



## Exeter City Council

To the Chair and Members  
of the Planning Committee

**Please ask for:** Sarah Selway

**Direct Dial:** 01392 265275

**Email:** sarah.selway@exeter.gov.uk

**Our ref:**

**Your ref:**

A meeting of the **PLANNING COMMITTEE** will be held in the **RENNES ROOM, CIVIC CENTRE, PARIS STREET, EXETER** at **5.30 pm** on **MONDAY 14TH JANUARY 2013** to consider the following business. If you have an enquiry regarding any items on this agenda, please contact Sarah Selway, Member Services Officer on **Exeter 265275**.

**Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.**

### A G E N D A

#### Part I: Items suggested for discussion with the press and public present

1 **APOLOGIES**

To receive apologies for absence from Committee members.

2 **MINUTES**

To sign the minutes of the meetings held on 29 October 2012 and 3 December 2012.

3 **DECLARATIONS OF INTEREST**

Councillors are reminded of the need to declare any disclosable pecuniary interests that relate to business on the agenda and which have not already been included in the register of interests, before any discussion takes place on the item. Unless the interest is sensitive, you must also disclose the nature of the interest. In accordance with the Council's Code of Conduct, you must then leave the room and must not participate in any further discussion of the item. Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

4 **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 EXCLUSION OF PRESS AND PUBLIC**

It is not considered that the Committee would be likely to exclude the press and public during the consideration of any of the items on this agenda but, if it should wish to do so, then the following resolution should be passed: -

Office of Corporate Manager Democratic & Civic Support

Civic Centre, Paris Street, Exeter, EX1 1JN

Tel: 01392 277888

Fax: 01392 265593

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**RECOMMENDED** that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for particular item(s) on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part I of Schedule 12A of the Act.

### **Public Speaking**

**Public speaking on planning applications and tree preservation orders is permitted at this Committee. Only one speaker in support and one opposed to the application may speak and the request must be made by 5pm on the Thursday before the meeting (full details available on request from the Member Services Officer).**

- 5      **PLANNING APPLICATION NO.12/1416/03 - 4 DART WALK, EXETER, EX2  
7QF**  
To consider the report of the Assistant Director City Development.      1 - 4  
(Report circulated)
- 6      **PLANNING APPLICATION NO.12/1488/03 - 3 THE BARTON, MILL ROAD,  
EXETER, EX2 6LJ**  
To consider the report of the Assistant Director City Development.      5 - 10  
(Report circulated)
- 7      **PLANNING APPLICATION NO. 12/1426/03 - 130 FORE STREET, EXETER,  
EX4 3JQ**  
To consider the report of the Assistant Director City Development.      11 - 18  
(Report circulated)
- 8      **PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND  
WITHDRAWN APPLICATIONS**  
To consider the report of the Assistant Director City Development.      19 - 40  
(Report circulated)
- 9      **BUILDINGS AT RISK**  
To consider the report of the Assistant Director City Development.      41 - 46  
(Report circulated)
- 10     **APPEALS REPORT**  
To consider the report of the Assistant Director City Development.      47 - 56  
(Report circulated)

**SITE INSPECTION PARTY**

To advise that the next Site Inspection Party will be held on Tuesday 5 February 2013 at 9.30 a.m. The Councillors attending will be Denham, Spackman and Winterbottom.

**DATE OF NEXT MEETING**

The next scheduled meeting of the Planning Committee will be held on **Monday 18 February 2013** 5.30 pm. in the Civic Centre.

***Membership -***

Councillors Bialyk (Chair), Lyons (Deputy Chair), Denham, Donovan, Edwards, Mrs Henson, Mitchell, Morris, Owen, Prowse, Spackman, Sutton and Winterbottom

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**Individual reports on this agenda can be produced in large print on request to Member Services on 01392 265275.**



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# Agenda Item 5

**ITEM NO.** 5

**COMMITTEE DATE:** 14/01/2013

**APPLICATION NO:** 12/1416/03 FULL PLANNING PERMISSION

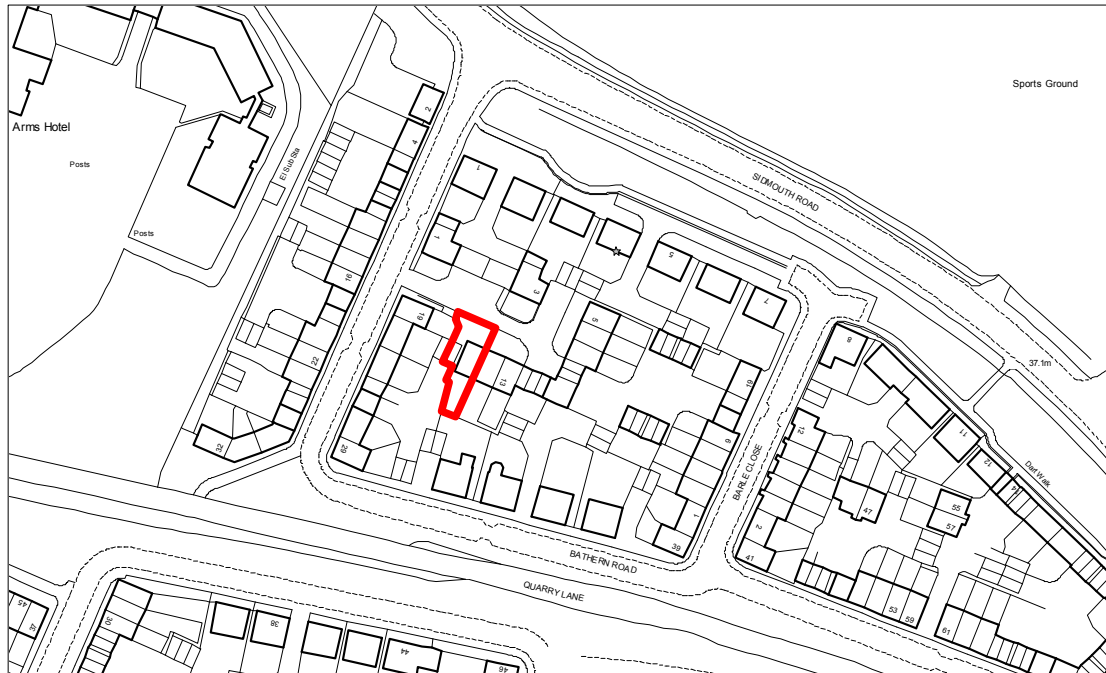
**APPLICANT:** Ms Dovey  
Agency Assistance

**PROPOSAL:** Replace garage doors with french doors/windows to facilitate an additional unit of accommodation.

**LOCATION:** 4 Dart Walk, Exeter, EX2 7QF

**REGISTRATION DATE:** 10/10/2012

**EXPIRY DATE:** 05/12/2012



Scale 1:2000

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## **DESCRIPTION OF SITE/PROPOSAL**

No. 4 Dart Walk is a large detached residential property located on the Southam Fields estate. The property shares a driveway with 5 Dart Walk which leads to two double garages at the rear of both units. Vehicular access to the wider development is gained via an entrance directly onto Sidmouth Road to the south of the adjacent Exeter Arms Public House. Middlemoor roundabout sits in close proximity.

No. 4 Dart Walk is classed as a dwelling in planning terms, but it is owned and run by a Home Care Agency which provides an element of care to the occupants. A carer lives at the address.

Retrospective planning consent is sought for the replacement of two garage doors with french doors/windows to facilitate an additional unit of accommodation. The applicant's agent advises that the use is ancillary to the No. 4 Dart Walk and is not a separate dwelling. Internally the former garage contains a kitchen and a bathroom and is capable of being occupied without using any facilities within No. 4 Dart Walk. There is no external amenity space.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

The application is accompanied by a Planning Statement. The statement provides a summary of the works undertaken.

## **REPRESENTATIONS**

Two objections have been received. Planning issues raised include:-

1. Highway congestion and parking difficulty.
2. Aesthetically out of character.
3. Over-development.

## **CONSULTATIONS**

The Devon County Head of Planning, Transportation and Environment recommends that the application is refused on grounds of highway obstruction and associated danger to all users of the road. This is because the vehicles displaced by the conversion will either park in the adjacent highway or obstruct the off-street parking facilities associated with neighbouring properties.

## **PLANNING POLICIES/POLICY GUIDANCE**

### **Central Government Guidance**

NPPF - National Planning Policy Framework

### **Exeter Local Development Framework Core Strategy**

CP17 - Design and Local Distinctiveness

CP4 - Density

### **Devon County Structure Plan 2001-2016**

CO6 - Quality of New Development

TR10 - Strategic Road Network and Roadside Service Areas

### **Exeter Local Plan First Review 1995-2011**

H1 - Search Sequence

H2 - Location Priorities

H5 - Diversity of Housing

DG1 - Objectives of Urban Design

DG4 - Residential Layout and Amenity

### **Exeter City Council Supplementary Planning Document**

Residential Design Guide (adopted September 2010)

Householder's Guide to Extension Design (adopted 16 September 2008)

## **OBSERVATIONS**

There are two elements to the proposal: the physical alterations and the associated use. With regard to the former, the structure subject to this application is an existing double garage built at the same time as the main dwellinghouse. It was constructed from matching materials and benefited from two up-and-over garage doors. Structures like the one subject to this application are prevalent throughout the vicinity and collectively add to the character of the area. The conversion works saw the original garage doors removed and replaced with large french doors. The installation of the french doors is at odds with the original design philosophy used throughout the wider estate and appears incongruous.

With regard to the use, there are a number of issues of concern. Firstly, the loss of the on-site parking displaces cars to the adjacent highway or leads to the obstruction of neighbours' parking spaces. This results in additional vehicles parking in the highway to the detriment of public safety. Parking is at a premium throughout the estate, and this problem is exacerbated by the loss of this particular garage.

There is also concern about the amenity of occupiers. As Members are aware, the Supplementary Planning Document (SPD) 'Residential Design' was adopted in September 2010. It identifies internal and external space standards. This unit does not provide the required minimum internal space and has no external space. It is therefore unacceptable. Future occupiers will not feel at ease in such a confined space. The lack of any defensible space magnifies this issue.

The applicant has advised that the use of the converted garage is ancillary to that of 4 Dart Walk. However, due to the size and appearance of the structure, coupled with its independent means of access and availability of all necessary utilities, this conversion is tantamount to a self-contained dwelling, which has a negative relationship with both the existing property and other properties in the vicinity. Although located within a residential area, this site is not considered to be an appropriate site for an additional dwelling unit due to the lack of internal and external space.

There is also some doubt whether the use taking place is actually ancillary. It would appear that the unit is in independent occupation.

### **SOUTHERN AREA WORKING PARTY**

Members requested that the application was considered at Planning Committee. Members also requested that a site visit was undertaken. The comments of the visiting Members will be reported via the late items sheet to be circulated prior to the Committee meeting.

