

Reasons for refusal

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:-

- result in overdevelopment within a designed housing estate which is incongruous with its distinct landscaped and designed character,
- 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.

Exeter City Council
Planning Committee
27 March 2023

Application 22/1177/FUL

**Site: Land Adjacent To Gras Lawn And Fleming Way,
Gras Lawn, Exeter**

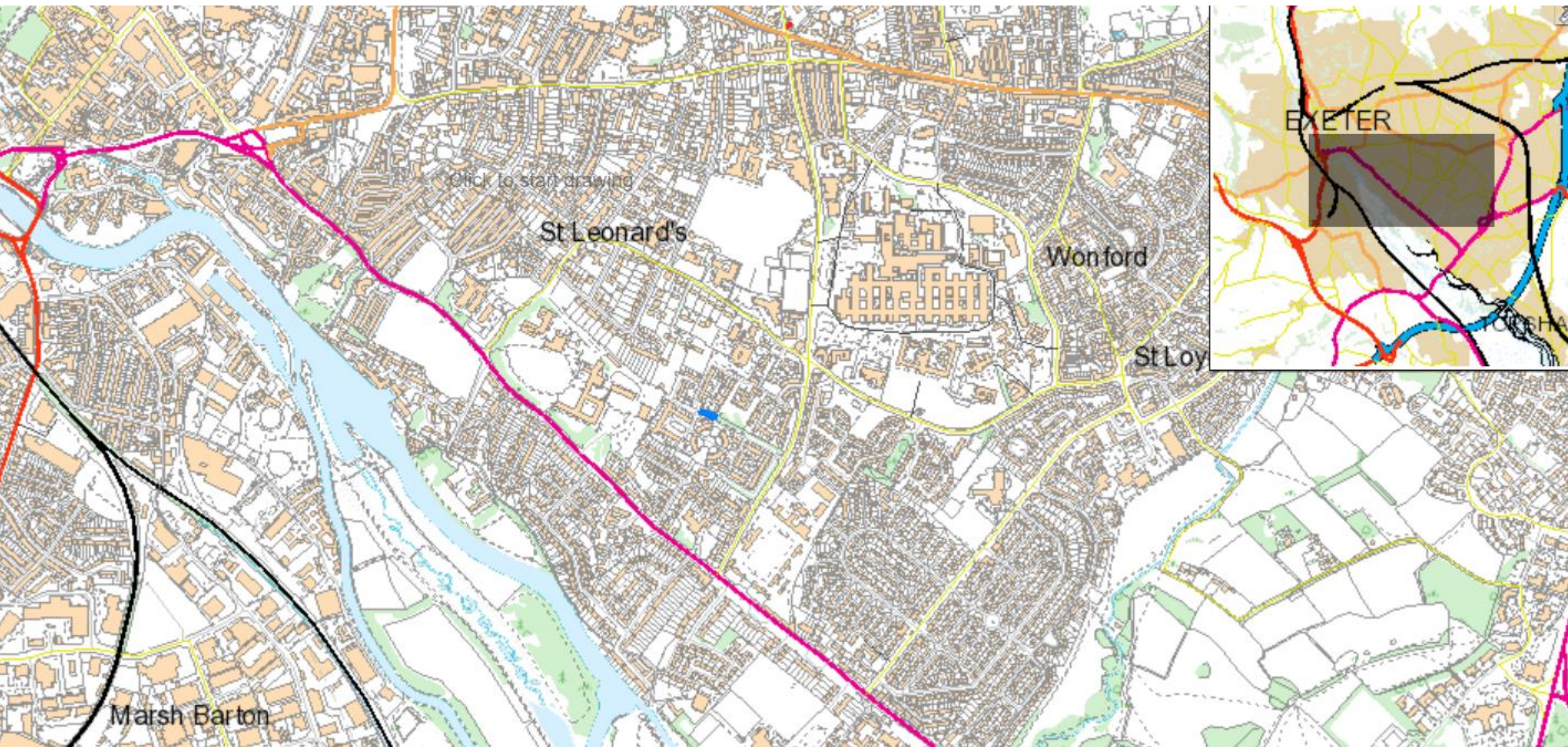
Applicant: Mr Matthew Macan

Proposal: Construction of two 1-bedroom 2-person dwellings with external space, landscaping and associated works.

