

Exeter City Council
Planning Committee
27 March 2023

Application 21/1014/FUL

Site: 68-72 Howell Road

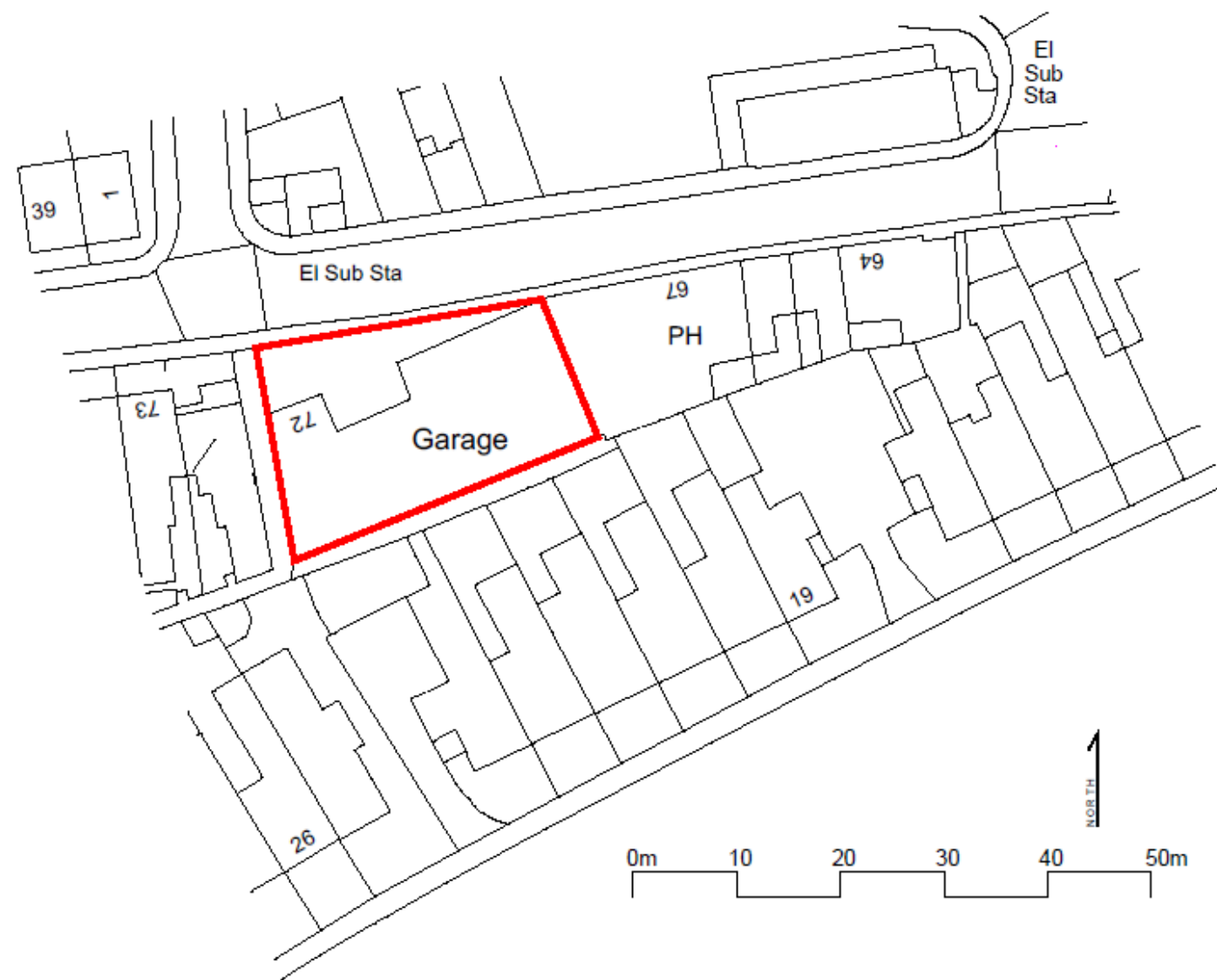
Applicant: Mr S Williams

**Proposal: Demolition of garage workshop and
construction of four purpose built student
accommodation units**

Case Officer: Roger Clotworthy

Proposed refusal reason

- The use of the site for student housing would not be appropriate within the St James Ward as it would lead to a further concentration of this use in this particular area of the city, resulting in an increased imbalance of population within the local community, contrary to Policy H5(b) of the Exeter Local Plan First Review 1995-2011 and the overarching aims of the Exeter St James Neighbourhood Plan.