### **RECOMMENDATION**

**REFUSE** for the following reasons:

- 1) The proposal is contrary to Policy CO6 of the Devon Structure Plan 2001-2016, Policy DG1 (a, e and i) and Policy DG4 of the Exeter Local Plan 1995-2011 and the Council's Supplementary Planning Document 'Residential Design Guide' because:
  - i) the annexe is tantamount to a new dwelling which has a poor relationship with the host property, to the detriment of the character of the area and the amenity of the occupants;
  - ii) its limited size and restricted outlook fail to provide an acceptable standard of amenity; and,
  - iii) it would create an undesirable precedent for similar proposals which, individually or collectively, would detract from the character and appearance of the area.
- 2) The proposed development has removed existing facilities to accommodate the parking of vehicles within the site, and the resulting obstruction created by the displaced vehicles encourages parking on the highway, with consequent additional danger to all users of the road contrary to Policy TR10 of the Devon County Structure Plan.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223

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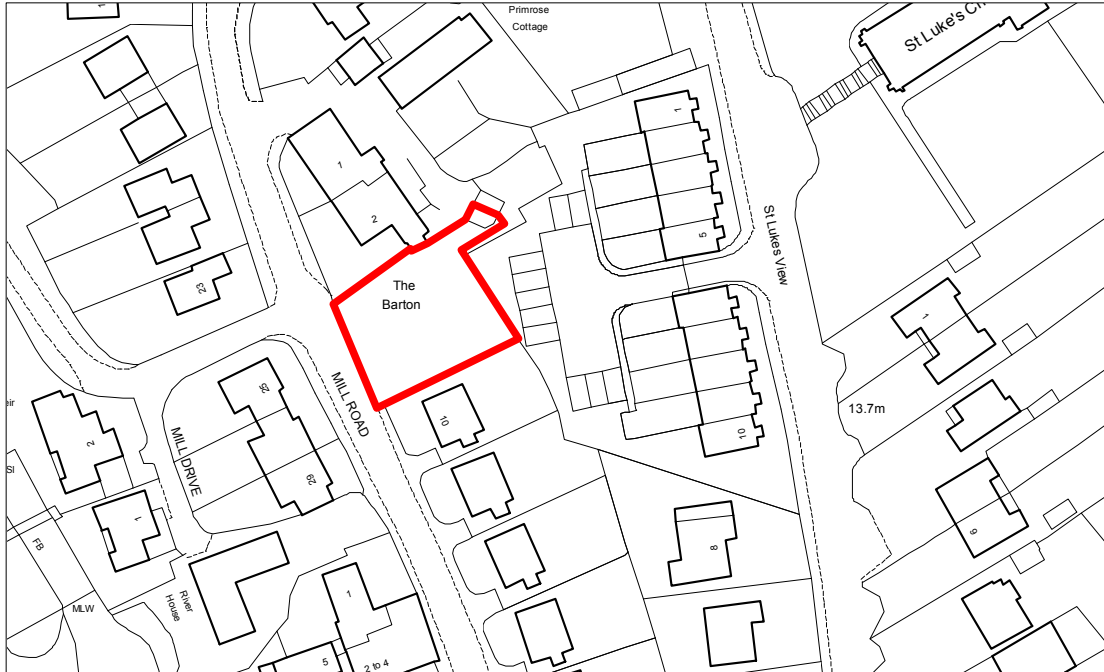


# Agenda Item 6

**ITEM NO.** 6

**COMMITTEE DATE:** 14/01/2013

**APPLICATION NO:** 12/1488/03      FULL PLANNING PERMISSION  
**APPLICANT:** Mr C Laing  
**PROPOSAL:** Detached dwelling, parking and associated works  
**LOCATION:** 3 The Barton, Mill Road, Exeter, EX2 6LJ  
**REGISTRATION DATE:** 24/10/2012  
**EXPIRY DATE:** 19/12/2012



Scale 1:1250

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## **HISTORY OF SITE**

- |              |  |     |            |
|--------------|--|-----|------------|
| 10/1659/03 - | Ground floor extension and decking on south west elevation               | PER | 22/12/2010 |
| 11/1098/03 - | Redevelopment to provide detached dwelling, parking and associated works | PER | 17/10/2011 |

## **DESCRIPTION OF SITE/PROPOSAL**

The application relates to a vacant site situated on raised land behind a stone retaining wall and landscaping above Mill Road. The site is accessed via a small narrow private access lane off Mill Road, which is shared with three other properties, namely 1 and 2 The Barton and Primrose Cottage. The access lane contains a number of garages.

1 and 2 The Barton are Grade II listed buildings. The proposed dwelling will be located on land adjacent to No. 2. Detached, it will provide an integral garage, family living accommodation, a study and utility at ground floor and four bedrooms (two en-suite) with a family bathroom at first floor level.

Planning consent was granted in 2011 (Application 11/1098/03) for the demolition of an existing building (now complete) and construction of a detached two-storey four-bed dwelling.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

Design and Access Statement: planning consent was granted for a dwelling during 2011. This application also seeks a two-storey four-bed detached dwelling but to a more modern design. The proposed dwelling sits largely on the same footprint as the approved design. Care has been taken to avoid overlooking. To soften the modernistic cube shape of the building, the first floor will be timber-clad whilst the ground floor will be white render. The scale of the building is appropriate to the setting.

## **REPRESENTATIONS**

3 letters of objection:

- The design is unsympathetic to the location. There is a continuous thread of design that has been applied to all the surrounding houses. This proposed build offers little or no consideration to these buildings.
- This is a dominant site with far reaching views.
- The materials, fenestration and flat roof line produce a harsh and sharp contrast with the listed building.
- The building will sit closer to the road in an elevated and dominant position.
- Ensure the current height and depth of foliage are maintained. Do not allow close board fence as it will be prominent and stark.
- Ensure no vehicles, skips etc are parked along the frontage or opposite 19, 21, and 23 as this is the narrowest part and makes passing difficult.

1 letter including the following comments:

- Ensure hours of construction / demolition are restricted to certain hours.
- The manhole shown on the plans does not exist. The existing foul sewer system can not take more.

## **CONSULTATIONS**

Environmental Health: approve subject to a condition relating to hours of construction.

## **PLANNING POLICIES/POLICY GUIDANCE**

Central Government Guidance  
NPPF - National Planning Policy Framework

Exeter Local Development Framework Core Strategy  
CP17 - Design and Local Distinctiveness

Devon County Structure Plan 2001-2016  
CO6 - Quality of New Development  
CO7 - Historic Settlements and Buildings  
ST1 - Sustainable Development

Exeter Local Plan First Review 1995-2011  
DG1 - Objectives of Urban Design  
DG4 - Residential Layout and Amenity

Exeter City Council Supplementary Planning Document  
Residential Design Guide (adopted September 2010)

## **OBSERVATIONS**

The Council, as endorsed by the previous planning consent of 2011, has no objection to the principle of a two-storey building in this location. In August 2012 pre-application drawings

were presented to the Council for comment. The proposal presented was for a modernist cube shaped building. However, there have been a number of concerns about this specific proposal regarding its design. One of the key matters with any new or replacement dwelling is to ensure that its overall height, size and massing is appropriate to the local townscape. Pre-application advice was provided indicating that the cube shape of the building was an improvement in terms of the height and setting of the neighbouring listed and unlisted buildings but that this was not the location for a 'white box'. A more appropriate colour could be found for the render and the boarding would require further consideration. The design was noted as being more contemporary and the elevations un-fussy. Following that advice the current planning application was submitted.

The Conservation Officer has advised that the scale is preferable to the previous scheme, which was overly large on the site and would have a damaging impact on the setting of the Listed Buildings. A flat roof structure enables the size of the proposed dwelling to be kept to the minimum, thereby reducing its impact. However, the materials are inappropriate for the location; a minimalist "white box" would be incongruous and more sympathetic materials should be employed in order to enable the building to blend in. A similar scale and design of building could be constructed in red brick with a parapet detail; this would be more in keeping with its neighbours and the locality. The fenestration is poorly detailed and also needs reconsidering in order to complement the surroundings. The 1.8m close boarded fence proposed on the SW boundary would be an incongruous feature in the street scene as it is above a substantial wall. The hedge feature should be retained and if any further measures are required for security/safety, then something should be placed within the site, so it is not visible from the road.

Following presentation to the Southern Area Working Party (SAWP) in November 2012, revisions to the initial submission were made to the roof line, footprint and detailing of the fenestration. The revision to the roof line of the building was to bring some relief to its form. However, it is still considered that the proposal does not reflect the sensitivities of the site. The site is in an elevated position above Mill Road that slopes down in a southerly direction towards the junction with Shepherd's Hill. The neighbouring properties Nos. 2 and 10 reflect this gradient change, properties towards the northern end of Mill Road being higher than those to the south. The amendments made to the roof line of the building include it being raised at the southern end. The proposed roof line should step down (north to south) rather than up, to reflect the wider setting, contours and relationship with the neighbouring properties. The revised roofline works at odds to the wider context and as a result does not sit comfortably within the street scene. The agent, in correspondence dated 6 December 2012, is at pains to point out that *'there is a sharp drop in level with a retaining wall to 10 Mill Road. To design a building that slopes down towards No. 10 would be to contrive the plan as it is not reflected in the ground levels. However, the proposed plans have a lower roof line than No. 2 The Barton and this does give an element of stepping down from No 2 The Barton to 10 Mill Road'*. Whilst the highest part of the roof may be lower than that of No. 2, the building still does not reflect the contours of its wider setting or its relationship with neighbouring buildings.

Nos. 1 and 2 The Barton are Grade II Listed Buildings characterised by their red brick construction and the positive contribution they make to the townscape. The proposed building is within the grounds of No. 2 and its impact on the setting of this Listed Building will be significant. The design, detailing and materials take very little reference from the wider context and as a result do little to enhance it or the setting of the Listed Buildings. Pre-application advice indicated that *'the boarding will require further consideration'*. In subsequent meetings, grave concerns were voiced by officers regarding its inclusion in the scheme. It is not appropriate in this location and whilst there may be some evidence of this material in the area, it should not set a precedent for more. The agent has stated that the *'timber cladding was introduced to avoid the building being a "white box". The timber which would weather to a light grey would soften the appearance and the whole design is less assertive than the glazed gable on the approved design which is also to be clad in timber. However, the timber could be replaced with dark coloured render'*. Whilst timber may form

part of the existing planning consent (with an element of timber being included on the two storey front gable) the scheme presented through this application does not have a 'quiet design', the building being prominent and distinctive. The choice of materials becomes all the more important both in their own right and in respect of the setting of the Listed Buildings. Combined with the design of the building, the timber cladding is considered inappropriate. *The agent states 'Nos 1 and 2 The Barton are both brick and rendered with gables, rear elevation and new extension in render painted white. There are also other rendered buildings along Mill Road and therefore this material is sympathetic to its setting'.* Render as a building material is acceptable. However, combined with the uncompromising nature of the design the white render proposed enhances the already 'loud design' of the scheme that does not sit comfortably in the street scene.

Throughout the pre-application discussions and subsequent negotiations, concerns have been expressed regarding the uncompromising nature of the design. Whilst the height, scale and massing of the proposal is an improvement on the existing planning consent, concerns regarding the design remain. Changes have been made to the roof line and fenestration to 'soften' it. However, drawing the front elevation forward by 0.6m, altering the roof line (at odds to the contours of the wider setting) and the changes to the fenestration do not go far enough to allow the building to sit comfortably in its context. Pre application advice indicated that this was not the location for a 'white box'. Those comments (in the form of the proposal presented) remain. A contemporary building is not objectionable in principle. However, in the proposal submitted there is no reference to its context - the building appearing in stark contrast to all around it. The agent in correspondence states that *'it seems from your comments that you are looking for a building that is some form of pastiche. In my opinion a strong contrast in styles adds variety to a street scene and often a modernistic building works better against listed buildings than a building which "apes" its style'*. At no point has a pastiche design been encouraged. As outlined above, there is no objection to a contemporary building, but it is considered that, in the form presented, the building would not enhance the character or appearance of the townscape.