Case Officer: Robert Russell



SITE LOCATION PLAN



SITE LOCATION



AERIAL VIEW



Google

Image capture: Mar 2022 © 2023 Google United Kingdom

STREET VIEW



PHOTOS



PHOTOS



PHOTOS



PHOTOS



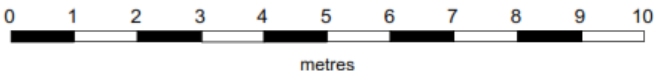
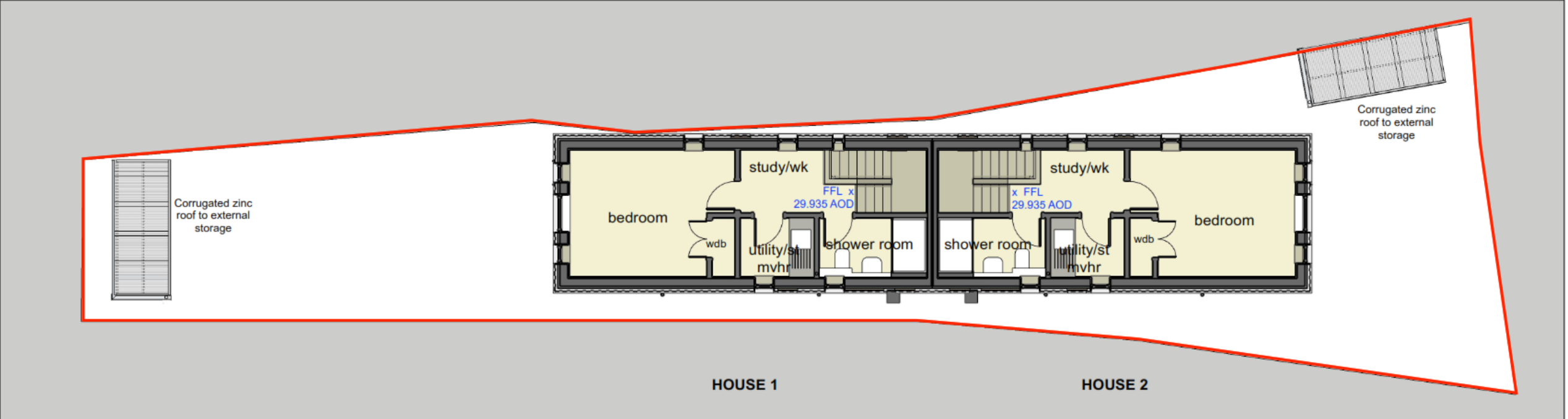
SITE AND GROUND FLOOR PLAN @ 1:100