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SITE LOCATION PLAN



AERIAL VIEW



PHOTOS



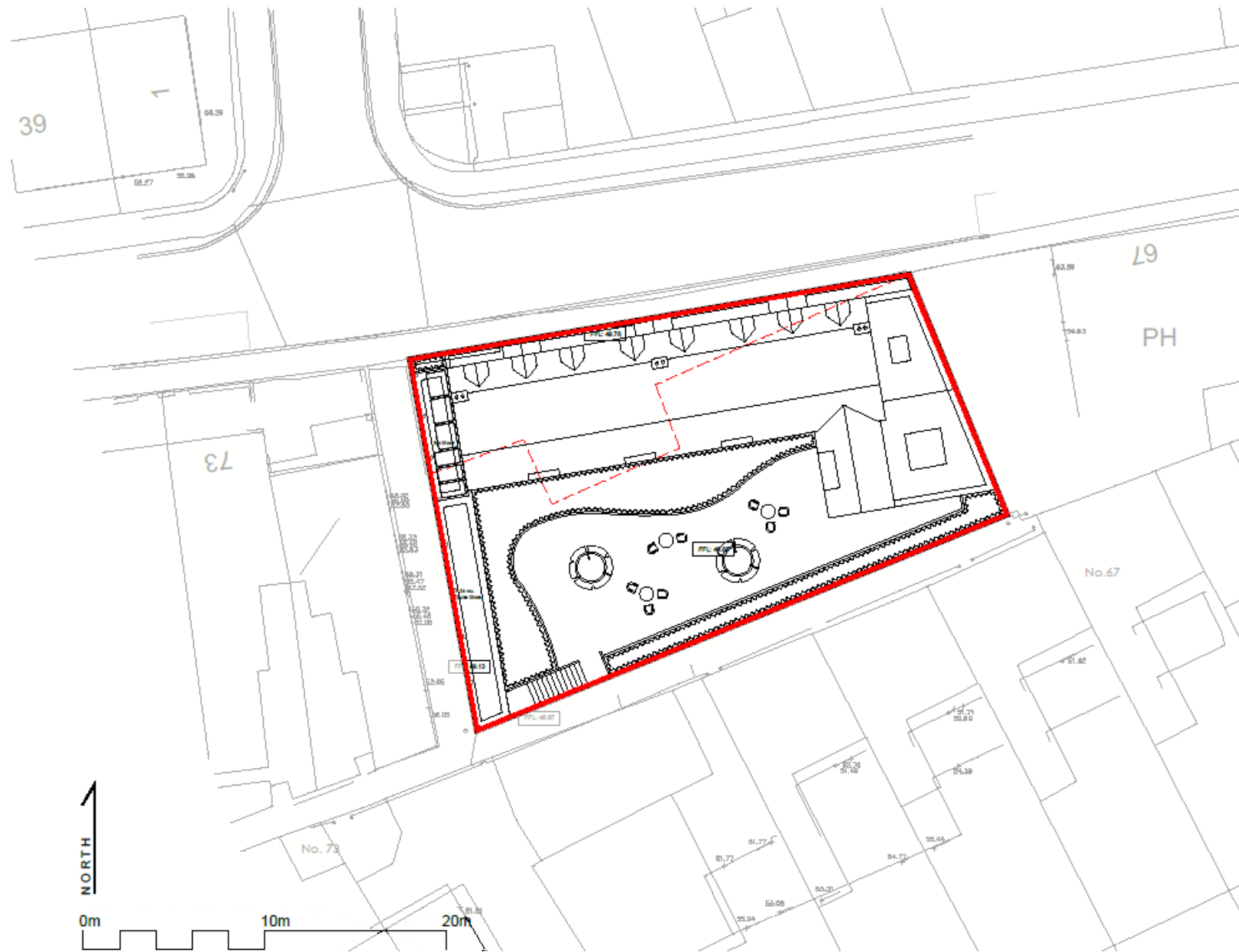
PHOTOS



PHOTOS



PHOTOS