In assessing this application, the main policy considerations have been considered and whilst the proposal supports Policy H1, H2, T1, T2, T3 and T10 of the Exeter Local Plan and the requirements of the Residential Design SPD, it is contrary to Policy DG1, which states that development should be appropriate to the surrounding townscape and should relate well to adjoining buildings. All designs are expected to promote local distinctiveness, contribute positively to the visual richness of the area, integrate into the existing landscape of the city and use materials that relate well to the palette of materials in the locality. Policy C2 emphasises the importance of preserving the setting of listed buildings.

Concerns have been raised through letters of objection (and in the report to the former planning consent) to potential problems arising during any construction phase. Mill Road is a narrow road that would struggle to accommodate a number of large vehicles, particularly without blocking access, including to a number of private drives and causing conflict between neighbours. Policy TR10 of the Devon Structure Plan makes it clear that development proposals should not adversely affect the road network in terms of traffic and road safety. At present, this application contains no information to demonstrate that this proposal would satisfy this requirement. A Method Statement is required to show how the works would be carried out without compromising highway safety or creating highway obstructions.

Finally, the impact of the proposal on neighbouring occupiers (aside from the concerns raised in the previous paragraph on the construction phase) would not appear to have any significant harm. The footprint of the building is not significantly different from that granted consent and all windows would be positioned so as not to face directly into adjacent properties.

A 1.8m high close board fence is proposed on the boundary of the site with the No. 10. It would be clearly visible in its elevated position (from down Mill Road) and would not make a

positive contribution to the character or appearance of the townscape. If the application were to be approved a condition requiring a brick boundary treatment should be applied.

### **SOUTHERN AREA WORKING PARTY**

The application was originally presented to SAWP in November 2012 with an Officer recommendation for revisions to the scheme regarding its design. As endorsed by the pre-application advice the design was considered uncompromising. It did not sit comfortably in its context or improve the setting of the neighbouring Listed Buildings. If revisions were not successful the proposal would be refused. Members were inclined to support the Officer recommendation. Although amendments to the scheme have been made, they are not considered sufficient for a recommendation of approval.

The revised application was presented again at SAWP in December 2012 with another recommendation for refusal. In considering the revised scheme, Members were inclined to support the initial submission favouring the flat roof design of the initial scheme compared to the revision.

### **RECOMMENDATION**

**REFUSE** for the following reasons:

- 1) The proposed development is contrary to the provisions of the National Planning Policy Framework concerning design, Policy CO6 of the Devon Structure Plan 2001 to 2016, Policy CP17 of the Exeter Local Development Framework Core Strategy (2012), and Policies DG1(b), (f), (g), (h) and (i) of the Exeter Local Plan First Review 1995-2011 because by virtue of its unsympathetic design and materials the proposed dwelling would be an incongruous form of development which would be detrimental to the character and appearance of the area.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223

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# Agenda Item 7

**ITEM NO.** 7

**COMMITTEE DATE:** 14/01/2013

**APPLICATION NO:** 12/1426/03 FULL PLANNING PERMISSION

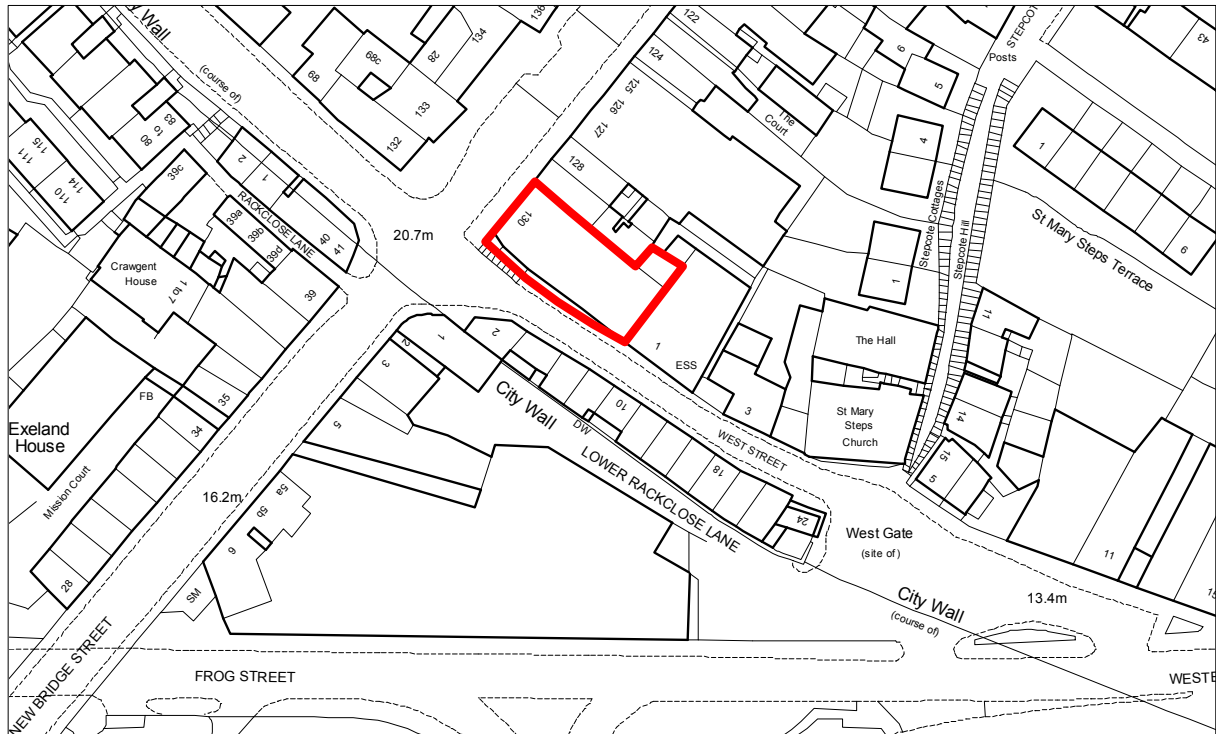
**APPLICANT:** Mr S F Captain

**PROPOSAL:** Alterations and roof level redevelopment to provide 14 flats with associated access and communal facilities

**LOCATION:** 130 Fore Street, Exeter, EX4 3JQ

**REGISTRATION DATE:** 15/10/2012

**EXPIRY DATE:** 14/01/2013



Scale 1:1250

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## **DESCRIPTION OF SITE/PROPOSAL**

The application site is located on the junction of Fore Street and West Street. The site is located within the Central Conservation Area. The proposal relates to two distinct parts of the building. The front section is a three/four storey building. It includes a retail store, Langham's, on the ground floor, which fronts onto Fore Street, with residential flats above. This part of the building is essentially unaffected by the application although one flat (Unit 1) is proposed beneath the existing retail store. The rear section of the building which fronts onto West Street was previously used for storage in connection with the retail. This section of the building is currently either underused or vacant and it is within the part of the building which is to be converted and extended to provide a total of 14 new residential flats (13 No. one bedroomed and 1 No. two bedroomed). No car parking spaces are proposed with this scheme.

The application proposes to provide 4 No. flats at ground floor level which will front onto West Street. Three of these flats (Units 1, 2 & 3) will utilise the existing high ceilings to create a mezzanine level to contain the double bedroom and bathroom which would be set back from the full height glazing fronting onto West Street. Units 1, 2 and 3 would have a total internal space of between 48 sq metres and 56 sq metres each. The final flat in the ground floor (Unit 4) is located within the south eastern corner of the building and is contained on

one level, as it takes advantage of a side window and a light well to the rear of the building. All the flats would be served by a new communal entrance onto West Street with glazed canopy with internal stairway and centrally located lift. The communal bin store is contained with the building and located adjacent to this new entrance. This bin storage area would measure a total of approximately 10 metres.

Given the significant change in levels along West Street, an additional one bedroomed flat (Unit 5) is located above Unit 4 and follows a similar layout, with the main living accommodation facing towards West Street and the bedroom and shower room being served by a side window and rear facing light well.

The full first floor is still contained within the existing building but with reconfigured windows to serve the new units. This floor contained 3 No. one bedroomed flats (Units 6, 7 and 8) which have internal measurements of between approximately 48 sq metres and 55 sq metres each. These units would be served by full height windows containing juliet balconies and facing towards West Street.

The second floor incorporates 3 No. one bedroomed flats (Unit 9, 10 and 11) and would be achieved through an extension which would increased height of the building. The floor plan would replicate the one below for Units 6, 7 and 8.

The new third floor contains a further 2 No. one bedroomed flats (Units 12 and 13) with internal dimensions of 60 sq metres and 54 sq metres respectively. These flats would also face onto West Street and contain full height windows. This floor also provides access to a communal roof garden located to the south west of the building. This area would be accessible to all flats and provides an area of approximately 45 sq metres. This area is in part screened to prevent overlooking into the adjacent residential flats in Fore Street.

The fourth/top floor extension provides a 1 No. two bedroomed flat (Unit 14) which has access to its own private roof garden. This flat provides internal measurements of 61 sq metres and includes a single and double bedroom. This flat is set back from the West Street frontage by 0.8 metres to provide a balcony and has a flat roof design with standing seam zinc roof.

The elevational appearance of the main front building which faces onto Fore Street will remain unchanged as a result of this application. The rear would increase in height from approximately 8.5 metres to 12.5 metres when measured from the floor level at West Street and would rise to a maximum height of 15 metres set back 0.8 metres from the frontage. This would align with the existing highest point of the building which is set back from the West Street frontage and currently largely unseen. The conversion and new build would be finished in render to match the existing property with aluminium window frames and a standing seam zinc roof.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

A Design and Access Statement has been submitted:-

### **REPRESENTATIONS**

2 letters of objection received concerning:-

- i) overbearing scale of development onto West Street;
- ii) loss of light to residents living opposite and users of the street;
- iii) impact on the conservation area;
- iv) no parking provision/insufficient cycle storage;
- v) no privacy for future occupier;
- vi) loss of views from Fore Street towards St Mary Step Church;
- vii) inadequate refuse provision;



- viii) potential for additional vehicles coming to the premise;
- ix) existing school already over subscribed.

1 letter of no objection.

## **CONSULTATIONS**

The County Director of Environment, Economy and Culture comments that this proposal has been submitted as a 'car free' development, which is appropriate when taking into consideration the site's proximity to central shopping/leisure facilities and public transport routes. A revised 'Green Travel Statement received on 20<sup>th</sup> November 2012, is generally acceptable and now includes additional clauses to make all occupants aware that they do not qualify for additional on-street parking permits and that one of the occupants or a manager will be responsible for updating and the implementation of the items contained in the Statement. A condition is recommended to secure the provision of the cycle parking facilities.

The Assistant Director Environment comments on the need for additional refuse storage and a condition regarding hours of construction/demolition.

The RSPB comment that there is a need for a financial contribution in connection with Natura 2000 to cover potential impact on the Exe Estuary and Dawlish Warren. In addition, there is a requirement for swift boxes in accordance with the Residential Design Guide SPD.