Nigel Grainge Architect

Project Gras Lawn 2nr 1B/2P Houses

PROPOSED SITE AND GROUND FLOOR PLAN

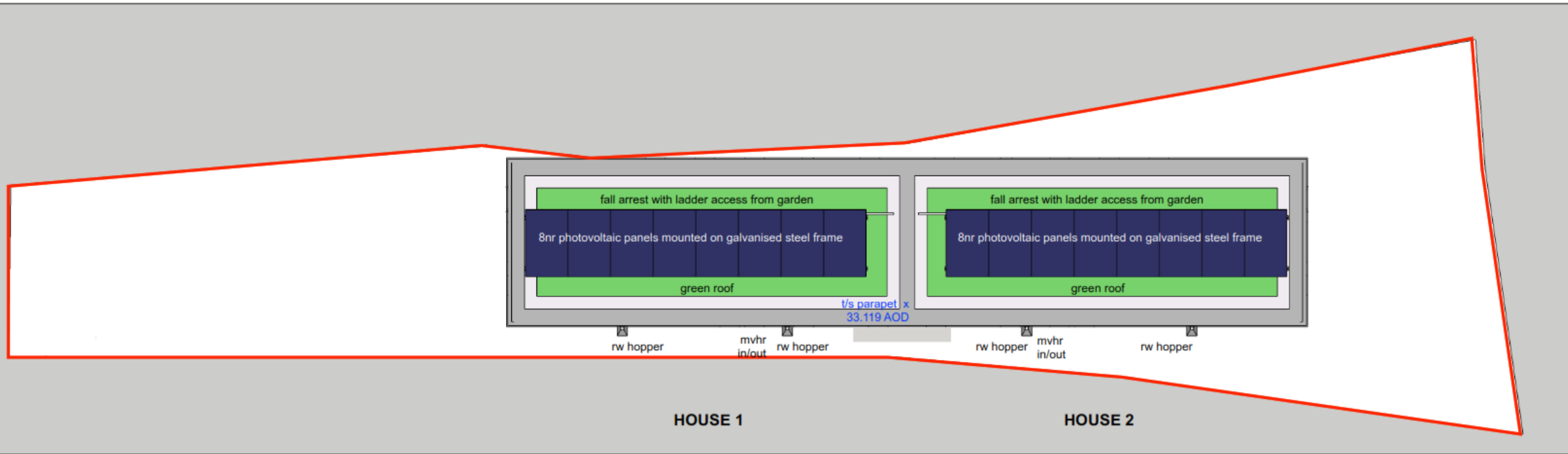


FIRST FLOOR PLAN @ 1:100

Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	FIRST FLOOR AND ROOF PLANS		
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
@ A3			Drawing Number
			GL DD - 102 rev A

PROPOSED FIRST FLOOR PLAN



ROOF PLAN @ 1:100

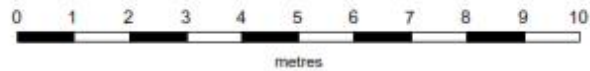
PROPOSED ROOF PLAN



HOUSE 1

HOUSE 2

SOUTH ELEVATION @ 1:100



Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
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Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	SOUTH ELEVATION		
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
@ A3	Drawing Number	GL DD - 103 rev A	

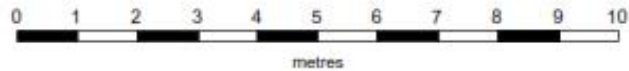
PROPOSED SOUTH ELEVATION



HOUSE 2

HOUSE 1

NORTH ELEVATION @ 1:100



Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	05 03 23

Project				
Gras Lawn 2nr 1B/2P Houses				
Drawing Title				
NORTH ELEVATION				
Scale	Date Created	Drawn	Checked	Drawing Number
1:100	31 December 2022	NG	NG	GL DD - 104 rev A
@ AS				

