style. He concluded that "this row responds to the topography of the site in an interesting way" and that "their form is distinctive and gives a pleasant unified appearance to the group of six, which would be altered significantly by the proposal". He therefore dismissed the appeal on the grounds that the extension would cause unacceptable harm to the character and appearance of the dwelling and the wider street scene.

**3.2 18/0663/FUL 13B St James Road**

This appeal which sought an extension to the dwelling by conversion of a storage building and erection of a covered link has been dismissed.

13B and the appeal building are located within a courtyard to the rear of 13 and 13A St James Road. The Inspector considered that the proposed dwelling, closely surrounded on three sides by existing structures, would result in bedrooms with a gloomy and oppressive quality. With the windows of the main living space looking out to an expanse of tarmac, the inspector concluded the living environment was of poor quality.

Although the amenity space provide meets the Council's minimum standard, it is heavily overlooked, does not provide relief from the enclosed nature of the site and is not of a standard acceptable for a four bedroom dwelling. The Inspector did note that as the

development was not visible within public views from or towards the conservation area, the impact of the buildings are acceptable in the context of its surroundings and would therefore have a neutral impact on the St Sidwells Conservation Area.

The Inspector concluded that the appeal proposal fails to provide a satisfactory living environment for future occupiers and therefore conflicts with Policy DG4 of the Exeter Plan and Policy D1 of the St James Neighbourhood plan.

#### **4. New Appeals**

##### **4.1 18/0774/FUL – 68 Broadway, Exeter**

The application sought to demolish a garage and replace with an extended garage.

#### **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

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