## **PLANNING POLICIES/POLICY GUIDANCE**

Central Government Guidance: National Planning Policy Framework

Exeter Local Development Framework Core Strategy

CP17 - Design and Local Distinctiveness

Devon County Structure Plan 2001-2016

ST1 - Sustainable Development

CO6 - Quality of New Development

C07 - Historic Settlements and Buildings

Exeter Local Plan First Review 1995-2011

C1 - Conservation Area

DG1 - Objectives of Urban Design

DG2 - Energy Conservation

DG4 - Residential Layout and Amenity

DG7 - Crime Prevention and Safety

Central Conservation Area.

Council's Supplementary Planning Document 'Residential Design' Adopted September 2010

## **OBSERVATIONS**

The principle of conversion and expansion of the area behind 130 Fore Street to create residential accommodation is considered acceptable. Langham's retail store which fronts onto Fore Street is a significant three storey building and although not listed represents an important building within the street scene. In contrast the buildings currently used for storage in association with the retail store located behind the main store and fronting onto West Street have little architectural merit. They are identified as making a negative impact on the

character of the area in the Central Conservation Area Appraisal. It is therefore considered that the principle of significant alteration and extension of this section of the building is acceptable. Indeed the proposed scheme represents an opportunity for the enhancement of the West Street frontage which would be beneficial for the conservation area within which this building is located. Consequently whilst the principle of residential development is considered appropriate in this location, the proposal needs to be assessed in terms of the level of residential units proposed; the scale, height and massing of the building; the elevational treatment and the internal and external amenity provision for the future residents.

The application proposes a total of 14 units contained in part within the existing high ceilings of the flat roofed two/three storey structure with an extended three further storeys above. In practice, it is the shell of the existing building which is proposed to be used to create the new internal floors which offers the opportunity for a complete change in the window pattern and detailing. The existing windows are arranged as a combination of small panes but within large openings in the building. The proposal intends to continue the theme of large warehouse proportioned windows but almost completely alter the position of the openings to correspond with the residential layout. Whilst this in part is due to the need to achieve maximum light for each flat, it also ensures that the current overall warehouse style of the building is retained. Given the lack of architectural quality of this existing elevation, a complete rearrangement of the window pattern is considered acceptable in this instance. The existing building is rendered and therefore the original window openings can be easily concealed on the completed building following re-render of the whole building and will accordingly appear as a uniform elevation.

It is considered that the additional storey heights proposed would not appear excessive given the scale and massing of the buildings which neighbour this site. The proposed additions would still be lower than the height of the existing building and comparable with other buildings which front Fore Street seen from West Street and beyond. Although the existing building is already higher than the adjacent premise, the Martial Arts Club the new extensions are proposed to be set away from this side boundary. Accordingly it is considered that the scale, massing and height of the building is acceptable in this location.

The scheme seeks to provide a total of 14 residential units of which 13 are one bed roomed and the top floor flat a two bed roomed unit. In general terms, the level of amenity provided for each occupant is good and compares favourably against the Residential Guide Supplementary Planning Document (SPD). Although there are minor shortfalls in some of the internal floor space provided as set out in the SPD, it is considered that the scheme creates a good level of internal amenity for future occupants which provides an efficient use of the site. The flats are generally single aspect facing onto West Street and therefore the need for the proposed large windows is not only an aesthetic requirement to comply with the style of the existing building but a functional requirement to enable maximum levels of light to enter each flat. In particular, the ground floor flats include mezzanine floors to serve the bedrooms which ensures that all areas of the accommodation have access to natural light. Whilst this arrangement is satisfactorily addressed for most of the flats, it is considered that Unit 1, which is located beneath the retail store, would be disadvantaged. The outlook for this flat would face directly onto the street steps which drop steeply from Fore Street to West Street. It is considered that this would offer a poor level of amenity, particularly in the kitchen area which is lower than the rest of the accommodation for this flat and located to the rear of the building. It is considered that this flat would represent a substandard level of amenity provision for future residents and therefore represents an overdevelopment of the site. The agent has agreed that this unit will be removed from the scheme and revised plans will be submitted to reduce the overall number of units to 13.

Whilst the internal arrangements of the proposed flats are comparable with the requirements of the Residential Design SPD, the external amenity space to be provided is less generous. The top floor flat has access to a private roof terrace which would offer views towards the Riverside Valley Park and therefore a good level of outside amenity. However the remainder of the flats would only have access to communal roof terrace with an area of 45 sq metres.

This would not comply with the SPD which requires access to private balcony area of 6 sq metres. However it is considered that the requirements for an appropriate elevational treatment and design which compliments the existing corner building represents a more important consideration in this instance. It is considered that the introduction of individual balconies would not produce the necessary elevational treatment required to front West Street and given the narrowness of the road, it is not anticipated that these balconies would be well used. It is therefore considered that the communal roof terrace with its significant open aspect offers a suitable compromise.

The number of units which the site can reasonably accommodate is based on the need for all facilities being contained within the building's envelope. The County Highway officer has confirmed that the scheme can be considered a 'car free' development subject to a condition requiring the submission of a green travel plan. In addition, an appropriate level of cycle parking is proposed within a secure internally accessed location. However concern is raised regarding the adequacy of the bin storage provision. The submitted scheme indicates a communal refuse storage area of 10 sq metres located adjacent to the main entrance. This is considered insufficient to serve the needs of 14 units. There is concern that inadequate space for refuse space could result in bins being located on the pavement immediately outside the building, Given the site is located within the conservation area and on a main route to historic city attractions this situation would not be acceptable. Accordingly it is considered that the bin store area should be relocated to the area previously identified to accommodate Unit 1. As previously stated this area is considered unsuitable as a residential unit but would provide more than adequate space for current and future bin storage provision. The agent has been made aware of this requirement and is willing to alter the plans accordingly. In addition, it is considered that a refuse management plan will be required which can be addressed through the imposition of a condition.

In summary, it is considered that the scheme would be acceptable if the amended plan adequately address the areas of concerns raised. In addition, a Section 106 Agreement (or an alternative means of securing payment) will be necessary, requiring a financial contribution towards protection of Natura 2000 sites.

### **WESTERN AREA WORKING PARTY**

11 December 2012 – Members agreed with the officer's view that the principle of the redevelopment of this site would be acceptable. Whilst it was accepted that the scheme would provide the opportunity for the enhancement of the existing building, there was concern about the amenity provision for Unit 1 and the adequacy of the bin store provision to meet the needs of 14 new residential units. Revised plans were therefore requested to meet these concerns.

### **RECOMMENDATION**

Subject to the receipt of revised plans which omit Unit 1 and the relocation of the bin storage area, the Assistant Director of City Development, in consultation with the Chair of Planning Committee, be authorised to grant **APPROVAL** subject to the completion of a Section 106 Agreement (or appropriate alternative means of securing payment) requiring a financial contribution towards protection of Natura 2000 sites.

**APPROVE** subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
**Reason:** To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on \*\*\*\* as modified by other conditions of this consent.  
**Reason:** In order to ensure compliance with the approved drawings.
- 3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.  
**Reason:** To ensure that the materials conform with the visual amenity requirements of the area.
- 4) Notwithstanding condition no 2, no work shall commence on site under this permission until full details of the following have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:  
a) windows to include materials, means of opening, reveals, cills and headers;  
b) external doors;  
c) rainwater goods;  
d) lighting;  
e) treatment of balcony;  
f) means of enclosure at first floor level;  
h) location of site compound  
**Reason:** Insufficient information has been submitted with the application and in the interests of visual amenity.
- 5) No part of the development hereby approved shall be occupied until all residents have been issued with a Green Travel Pack to inform them they will not qualify for on-street parking permits and shall include the locations, routes and times of public transport services, the locations of walking and cycle routes, central shopping and leisure facilities in accordance with details that shall previously have been submitted to, agreed and approved in writing by the Local Planning Authority and shall be updated annually.  
**Reason:** To ensure that all residents are aware of the 'car free' status of development.
- 6) Prior to occupation of the development hereby permitted, secure cycle parking shall be provided in location shown on drawing no. in accordance with details previously submitted to and approved in writing by the Local Planning Authority, and the cycle parking shall be maintained thereafter.  
**Reason:** To ensure that cycle parking is provided, to encourage travel by sustainable means
- 7) No part of the development hereby approved shall be commenced until a method of demolition and construction statement, to include details of:  
a) parking and vehicles of site personnel, operatives and visitors;  
b) loading and unloading of planting and materials;  
c) storage of plant and materials;  
d) programme of works to include measures for traffic management;  
e) vehicle washdown measures and facilities; and  
f) provision of boundary hoarding  
have been submitted to, agreed and approved in writing by the Local Planning Authority and carried out in accordance with the agreed details throughout the development works.  
**Reason:** In the interests of public safety and to ensure that adequate on-site facilities are available throughout the development period.

- 8) Construction work shall not take place outside the following times; 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.  
**Reason:** In the interest of residential amenity.
- 9) No development shall take place within the site until a written scheme of archaeological work has been submitted and approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.
- 10) No development shall take place unless and until details of bat and swift boxes have been submitted to and approved by the Local Planning Authority in consultation with the RSPB. Thereafter the development shall be carried out entirely in accordance with the approved plan.  
**Reason:** To ensure that the wildlife opportunities associated with the site are maximised in the interests of biodiversity in the locality.
- 11) Notwithstanding condition no 2 no work shall commence on site under this permission until a refuse bin storage management strategy plan has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the details agreed at all times thereafter.  
**Reason:** In the interests of residential amenity.

In the event that the Section 106 Agreement is not completed within 3 months of the date of this committee meeting, authority be delegated to the Assistant Director, City Development to **REFUSE** permission for the reason that inadequate provision has been made for the matters which were intended to be dealt within the Section 106 Agreement.

Local Government (Access to Information) 1985 (as amended).  
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223

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## PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND WITHDRAWN APPLICATIONS

### 1 PURPOSE OF REPORT

1.1 This report lists planning applications determined under delegated powers and applications that have been withdrawn between the date of finalising the agenda of the last Planning Committee and the date of finalising this agenda. Applications are listed by ward.

1.2 The latter part of the application reference number indicates the following type of application:

- 01 Outline Planning Permission
- 02 Approval of Reserved Matters
- 03 Full Planning Permission
- 04 Works to Tree(s) with Preservation Order
- 05 Advertisement Consent
- 06 Works to Tree(s) in Conservation Area
- 07 Listed Building Consent
- 08 Circular 18/84
- 14 Demolition in Conservation Area
- 16 Exeter City Council Regulation 3
- 17 Lawfulness of Existing Use/Development
- 18 Certificate of Proposed Use/Development
- 21 Telecommunication Apparatus Determination
- 25 County Matter Application
- 26 Devon County Council Application
- 27 Modification and Discharge of Planning Obligation Regulations
- 37 Non Material Amendment
- 38 Extension to Extant Planning Consent

1.3 The decision type uses the following codes

- DTD Declined To Determine
- NLU Was Not Lawful Use
- PAN Prior Approval Not Required
- PAR Prior Approval Required
- PER Permitted
- REF Refuse Planning Permission
- RNO Raise No Objection
- ROB Raise Objections
- SPL Split Decision
- WDN Withdrawn by Applicant
- WLU Was Lawful Use
- WTD Withdrawn - Appeal against non-determination

1.4 Members are requested to advise the Senior Area Planning Officer (Roger Clotworthy) or Assistant Director City Development (Richard Short) of any questions on the schedule prior to the meeting of the Planning Committee.