PROPOSED NORTH ELEVATION

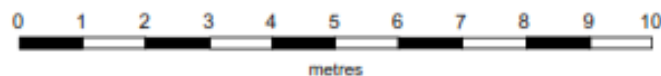


HOUSE 2



HOUSE 1

EAST ELEVATION @ 1:100

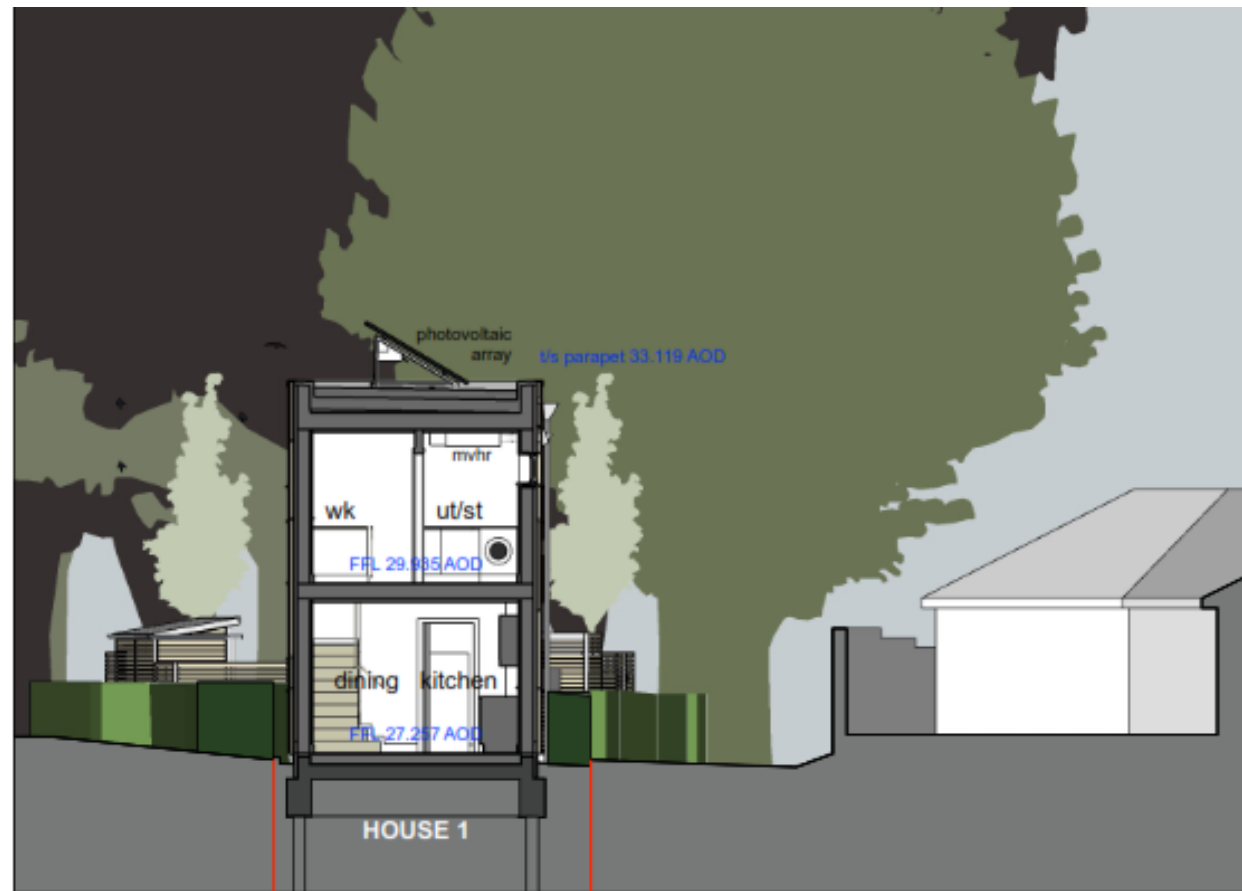


WEST ELEVATION @ 1:100

Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

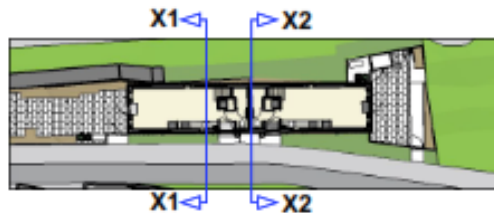
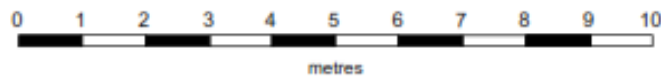
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Scale	Date Created	Drawn	Checked
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			Drawing Number
			GL DD - 105 rev A

