

Planning Committee Report [22/1177/FUL]

1.0 Application information

Number:	22/1177/FUL
Applicant Name:	Mr Matthew Macan
Proposal:	Construction of two 1-bedroom 2-person dwellings with external space, landscaping and associated works.
Site Address:	Land Adjacent To Gras Lawn And Fleming Way Gras Lawn Exeter Devon
Registration Date:	02 January 2023
Link to Documentation:	https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH2A33HBIEA00
Case Officer:	Robert Russell
Ward Member(s):	Cllr R Branston, Cllr J Moore, Cllr M Vizard

THE REASON APPLICATION IS BEING REPORTED TO THE COMMITTEE
The application was recommended for approval and a number of objections were received.

2.0 Update following 27 March 2023 Planning Committee

At the Planning Committee held on 27 March 2023, Members were minded to refuse this application. Accordingly, it was moved that the Service Lead City Development be requested to report back to the next meeting of the Committee with the full technical reasons for refusal based on the following concerns:

- Overdevelopment in the area; and,
- Inappropriate or poor design.

The report which was considered at the Committee on 27 March is attached as an appendix.

Members wished the refusal reasons to reflect the divergence in design and appearance between the proposed scheme and the surrounding townscape north and south of the site taking account of its incongruous position, layout, external

materials and architectural detailing. Accordingly, the technical reason for refusal recommended by officers is:

The proposal is contrary to Paragraph 130 of the National Planning Policy Framework, the National Design Guide, Objective 9 and Policies CP4 and CP17 of the Exeter Local Development Framework Core Strategy, Policies DG1 (a), DG1 (b), DG1 (d) DG1 (G), DG1 (h) and DG1 (i) of the Exeter Local Plan First Review 1995-2011 and Chapter 7 of the Council's Residential Design Supplementary Planning Document because by virtue of its position, size, layout and design the proposed dwellings would:-

- a) result in overdevelopment within a designed housing estate which is incongruous with its distinct landscaped and designed character,
- b) result in a development out of character with the urban grain, massing, fenestration and materials used within the surrounding designed housing estate, having a detrimental impact upon the overall quality of the area, specifically its character, appearance and layout.