### 2. RECOMMENDATION

2.1 That this report be noted.

**RICHARD SHORT**  
**ASSISTANT DIRECTOR CITY DEVELOPMENT**

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## Exeter City Council

14/01/2013

### All Planning Decisions Made and Withdrawn Applications Between 22/11/2012 and 1/1/2013

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**Application Number:** 12/1533/35                      **Working Party Date:**  
**Decision Type**                      Raise No Objection                      **Decision Date:**                      22/11/2012                      DEL  
**Location:**                      Land south of Peamore Centre, Exeter  
**Proposal:**                      Outline application for employment development (Use Classes B1(c), B2 & B8) up to 17,885 square metres (gross floor area) together with associated infrastructure including new vehicular access from the A379, improvements to the existing access to the Peamore Centre, a vehicular access to the northern boundary of the site, an internal road layout, car parking, open space, landscaping and services

---

**Application Number:** 12/1642/35                      **Working Party Date:**  
**Decision Type**                      Raise Objections                      **Decision Date:**                      29/11/2012                      DEL  
**Location:**                      Rollsbridge Cottage, Ide, Exeter, EX2 9SU  
**Proposal:**                      Single storey side extension

## ALPHINGTON

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**Application Number:** 12/1448/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      10/12/2012                      DEL  
**Location:**                      41 Ashleigh, Alphington, Exeter, EX2 8YU  
**Proposal:**                      Rear conservatory

---

**Application Number:** 12/0941/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      The Learning Centre, Alphinbrook Road, Marsh Barton Trading Estate, Exeter, EX2  
**Proposal:**                      Change of use from education/general industrial with ancillary cafe/snack bar to business/general industry/storage or distribution with ancillary cafe/snack bar and alterations to car park layout

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**Application Number:** 12/1509/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      24 Smith Field Road, Exeter, EX2 8YD  
**Proposal:**                      Conversion of garage, ground and first floor side extension and widen driveway

---

**Application Number:** 12/1623/37                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      High Bank, 20 Shillingford Road, Exeter, EX2 8UB  
**Proposal:**                      Amendment of original plans to include the replacmenet of the garage with an office and the inclusion of window on front elevation in addition to minor amendments to the positioning of other windows.(Non-material Minor Amendment to Planning Permission Reference No. 06/0142/03 granted 05.04.2006)

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**Application Number:** 12/1534/26                      **Working Party Date:**  
**Decision Type**                      Raise Objections                      **Decision Date:**                      19/12/2012                      DEL  
**Location:**                      Plot O4, Thorverton Road, Marsh Barton Trading Estate, Exeter, EX2 8FS  
**Proposal:**                      Proposal for skip storage and bale distribution centre

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**Application Number:** 12/1665/26                      **Working Party Date:** 11/12/2012  
**Decision Type**                      Raise Objections                      **Decision Date:**                      19/12/2012                      DCC  
**Location:**                      Devon County Council, The Hub, 13 Marsh Barton Road, Marsh Barton Trading Estate, Exeter, EX2 8NU  
**Proposal:**                      Addition of a structure to store Refuse Derived Fuel prior to despatch and bale storage area

## COWICK

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**Application Number:** 12/1482/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      7 Greenway, Exeter, EX2 9NX  
**Proposal:**                      Enclose side alleyway with roof

---

**Application Number:** 12/1439/03                      **Working Party Date:** 13/11/2012  
**Decision Type**                      Withdrawn by Applicant                      **Decision Date:**                      26/11/2012  
**Location:**                      12 Wentworth Gardens, Exeter, EX4 1NH  
**Proposal:**                      Ground floor side extension

## DURYARD

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**Application Number:** 12/1465/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      11/12/2012                      DEL  
**Location:**                      Lyndhurst, Streatham Rise, Exeter, EX4 4PE  
**Proposal:**                      Variation of condition two to approve amended drawings showing hipped roof to porch and three additional rooflights (Ref No 10/1934/03 approved 17.01.11)

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**Application Number:** 12/1592/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      17/12/2012                      DEL  
**Location:**                      Melvyn, Taddyforde Estate, Exeter, EX4 4AT  
**Proposal:**

Tree no.	Species	Works
T1	Sycamore	Reduce by 1.5m on north, east and south sides Remove one low branch facing streetlight

---

**Application Number:** 12/1205/03                      **Working Party Date:**  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      19/12/2012                      DEL  
**Location:**                      30 Argyll Road, Exeter, EX4 4RY  
**Proposal:**                      Ground floor extension on south and west elevations

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**Application Number:** 12/2537/04                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      19/12/2012                      DEL  
**Location:**                      11 Curlew Way, Exeter, EX4 4SW  
**Proposal:**

Tree No	Species	Works
T3	Pine	Fell
T4	Pine	Fell

---

**Application Number:** 12/1316/03                      **Working Party Date:** 10/12/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      21/12/2012                      DEL  
**Location:**                      9 Roundhill Close, Exeter, EX4 5AQ  
**Proposal:**                      Two storey rear extension to include balcony at first floor level and first floor extension over existing garage

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**Application Number:** 12/1363/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      23/11/2012                      DEL  
**Location:**                      University of Exeter Community Garden, Land off, Higher Hoopern Lane, Exeter, EX4  
**Proposal:**                      Erection of two poly tunnels, greenhouse and shed

## EXWICK

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**Application Number:** 12/1651/37                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      21/12/2012                      DEL  
**Location:**                      Exwick School House, Exwick Road, Exeter, EX4 2AT  
**Proposal:**                      Window and Door frame designs amended to all aluminium frames (Non-Material  
Minor Amendment to Planning Permission Reference No. 11/2031/03 granted  
05.03.2012)

## HEAVITREE

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**Application Number:** 12/1470/05                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      65 Fore Street, Heavitree, Exeter, EX1 2RJ  
**Proposal:**                      Internally illuminated window marketing unit, replacement ATM tablet signage  
and 4 window illuminations

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**Application Number:** 12/1387/03                      **Working Party Date:** 12/12/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      20/12/2012                      DEL  
**Location:**                      105 Ladysmith Road, Exeter, EX1 2PP  
**Proposal:**                      Change of use of ground floor shop to flat

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**Application Number:** 12/1494/03                      **Working Party Date:** 12/12/2012  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      24/12/2012                      DEL  
**Location:**                      Quickprint SW Ltd, 105 Chard Road, Exeter, EX1 3AS  
**Proposal:**                      Detached dwelling and associated works

## MINCINGLAKE

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**Application Number:** 12/1359/18                      **Working Party Date:**  
**Decision Type**                      Was lawful use                      **Decision Date:**                      23/11/2012                      DEL  
**Location:**                      63 Iolanthe Drive, Exeter, EX4 9DZ  
**Proposal:**                      Ground floor side extension and loft conversion with rear dormer (Certificate of  
Lawfulness of Proposed Development)

## NEWTOWN

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**Application Number:** 12/1373/03                      **Working Party Date:**  
**Decision Type**            Permitted                      **Decision Date:**            06/12/2012    DEL  
**Location:**                      St Luke's Campus, Heavitree Road, Exeter, EX1 2LU  
**Proposal:**                      New entrance with glazed canopy at South Cloisters restaurant

---

**Application Number:** 12/1557/06                      **Working Party Date:**  
**Decision Type**            Permitted                      **Decision Date:**            17/12/2012    DEL  
**Location:**                      8 Spicer Road, Exeter, EX1  
**Proposal:**                      Tree no.    Species                      Works  
   T1            Sycamore                      Fell  
   T2            Lawson Cypress              Fell

---

**Application Number:** 12/1589/06                      **Working Party Date:**  
**Decision Type**            Permitted                      **Decision Date:**            17/12/2012    DEL  
**Location:**                      148 Heavitree Road, Exeter, EX1 2LZ  
**Proposal:**                      Tree    Species                      Work  
   T1            Magnolia                      Crown lift to 2.1m  
      Shorten back from house by 1m

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**Application Number:** 12/1487/03                      **Working Party Date:** 12/12/2012  
**Decision Type**            Permitted                      **Decision Date:**            20/12/2012    DEL  
**Location:**                      The Lodge, 22 Spicer Road, Exeter, EX1 1SZ  
**Proposal:**                      Two storey extension to provide 11 additional bedrooms including ancillary accommodation and demolition of 21-22 College Road.

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**Application Number:** 12/1523/05                      **Working Party Date:**  
**Decision Type**            Permitted                      **Decision Date:**            24/12/2012    DEL  
**Location:**                      The Printworks, Western Way, Exeter, EX1  
**Proposal:**                      Internally illuminated fixed sign, non illuminated stencil sign and non illuminated projecting sign

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**Application Number:** 12/2508/03                      **Working Party Date:** 08/11/2012  
**Decision Type**            Permitted                      **Decision Date:**            30/11/2012    DEL  
**Location:**                      35A Elmside, Exeter, EX4 6LN  
**Proposal:**                      Erection of three storey side extension and single storey rear extension.

## PENNSYLVANIA

**Application Number:** 12/1335/03                                      **Working Party Date:**  
**Decision Type**                      Permitted                                      **Decision Date:**                      11/12/2012                      DEL  
**Location:**                                      Flat 10, Toronto House, Prince Charles Road, Exeter, EX4 7EW  
**Proposal:**                                      Scooter shed to rear of property

**Application Number:** 12/1460/03                                      **Working Party Date:**  
**Decision Type**                      Permitted                                      **Decision Date:**                      11/12/2012                      DEL  
**Location:**                                      2 Hill Close, Exeter, EX4 6HJ  
**Proposal:**                                      Replacement garage with sedum roof, new entrance arrangement and loft conversion including new dormer to side elevation and (2) roof lights on front and rear elevation

**Application Number:** 12/1532/06                                      **Working Party Date:** 10/12/2012  
**Decision Type**                      Permitted                                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                                      Beech House, Beech Avenue, Exeter, EX4 6HE  
**Proposal:**                                      Tree Species Works  
     T1-T6 Apple Fell  
     T7-T12Hazel Fell

**Application Number:** 12/1468/07                                      **Working Party Date:**  
**Decision Type**                      Permitted                                      **Decision Date:**                      14/12/2012                      DEL  
**Location:**                                      60-66 Union Road, Exeter, EX4 6HU  
**Proposal:**                                      Refurbishment including replacement bathroom windows, reinstatement of kitchen windows, rooflights (8), removal of chimney breasts, replacement porches and ramped entrance

**PINHOE**

**Application Number:** 12/1400/02                                      **Working Party Date:** 12/11/2012  
**Decision Type**                      Permitted                                      **Decision Date:**                      06/12/2012                      DEL  
**Location:**                                      Brooklea, Vennybridge, Exeter, EX4 8JF  
**Proposal:**                                      Replacement of existing dwelling with two flats, parking and access to highway (approval of reserved matters on 12/0709/01 granted on 09.07.2012 for appearance, landscaping and scale)