PROPOSED EAST AND WEST ELEVATIONS



SECTION X1 @ 1:100

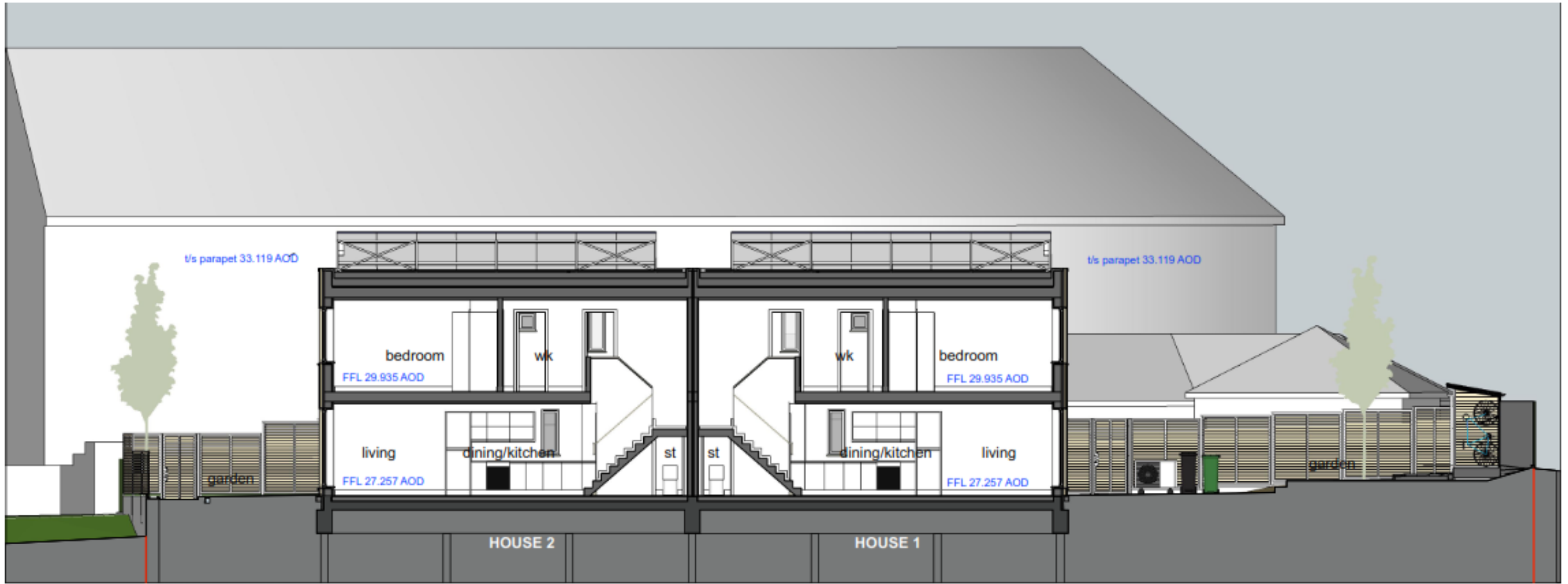
SECTION X2 @ 1:100



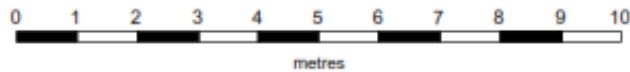
Nigel Grainge Architect			
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Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	SECTIONS X1 AND X2		
Scale	Date Created	Drawn	Checked
1:100 @ A3	31 December 2022	NG	NG
			Drawing Number
			GL DD - 106