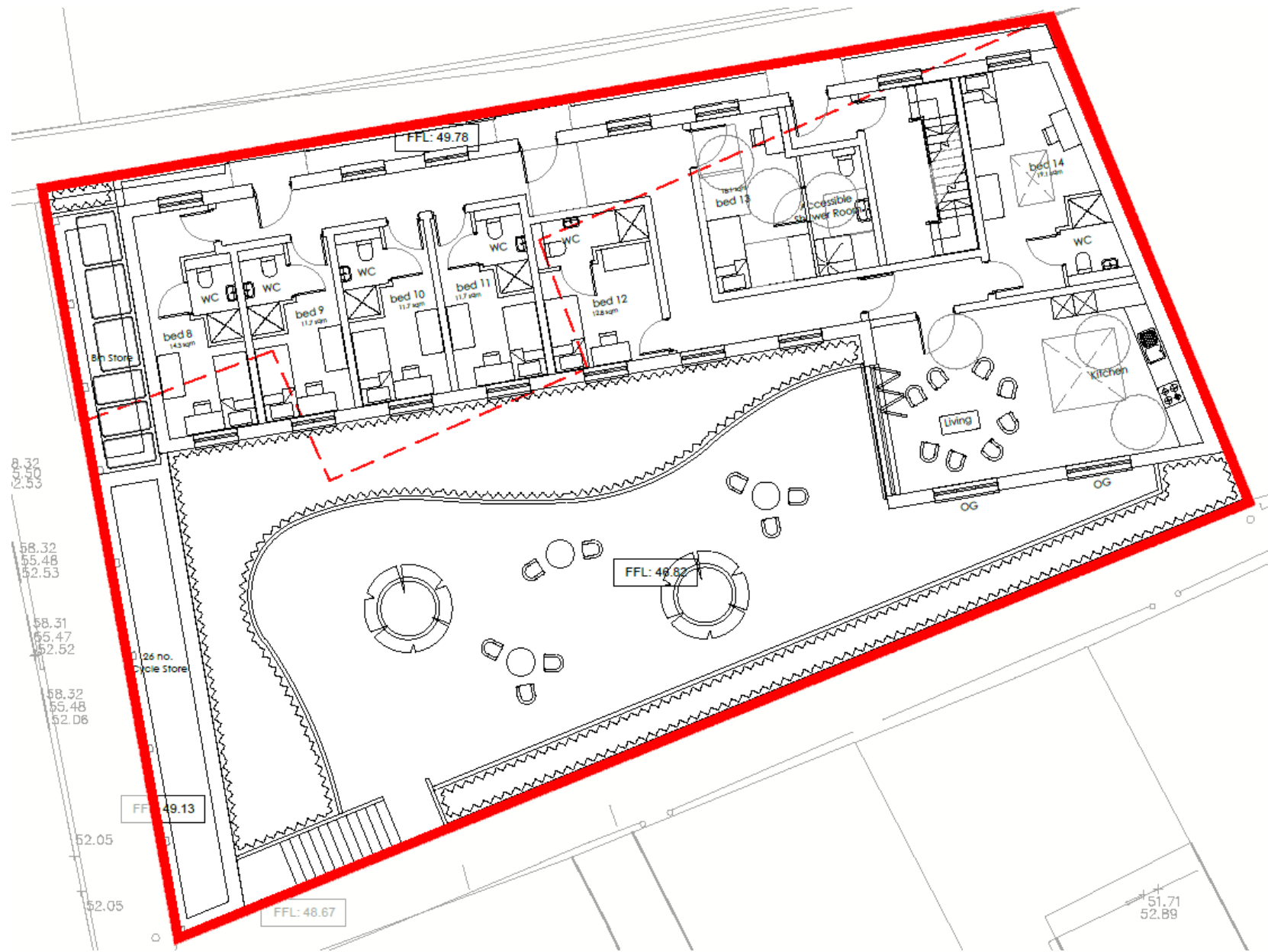
PROPOSED SITE PLAN



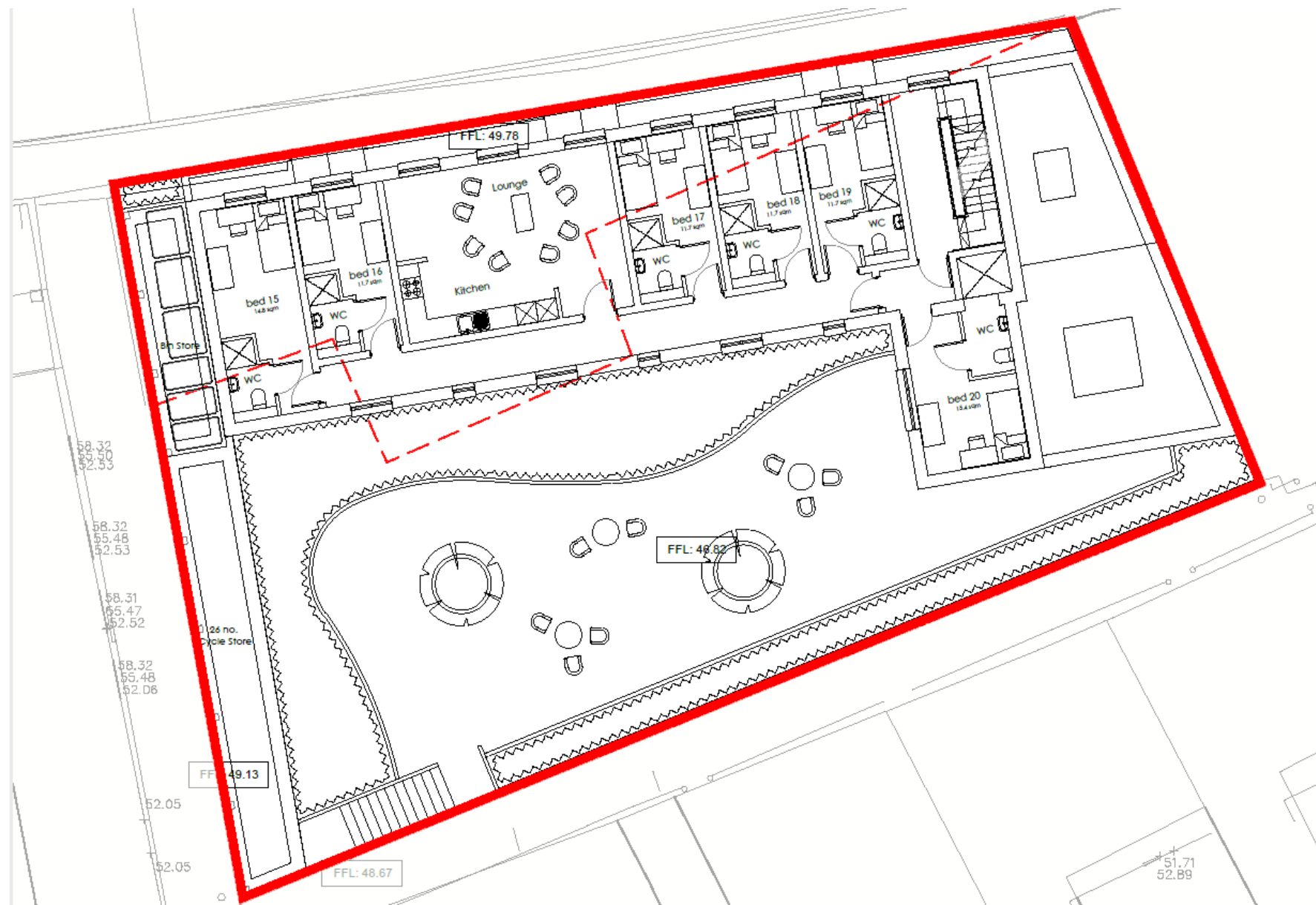
PROPOSED SITE PLAN



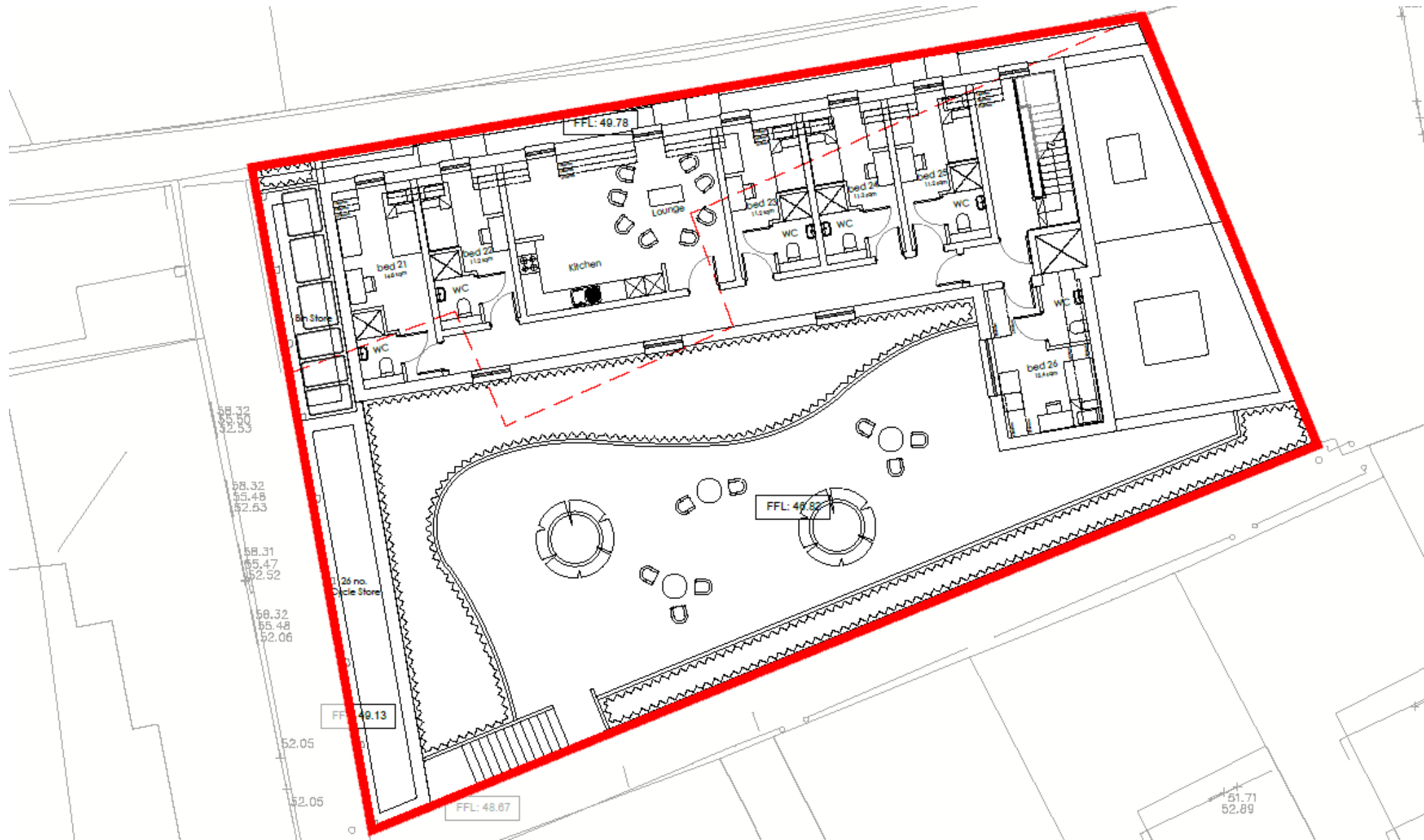
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



FRONT ELEVATION

FRONT ELEVATION

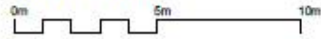


REAR ELEVATION

REAR ELEVATION



FRONT ELEVATION



HOWELL ROAD CONTEXTUAL SECTION

CONTEXTUAL SECTION

Key issues

- Principle of student accommodation
- Amenity of neighbours
- Design and heritage impact