**Application Number:** 12/0858/29                                      **Working Party Date:** 02/07/2012  
**Decision Type**                      Raise No Objection                                      **Decision Date:**                      18/12/2012                      DEL  
**Location:**                                      Tithebarn Green Land at Monkerton, Exeter, and Redhayes/north of Blackhorse, East Devon  
**Proposal:**                                      Development of the site to provide up to 930 dwellings, a new link road, employment area (B1/B8 Use Classes), park and ride facility, garden centre, local retail area and community facility, health and fitness centre, creche, public and private open space and car and cycle parking, together with landscaping and associated servicing (all matters reserved except points of access)

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**Application Number:** 12/1417/02                      **Working Party Date:** 12/11/2012  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      18/12/2012                      COM  
**Location:**                      58 Main Road, Pinhoe, Exeter, EX4 9EY  
**Proposal:**                      Redevelopment to provide two and a half/three storey building comprising 7 terraced houses, four flats and one duplex, parking and associated works (approval sought for reserved matters on Ref. No. 10/1353/38, granted 06 October 2010, for access, appearance, landscaping, layout and scale)

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**Application Number:** 12/1661/18                      **Working Party Date:**  
**Decision Type**                      Was lawful use                      **Decision Date:**                      18/12/2012                      DEL  
**Location:**                      11 Langaton Lane, Exeter, EX1 3SP  
**Proposal:**                      Replacement single storey rear extension (Certificate of Lawfulness of Proposed Development)

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**Application Number:** 12/1446/03                      **Working Party Date:** 12/11/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      20/12/2012                      DEL  
**Location:**                      Former Ibstock Brickworks site, Harrington Lane, Exeter, EX4 8DT  
**Proposal:**                      Variation of condition two to approve amended drawings for a 68-bed care home (Ref No 11/1800/03 approved 04.07.2012)

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**Application Number:** 12/1053/01                      **Working Party Date:** 08/10/2012  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      24/12/2012                      DEL  
**Location:**                      3 Pinn Lane, Exeter, EX1 3QX  
**Proposal:**                      Detached dwelling & detached double garage

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**Application Number:** 12/1513/03                      **Working Party Date:**  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      24/12/2012                      DEL  
**Location:**                      10 Langaton Lane, Exeter, EX1 3SP  
**Proposal:**                      Two storey extension on front elevation and conservatory on rear elevation

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## **POLSLOE**

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**Application Number:** 12/1478/03                      **Working Party Date:** 14/11/2012  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      Land to north of 2 Wykes Road, Exeter, EX1 2UG  
**Proposal:**                      Replacement of garages with two dwellings, access to highway, parking and associated works

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**Application Number:** 12/1582/03                      **Working Party Date:** 12/12/2012  
**Decision Type**                      Withdrawn by Applicant                      **Decision Date:**                      18/12/2012  
**Location:**                      Land to north of 1 Wykes Road, Exeter, EX1  
**Proposal:**                      Replacement of existing garages with three enlarged garages with coach house above

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**Application Number:** 12/1251/03                      **Working Party Date:** 10/10/2012  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      21/12/2012                      DEL  
**Location:**                      Collard House, St. Marks Avenue, Exeter, EX1 2PX  
**Proposal:**                      Redevelopment to provide three storey and two storey buildings comprising four self contained flats and associated works

## **PRIORY**

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**Application Number:** 12/1430/37                      **Working Party Date:** 14/11/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      St. Loye's Foundation, Topsham Road, Exeter, EX2  
**Proposal:**                      Amendments to fenestration details on Apartment Blocks B, C and D.  
(Non-Material Minor Amendment to Planning Permission Reference No. 10/1893/02 granted 15.11.2012)

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**Application Number:** 12/1519/37                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      11/12/2012                      DEL  
**Location:**                      Royal Devon & Exeter Hospital, Barrack Road, Exeter, EX2 5DN  
**Proposal:**                      Repositioning of ground floor slab and associated IT suite 2m to North  
(Non-Material Minor Amendment to Planning Permission Reference No. 12/0763/03 granted 23.7.2012)

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**Application Number:** 12/1610/04                      **Working Party Date:**  
**Decision Type**                      Withdrawn by Applicant                      **Decision Date:**                      13/12/2012  
**Location:**                      Cherry Barton, Cordery Road, Exeter, EX2  
**Proposal:**                      Tree                      Species                      Work  
T5 Wild Cherry                      Reduce in height by 30%. Reshape crown by 2.1m  
T4 Copper Beech                      Reduce in height by 30%. Reshape crown by 1.2m

---

**Application Number:** 12/1314/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      17/12/2012                      DEL  
**Location:**                      The Cottage, Glasshouse Lane, Exeter, EX2 7BY  
**Proposal:**                      Conservatory on south west elevation



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**Application Number:** 12/1463/07                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      17/12/2012                      DEL  
**Location:**                      The Cottage, Glasshouse Lane, Exeter, EX2 7BY  
**Proposal:**                      Conservatory on south west elevation

---

**Application Number:** 12/1492/37                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      23/11/2012                      DEL  
**Location:**                      Riverside Cottage, Glasshouse Lane, Exeter, EX2 7BZ  
**Proposal:**                      Amend roof covering from glazing to natural slate on side elevation (river facing).  
(Non-material Minor Amendment to Planning Permission Reference No.  
12/1066/03 and 12/1067/07 granted 13.09.2012)

---

**Application Number:** 12/0988/03                      **Working Party Date:** 15/08/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      30/11/2012                      COM  
**Location:**                      Former University of Plymouth, Faculty of Arts & Education, Earl Richards Road  
North, Exeter, EX2 6AS  
**Proposal:**                      Redevelopment to provide 39 dwellings, parking, landscaping and associated  
works

## ST DAVIDS

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**Application Number:** 12/1386/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      5 High Street, Exeter, EX4 3LF  
**Proposal:**                      Change of use of pavement to outdoor seating area

---

**Application Number:** 12/1432/03                      **Working Party Date:** 12/11/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      05/12/2012                      DEL  
**Location:**                      52 Northernhay Street, Exeter, EX4 3ER  
**Proposal:**                      Change of use from workshops to two dwellings

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**Application Number:** 12/1517/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      11/12/2012                      DEL  
**Location:**                      9 Queens Terrace, Exeter, EX4 4HR  
**Proposal:**                      Tree Species Works  
T1 Mulberry Reduce in height by 1.2m. Reshape laterals by 1.2m.

---

**Application Number:** 12/1476/03                      **Working Party Date:** 13/11/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      Halford Wing, Dean Clarke House, Southernhay East, Exeter, EX1  
**Proposal:**                      New entrance with canopy

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**Application Number:** 12/1477/07                      **Working Party Date:** 13/11/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      Halford Wing, Dean Clarke House, Southernhay East, Exeter, EX1  
**Proposal:**                      New entrance with canopy and removal of fire escape stair

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**Application Number:** 12/1484/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      1 Deanery Place, Exeter, EX1 1HU  
**Proposal:**                      Change of use of upper floors from retail to residential

---

**Application Number:** 12/1485/07                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      1 Deanery Place, Exeter, EX1 1HU  
**Proposal:**                      Internal alterations for residential use and railings to front elevation

---

**Application Number:** 12/1605/06                      **Working Party Date:**  
**Decision Type**                      Withdrawn by Applicant                      **Decision Date:**                      13/12/2012  
**Location:**                      Land Opposite 25-28 Rack Street, Exeter, EX1 1DQ  
**Proposal:**                      Tree    Species    Works  
T1&T2 Silver Birch Reduce in height by 25%. Reshape crown by 0.5m  
T3 Sycamore Crown lift by 1.2m  
T4 Sycamore Reduce primary limb to give 1.8m clearance of building

---

**Application Number:** 12/1611/06                      **Working Party Date:**  
**Decision Type**                      Withdrawn by Applicant                      **Decision Date:**                      13/12/2012  
**Location:**                      Mount Dinham, Exeter, EX4 4EG  
**Proposal:**                      Tree no    Species                      Work  
T1                      Ash                      Reduce in height by 2.4m and reshape crown by 1.2m  
T2                      Alder                      Reduce in height by 2.4m and reshape laterals  
T3                      Lucombe Oak                      Reduce in height by 30% and reshape by 1.2-1.5m

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**Application Number:** 12/1566/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      17/12/2012                      DEL  
**Location:**                      2 The Coach House, The Imperial, New North Road, Exeter, EX4 4AJ  
**Proposal:**                      Tree Species Works  
   T1 Magnolia Removal of Northerly extending branch  
   Removal of upper branches to give 1.5m roof clearance

---

**Application Number:** 12/1590/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      17/12/2012                      DEL  
**Location:**                      Friars Lodge, Melbourne Place, Exeter, EX2 4AX  
**Proposal:**                      Tree no.                      Species                      Work  
   T1 Holly                      Fell

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**Application Number:** 12/1440/05                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      18/12/2012                      DEL  
**Location:**                      Crew Clothing, 40 Bedford Street, Exeter, EX1 1GJ  
**Proposal:**                      Externally illuminated wall sign on side elevation

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**Application Number:** 12/1057/05                      **Working Party Date:**  
**Decision Type**                      Split Decision                      **Decision Date:**                      20/12/2012                      DEL  
**Location:**                      Exeter Snooker Club, 1 Guinea Street, Exeter, EX1  
**Proposal:**                      Non illuminated fascia sign (2) on pillar on Fore Street and non illuminated projecting sign (1) on South Street

---

**Application Number:** 12/1504/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      20/12/2012                      DEL  
**Location:**                      74 Queen Street, Exeter, EX4 3RX  
**Proposal:**                      Change of use from restaurant to restaurant with takeaway

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**Application Number:** 12/1505/07                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      20/12/2012  
**Location:**                      74 Queen Street, Exeter, EX4 3RX  
**Proposal:**                      Internally illuminated fascia signs (3), externally illuminated projecting sign (1), internally illuminated hoarding (1) and painting of entrance doors

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**Application Number:** 12/1506/05 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 20/12/2012 DEL  
**Location:** 74 Queen Street, Exeter, EX4 3RX  
**Proposal:** Internally illuminated fascia signs (3), externally illuminated projecting sign (1) and internally illuminated hoarding (1)

---

**Application Number:** 12/1491/05 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 21/12/2012 DEL  
**Location:** 6 High Street, Exeter, EX4 3LF  
**Proposal:** Internally illuminated projecting sign, fascia sign with internally illuminated panel, infill panels and vinyls

---

**Application Number:** 12/1606/06 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 21/12/2012 DEL  
**Location:** Wheatley Court, Market Street, Exeter, EX1 1DS  
**Proposal:**

Tree no	Species	Work
T1	Field Maple	Reduce in height by 25% and reshape
T2	Sycamore	Thin crown by 20% and reduce back from property by 1.5 metres
T3	Hawthorn	Reduce by 1.5 metres and shorten all laterals to reshape.
		Thin by 15%

---

**Application Number:** 12/1376/05 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 23/11/2012 DEL  
**Location:** Burtons, 231 High Street, Exeter, EX4 3NE  
**Proposal:** Replacement internally illuminated fascia and projecting sign

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**Application Number:** 12/1378/03 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 23/11/2012 DEL  
**Location:** Burtons, 231 High Street, Exeter, EX4 3NE  
**Proposal:** Replacement shopfront

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**Application Number:** 12/1456/06 **Working Party Date:**  
**Decision Type** Refuse Planning Permission **Decision Date:** 23/11/2012 DEL  
**Location:** Ivybank, 45 St. Davids Hill, Exeter, EX4 4DN  
**Proposal:** Tree Species Works  
G1 Cherry(x3) Fell