PROPOSED X1 AND X2 SECTIONS



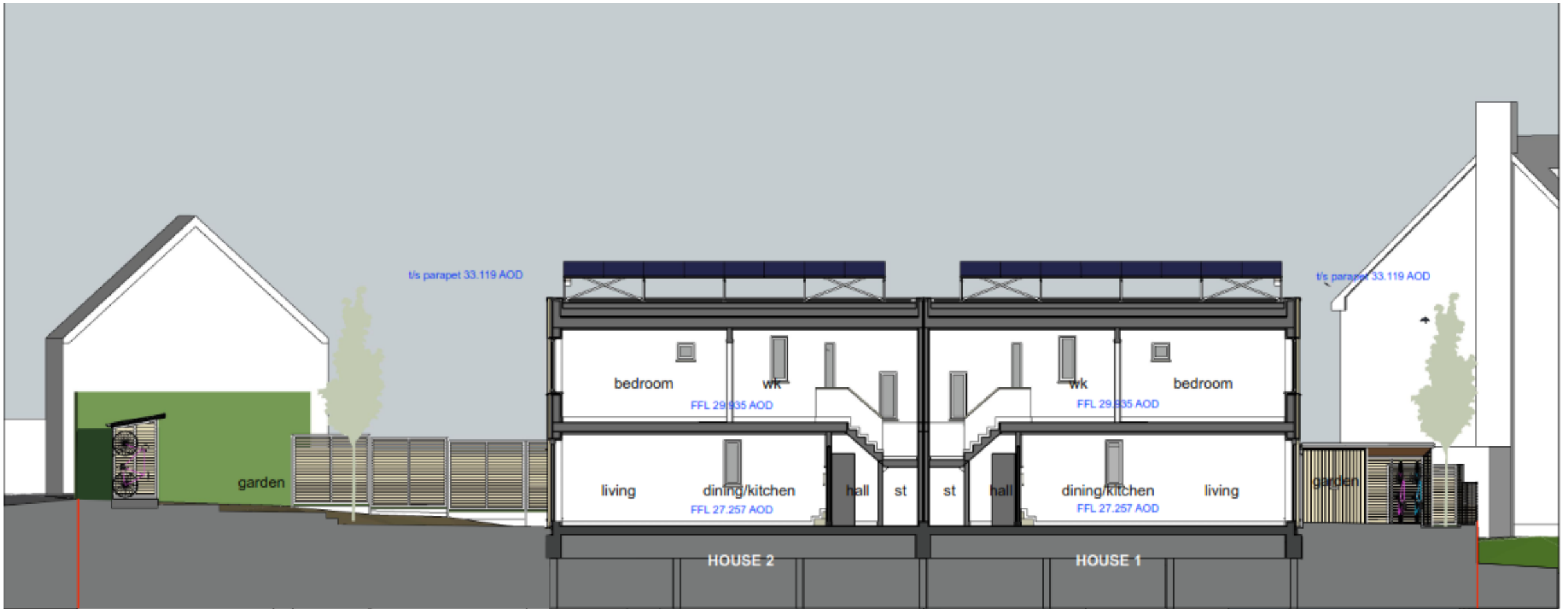
SECTION Y1 @ 1:100



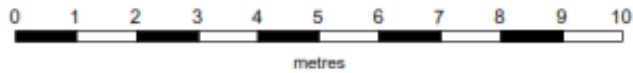
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Drawing Title	SECTION Y1		
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
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			GL DD - 107

