

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 4th September 2023
Report of: City Development Strategic Lead
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. Appeal Decisions

- 3.1 [22/0848/FUL](#) – **18 Tappers Close, Topsham** – *Proposed new outbuilding on raised platform (85.3cm) in rear garden.*

The application site forms part of a modern terrace, with driveways to the front and modest sized gardens to the rear.

The Inspector highlighted the main issues to be, the effects the proposal would have on the character and appearance of the area plus the effects the proposal would have on the living conditions of the neighbouring occupiers.

The Inspector noted the modest size of the rear gardens within Tappers Close and highlighted how other examples of rear outbuildings such as sheds and conservatories were in the main, only modestly higher than the fence boundary. Therefore it was felt the issue with this specific application was its construction on the elevated terrace (0.85m higher than ground level) which materially elevated the whole building higher than the fence line making it unnecessarily prominent, resulting in an incongruous and ill-considered additional building that was out of context with its surroundings.

In addition, the Inspector believed the siting of the building, with its large expanse of glass would result in a loss of privacy for the neighbouring properties. The enclosed building would be used more than the existing open air garden terrace and the addition of window blinds and vegetation on the boundary would not adequately ensure the neighbour's privacy.

Consequently, the appeal has been dismissed.

4. New Appeals

- 4.1 [22/1382/FUL](#) & [22/1383/ADV](#) – **Pavement Outside 250 High Street** – *Installation of a multifunction Hub unit, 2.6m in height, with integral advertisement display and defibrillator. & Integral advertisement LCD screen for illuminated static displays within multifunction hub unit.*

- 4.2 [23/0362/FUL](#) – **3 Third Avenue, Heavitree** - *Rear extension and adjoining, partial replacement of side extension.*
- 4.3 [23/0438/FUL](#) – **95 St Katherines Road** - *Construction of rear dormer and retention of cladding to bay window (Retrospective Application).*
- 4.4 [23/0439/FUL](#) – **2 Baring Crescent** - *Two storey side extension.*

Ian Collinson
Director of City Development

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

Contact for enquiries: Democratic Services (Committees) - Tel: 01392 265275