**ST JAMES**

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**Application Number:** 12/1528/06      **Working Party Date:**  
**Decision Type**      Permitted      **Decision Date:**      12/12/2012      DEL  
**Location:**      1 York Cottages, York Road, Exeter, EX4 6QT  
**Proposal:**      Tree    Species    Works  
      T1&T2 Cherry Fell

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**Application Number:** 12/2510/03      **Working Party Date:**  
**Decision Type**      Permitted      **Decision Date:**      14/12/2012      DEL  
**Location:**      5 West Avenue, Exeter, EX4 4SD  
**Proposal:**      Roofed area incorporating existing shed on side elevation and into the garden

---

**Application Number:** 12/1608/06      **Working Party Date:**  
**Decision Type**      Permitted      **Decision Date:**      21/12/2012      DEL  
**Location:**      Norwood House, Pennsylvania Road, Exeter, EX4 6TR  
**Proposal:**      Tree    Species      Works  
      T1          Hawthorn    Pollard at 2m in height

---

**Application Number:** 12/1392/16      **Working Party Date:**    12/11/2012  
**Decision Type**      Permitted      **Decision Date:**      23/11/2012      DEL  
**Location:**      Flat 4b, 30 Blackall Road, Exeter, EX4 4HE  
**Proposal:**      Change of use from flat to office for the term of the ten year lease

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**Application Number:** 12/1411/03      **Working Party Date:**    12/11/2012  
**Decision Type**      Permitted      **Decision Date:**      23/11/2012      DEL  
**Location:**      11 Victoria Street, Exeter, EX4 6JQ  
**Proposal:**      Change of use from dwelling to house in multiple occupation

## ST LEONARDS

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**Application Number:** 12/1483/06      **Working Party Date:**  
**Decision Type**      Permitted      **Decision Date:**      30/11/2012      DEL  
**Location:**      1 St. Leonards Road, Exeter, EX2 4LA  
**Proposal:**      Tree    Species      Works  
      T1 Eucalyptus    Reduce in height by 2.5m

---

**Application Number:** 12/1466/06 **Working Party Date:**  
**Decision Type** Refuse Planning Permission **Decision Date:** 10/12/2012  
**Location:** 1 Manston Terrace, Exeter, EX2 4NP  
**Proposal:** Tree Species Works  
T1 Monterey Pine Fell  
G1 Magnolia, Eucalyptus and Elder Reduce branches overhanging boundary of  
81 Barrack Road by 3m

---

**Application Number:** 12/1255/03 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 12/12/2012  
**Location:** The Church of Jesus Christ of Latter-Day Saints, Wonford Road, Exeter, EX2 4EQ  
**Proposal:** New external door, replacement windows and doors, alterations to external areas including lighting to car park

---

**Application Number:** 12/1526/06 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 12/12/2012 DEL  
**Location:** 3 St. Leonards Road, Exeter, EX2 4LA  
**Proposal:** Tree Species Works  
T1 Liquidambar Reduce crown width to give 1.5m clearance from house  
Remove one low branch overhanging pathway  
T2 Holly Fell  
T3 Pittisporum Remove two branches overhanging pathway  
T4 Laburnum Fell  
T5 Broom Fell  
T6 Silver Birch Crown lift to give 3m ground clearance

---

**Application Number:** 12/1565/04 **Working Party Date:**  
**Decision Type** Permitted **Decision Date:** 12/12/2012 DEL  
**Location:** Land Opposite 12 Gras Lawn, Exeter, EX2 4RZ  
**Proposal:** Tree Species Works  
T450 Poplar Remove first limb at 5m overhanging Barrack Road  
T448 Poplar Remove first limb at 7m overhanging Barrack Road

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**Application Number:** 12/1527/04 **Working Party Date:** 12/12/2012  
**Decision Type** Permitted **Decision Date:** 14/12/2012 DEL  
**Location:** 34 Barnfield Road, Exeter, EX1 1RX  
**Proposal:** Tree Species Works  
G1 Leyland Cypress Fell  
T928 Lawson Cypress Fell  
G4 Leyland Cypress Fell  
G5 Pittosporum Fell

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**Application Number:** 12/1123/03 **Working Party Date:** 13/11/2012  
**Decision Type** Permitted **Decision Date:** 17/12/2012 DEL  
**Location:** 8 Norwood Avenue, Exeter, EX2 4RT  
**Proposal:** Ground floor rear and side extensions and creation of basement

---

**Application Number:** 12/1564/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      17/12/2012                      DEL  
**Location:**                      45A Victoria Park Road, Exeter, EX2 4NU  
**Proposal:**                      Tree    Species                      Works  
   T1 Copper Beech Reduce in height by 1.5m and reshape crown by 1m  
   T2 Holly                      Reduce in height by 1m and reshape crown  
   T3 Cherry                      Fell

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**Application Number:** 12/1502/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      18/12/2012                      DEL  
**Location:**                      5 Matford Avenue, Exeter, EX2 4PP  
**Proposal:**                      Ground floor rear extension, raising of roof above garage including dormer on front elevation and alterations to rear dormer

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**Application Number:** 12/1514/03                      **Working Party Date:** 11/12/2012  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      24/12/2012                      DEL  
**Location:**                      1 Magdalen Gardens, Exeter, EX2 4TY  
**Proposal:**                      Alterations and extension to existing dwelling to include three storey infill extension to front and addition of new roof to provide additional accommodation

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**Application Number:** 12/1243/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      23/11/2012                      DEL  
**Location:**                      1 South Lawn, Magdalen Road, Exeter, EX2 4SY  
**Proposal:**                      Replacement windows (8) and door

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**Application Number:** 12/1382/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      28/11/2012                      DEL  
**Location:**                      4 Barnardo Road, Exeter, EX2 4NE  
**Proposal:**                      Ground floor side extension

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**Application Number:** 12/0916/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      71 Rivermead Road, Exeter, EX2 4RJ  
**Proposal:**                      Replacement garage with attached store on north east boundary

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**Application Number:** 12/1273/03                      **Working Party Date:** 09/10/2012  
**Decision Type**                      Refuse Planning Permission                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      Magdalen House, 54/56, Magdalen Road, Exeter, EX2 4TL  
**Proposal:**                      Two semi detached dwellings, parking and associated works

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**Application Number:** 12/1379/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      Deepdene House, Deepdene Park, Exeter, EX2 4PH  
**Proposal:**                      First floor side extension including balcony

## ST LOYES

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**Application Number:** 12/1384/17                      **Working Party Date:**  
**Decision Type**                      Was lawful use                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      Fernleigh, Ludwell Lane, Exeter, EX2 5AQ  
**Proposal:**                      Residential use not in connection with the use of the land as a market garden  
(Certificate of Lawfulness of Existing Use)

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**Application Number:** 12/1281/03                      **Working Party Date:** 10/10/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      03/12/2012                      DEL  
**Location:**                      Centurion Mill, Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LA  
**Proposal:**                      Warehouse extension

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**Application Number:** 12/1418/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      05/12/2012                      DEL  
**Location:**                      Exeter Motorway Services Area, Sidmouth Road, Exeter, EX2 7HF  
**Proposal:**                      Detached building to provide additional retail unit

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**Application Number:** 12/1419/03                      **Working Party Date:** 14/11/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      10/12/2012                      DEL  
**Location:**                      Land south of 1 Heron Units, Heron Road, Sowton Industrial Estate, Exeter, EX2  
**Proposal:**                      Installation of ready mixed concrete plant and ancillary facilities



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**Application Number:** 12/1520/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      20/12/2012                      DEL  
**Location:**                      11 Norman Mews, Exeter, EX2 7RJ  
**Proposal:**                      Conservatory on rear elevation

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**Application Number:** 12/1512/05                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      24/12/2012                      DEL  
**Location:**                      Philip House, Honiton Road, Exeter, EX1 3RU  
**Proposal:**                      Non illuminated and internally illuminated double sided post signs

## ST THOMAS

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**Application Number:** 12/1390/03                      **Working Party Date:** 13/11/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      11/12/2012                      DEL  
**Location:**                      8 Okehampton Place, Exeter, EX4 1AY  
**Proposal:**                      Two storey side extension, balcony on front elevation and change of use from dwelling to two flats

---

**Application Number:** 12/1530/38                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      12/12/2012                      DEL  
**Location:**                      St. Andrews Hotel, 28 Alphington Road, Exeter, EX2 8HN  
**Proposal:**                      Ground floor infill extension on north west elevation and conversion of manager's residence to provide 6 guest rooms, alterations to roof at first floor level, door on north west elevation and additional parking (Extension of time for extant planning permission Ref No. 09/1647/03 granted 11.12.2009)

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**Application Number:** 12/1188/03                      **Working Party Date:** 11/12/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      13/12/2012                      DEL  
**Location:**                      23 Lansdown Road, Exeter, EX4 1EW  
**Proposal:**                      Ground floor extension on rear elevation

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**Application Number:** 12/1169/16                      **Working Party Date:** 11/12/2012  
**Decision Type**                      Permitted                      **Decision Date:**                      14/12/2012                      COM  
**Location:**                      Flowerpot Playing Field, Okehampton Street, Exeter, EX4  
**Proposal:**                      Replacement skate park facility

---

**Application Number:** 12/1452/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      23/11/2012                      DEL  
**Location:**                      14 Alphington Road, Exeter, EX2 8HH  
**Proposal:**                      Tree Species Works  
   T1 Yew    Reduce height to give 1m clearance of BT wires  
   T2 Cypress    Thin crown by 30%

## TOPSHAM

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**Application Number:** 12/1578/37                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      1 Tresillian Gardens, Topsham, Exeter, EX3 0BA  
**Proposal:**                      Additional velux window on West elevation (Non-Material Minor Amendment to Planning Permission Reference No. 11/1554/03 granted 21.11.2012)

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**Application Number:** 12/1583/37                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      30/11/2012                      DEL  
**Location:**                      32 Newcourt Road, Topsham, Exeter, EX3 0BT  
**Proposal:**                      Adjusted flank elevation amended to accord with 4m depth (Non-Material Minor Amendment to Planning Permission Reference No. 12/1127/03 granted 16.10.2012)

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**Application Number:** 12/1435/03                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      05/12/2012                      DEL  
**Location:**                      40 Greatwood Terrace, Topsham, Exeter, EX3 0EB  
**Proposal:**                      Increase in existing Ground floor roof height and first floor rear extension including dormer window

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**Application Number:** 12/1525/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      11/12/2012                      DEL  
**Location:**                      Altamira Lodge, Monmouth Street, Topsham, Exeter, EX3 0AG  
**Proposal:**                      Tree Species Works  
   T1 Tulip Tree    Reduce crown by 30% and reshape

---

**Application Number:** 12/1550/06                      **Working Party Date:**  
**Decision Type**                      Permitted                      **Decision Date:**                      14/12/2012                      DEL  
**Location:**                      44 The Strand, Topsham, Exeter, EX3 0BB  
**Proposal:**                      Tree Species Works  
   T1 Ornamental Conifer    Fell

---

**Application Number:** 12/2545/03                      **Working Party Date:**  
**Decision Type**              Permitted                      **Decision Date:**              14/12/2012              DEL  
**Location:**                      25 Elm Grove Road, Topsham, Exeter, EX3 0EJ  
**Proposal:**                      Conservatory on rear elevation