PROPOSED Y1 SECTION



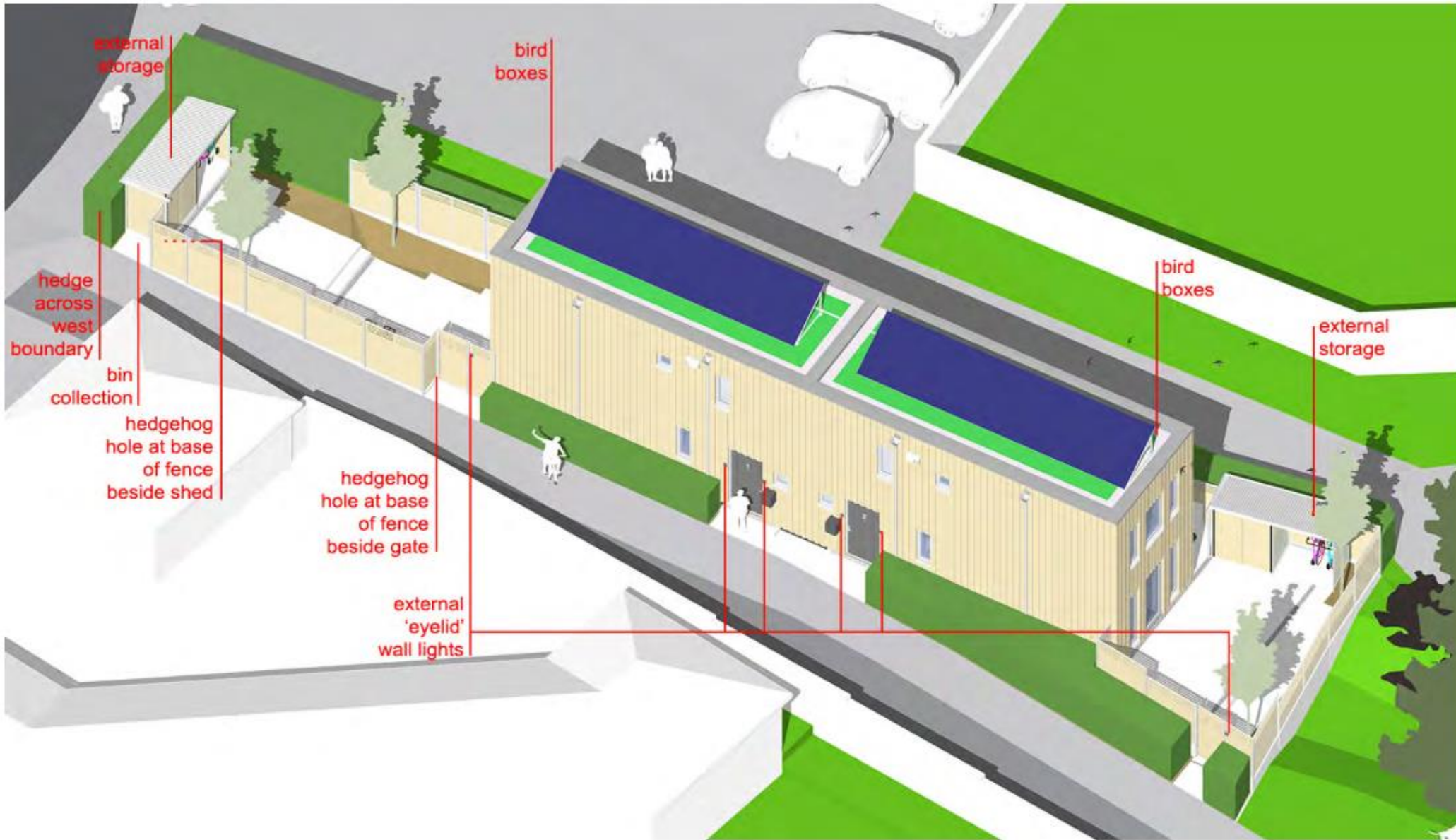
SECTION Y2 @ 1:100



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Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	SECTION Y2		
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
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			GL DD - 108 rev A

PROPOSED Y2 SECTION



Aerial view showing proposed minor amendments to the current planning application proposals

ILLUSTRATIVE IMAGE – AERIAL VIEW



External storage and secure, covered bike storage have been added to both gardens with related minor amendments to the proposed paving, planting beds and trees, as illustrated below for House 1 and top right for House 2.



Materials follow the pattern set by the boundary fencing, with galvanised steel posts, panel frames, and roof framing. Wall panels clad with horizontal timber boarding, and vertical boarded double doors. Corrugated zinc sheeting to cover the roofs with galvanised or zinc plated steel rainwater goods. The roof soffit and internal linings to the sheds in plywood.



External lighting has been added with an 'eyelid' wall light (as illustrated above) on both sides of each front door and on one side of each garden gate. 'Eyelid' lights will avoid adding any unnecessary spill of light up into the night sky.

ILLUSTRATIVE IMAGES – STREET VIEW, EXTERNAL STORAGE & ACCESS

- Principle of development
- Scale, design, impact on character and appearance
- Impact on amenity
- Access and parking
- Wildlife and biodiversity
- 5 Year Housing Land Supply

The proposal is for developing a windfall site; no planning policy reasons for refusal have been identified. It is recommended that planning permission is granted for the proposed scheme, subject to several planning conditions including for external materials and architectural detailing, land contamination, noise impact assessment, energy efficiency, surface water drainage, landscaping, tree protection, secure cycle parking, bird nesting boxes, construction and environmental management plan, and permitted development rights removal.

Grant planning permission subject to conditions.

RECOMMENDATION