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**Application Number:** 12/1563/06                      **Working Party Date:**  
**Decision Type**              Permitted                      **Decision Date:**              14/12/2012              DEL  
**Location:**                      Clifton House, 39 The Strand, Topsham, Exeter, EX3 0AY  
**Proposal:**                      Tree    Species              Works  
   T2 Birch    Fell

---

**Application Number:** 12/1591/06                      **Working Party Date:**  
**Decision Type**              Permitted                      **Decision Date:**              17/12/2012              DEL  
**Location:**                      Riversmeet Cottage, Riversmeet, Topsham, Exeter, EX3 0BE  
**Proposal:**                      Tree no.              Species                      Works  
   T1    Leyland Cypress              Fell

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**Application Number:** 12/1551/03                      **Working Party Date:**  
**Decision Type**              Permitted                      **Decision Date:**              20/12/2012              DEL  
**Location:**                      5 Ferry Road, Topsham, Exeter, EX3 0JW  
**Proposal:**                      Replacement sunroom and garage roof (amended design)

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**Application Number:** 12/1552/07                      **Working Party Date:**  
**Decision Type**              Permitted                      **Decision Date:**              20/12/2012              DEL  
**Location:**                      5 Ferry Road, Topsham, Exeter, EX3 0JW  
**Proposal:**                      Replacement sunroom and garage roof (amended design)

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**Application Number:** 12/1529/03                      **Working Party Date:** 12/12/2012  
**Decision Type**              Permitted                      **Decision Date:**              24/12/2012              DEL  
**Location:**                      385 Topsham Road, Exeter, EX2 6HB  
**Proposal:**                      Ground floor single storey rear extension

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**Application Number:** 12/1450/06                                  **Working Party Date:**  
**Decision Type**                      Permitted                                  **Decision Date:**                      23/11/2012                      DEL  
**Location:**                                  5 Tresillian Gardens, Topsham, Exeter, EX3 0BA  
**Proposal:**                                  Tree Species Works  
   T1 Holly Reduce height by 30%

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## **WHIPTON BARTON**

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**Application Number:** 12/1469/18                                  **Working Party Date:**  
**Decision Type**                      Was lawful use                                  **Decision Date:**                      12/12/2012                      DEL  
**Location:**                                  17 Vaughan Road, Exeter, EX1 3DH  
**Proposal:**                                  Hip to gable extension, rear dormer and front rooflights (Certificate of Lawfulness of Proposed Development)

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**Application Number:** 12/0954/02                                  **Working Party Date:** 10/09/2012  
**Decision Type**                      Permitted                                  **Decision Date:**                      17/12/2012                      COM  
**Location:**                                  Land south of Met Office, FitzRoy Road, Exeter, EX1  
**Proposal:**                                  Hotel and restaurant (Approval of reserved matters following outline approval 11/1619/01 granted 19 June 2012)

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**Application Number:** 12/1531/03                                  **Working Party Date:**  
**Decision Type**                      Permitted                                  **Decision Date:**                      20/12/2012                      DEL  
**Location:**                                  Oxygen House, Grenadier Road, Exeter Business Park, Exeter, EX1 3LH  
**Proposal:**                                  Erection of two carports with photovoltaic arrays

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**Total Number of Decisions Made:**                                  **115**

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### **Local Government (Access to Information) 1985 (as amended)**

Background papers used in compiling the report:

Files of Planning Applications available for inspection from:

Planning Services, Exeter City Council, Civic Centre, Paris Street, Exeter EX1 1NN

Telephone No: 01392 265223

## EXETER CITY COUNCIL

### PLANNING COMMITTEE 14 JANUARY 2013

#### BUILDINGS AT RISK

### 1 PURPOSE OF REPORT

1.1 To report on progress since the previous Buildings at Risk report in July 2012.

### 2 BACKGROUND

2.1 The condition of buildings is summarised according to the English Heritage priority system of risk categories.

- A. immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B. immediate risk of rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C. slow decay; no solution agreed.
- D. slow decay; solution agreed but not yet implemented.
- E. under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F. repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

### 3 KEY BUILDINGS

3.1 The following sites are dealt with in the report:

	Listed Building Grade	Risk Category (see above)
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Buildings to be removed from the Register

Prezzo, 202 High Street  
Wynards Chapel  
Front Wall to 66 Magdalen Road

Buildings remaining on the register

Rectory Barn, Rectory Drive, Alphington	II	B
Thomas Hall, Cowley Bridge Road	II	C#
Former Transit Shed, St David's Station	II	C
Dean Clarke House, Southernhay East	II	F
Dissenters Graveyard	LL	C
Wall to alleyway between Notaries House and 10 Cathedral Yard	I	A
Devon and Exeter Institute, 7 Cathedral Close	I	A
Clystlands, Fore Street, Heavitree	II	B
Holmbush, Little Johns Cross Hill	II	A

Buildings to add to the register

Green Gables, Buddle Lane	LL	C
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*# denotes change in risk category since last report*

#### 4 BUILDINGS TO BE REMOVED FROM THE REGISTER

- 4.1 **Front wall to 66 Magdalen Road. Grade II (F, changed from D in last report)**  
The wall has been restored using cob repairs and lime plaster and is no longer at risk.



*Before*



*After*

*Date added to register - 26 July 2010 (reported 5 times)*  
*Any enforcement action taken? – No*

- 4.2 **Prezzo, 202 High Street, Grade II (F)**  
The repairs to the upper level walls, front and rear have been completed. The windows have been replaced on the front elevation and the building is no longer at risk.



*Before*



After

*Date added to register - 5 September 2011(reported 3 times)*  
*Any enforcement action taken? – No*

**4.3 Wynards Chapel. Grade II\***

The repairs have been completed. Whilst this is an empty building with no particular use in mind, it is at least secure and watertight and therefore not at risk, however it will continue to be monitored informally to ensure that it does not become at risk again before any future use is found.

*Date added to register - 21 February 2011(reported 4 times)*  
*Any enforcement action taken? – No*

**5 THE REGISTER**

*(Letters in bracket denotes Risk Category as above)*

**5.1 Rectory Barn, Rectory Drive, Alphington. Grade II (B)**

The owner has discussed implementing the extant consent from the 1970's which allows for the creation of two cottages, however because this permission is so old, alterations to these plans are being discussed to bring them in line with current planning and building control measures.

**5.2 Thomas Hall, Cowley Bridge Road. Grade II (C, changed from D in last report)**

The Hotel project has fallen through on grounds of viability. The University is selling the site to Leander Developments and they are in discussions with the Council on alternative development proposals.

**5.3 Former Transit Shed, St David's Station. Grade II (C)**

Exeter Historic Buildings Trust has started a feasibility study/options appraisal with a "cold spot " grant from the Architectural Heritage Fund ("Cold Spot" grants are specifically for this purpose on industrial/transport heritage). They have appointed Jonathan Rhind Architects and are in discussions with Network Rail regarding the means whereby they could progress a restoration project. They have contacted a number of organisations and individuals to seek expressions of interest in using the building and are currently following potential leads.

- 5.4 **Dean Clarke House. Grade II\* (F, changed from D in last report)**  
Conversion works have commenced on all aspects of the main building. The Halford Wing is progressing with large student studio flats to the upper floors and a bar/restaurant on the ground floor. This is expected to be completed by mid 2013, for occupation in September. The offices and apartments in Dean Clarke House and the Victoria Wing are also on site, although a further application is expected with some alterations to the existing plans. 4 wheelchair accessible affordable housing units are being provided, with provision for one further affordable unit off site, subject to a revised S106 agreement.
- 5.5 **Dissenters Graveyard. LL (C)**  
The Church sold the freehold of the site some years ago and has no claim on its future use, however the owner has been informed by the Church committee that they are still in favour of social/affordable housing and do not want him to proceed with the proposal for a remembrance garden.
- The owner made a presentation to Planning Member Working Group in November 2010 on a proposal to develop the site for social housing. Although Members gave some weight to the provision of affordable housing in the city, they attached greater weight to the site's historic significance and the retention of it as a heritage asset. Consequently the proposal for development was discouraged.
- It is further noted that the Council have offered financial support to the owner to create the link to Bull Meadow Park and have offered advice on cost effective repairs to the monuments in order to facilitate the Garden of Remembrance. Positive consultation has also taken place on landscape proposals for the Garden.
- 5.6 **Devon and Exeter Institution, 7 Cathedral Close. Grade I (A)**  
Full protective scaffolding has been erected internally to protect occupants from the risk of falling masonry. The Institute has received verbal confirmation from English Heritage South West Regional Office that they are prepared to offer a grant for the works but due to the scale of the award, the project will need to be referred to their assessment body in due course. Until this has been done, no formal offer will be received and therefore the project is on hold until such time as the grant is confirmed.
- 5.7 **Wall to alleyway between Notaries House and 10 Cathedral Yard Grade I (A)**  
The wall retains medieval stonework and it is this stonework, adjacent to a medieval doorway, that is deteriorating most severely; this can only be seen from within the alleyway and is therefore hidden from public view.
- 5.8 **Clystlands, Fore Street, Heavitree. Grade II (A)**  
Some render was removed from the south east elevation in March 2011 for some patch repairs to be carried out. The render was found to be more unstable than first thought and was completely removed from this elevation. There are roofing repairs, as well as the render repairs that have been identified as urgent and it has been decided to concentrate first on the roof repairs so that the water penetration will not continue. The acting management company has identified funds for this and the work will be carried out early in the New Year. The building will remain on the register until the re-rendering has also been completed.
- 5.9 **Holmbush, Little Johns Cross Hill. Grade II. (A)**  
Holmbush suffered a fire in April that destroyed the thatch and left the interior and cob walls of the building unprotected. The building has been sold subject to contract, however legal issues are holding up formal completion. Once these are resolved, the sale can proceed. The purchaser is keen to commence restoration works as soon as possible, subject to planning and listed building applications.



## 6 BUILDINGS TO BE ADDED TO THE REGISTER

### 6.1 Green Gables, Buddle Lane, Local List (C)

The building is in a poor state of repair and is detrimental to the street scene and local area. The owners (Admiral Taverns) have been sent two letters regarding the condition of the building but no improvements have been made. It is on the Local List and whilst this does not offer the same level of protection as statutory listing, it would be appropriate in this case to serve a Section 215 Notice to require the building to be tidied up. This could include repair and re-painting of the walls, joinery and rainwater goods.



## 7 ADVICE SOUGHT

7.1 To note the proposal to serve a Section 215 notice on Green Gables, Buddle Lane.

**RICHARD SHORT**  
**ASSISTANT DIRECTOR CITY DEVELOPMENT**

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## EXETER CITY COUNCIL

PLANNING COMMITTEE  
14 JANUARY 2013

### APPEALS

#### DECISIONS RECEIVED

**SUMMARY:** 7 appeal decisions have been received since the last report:  
Six appeals were dismissed and 1 allowed subject to conditions.

**42 The Strand, Topsham, Exeter, EX3 0AY.**



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**Reference Nos:** 11/2028/07 (Appeal A)  
11/2027/03 (Appeal B)

**Proposals:** Appeal A: Listed building consent application for ground floor extension on east elevation.  
Appeal B: Planning application for ground floor extension on east elevation.

**Application Decisions:** Delegated Refusal

**Types of Appeal:** Written representations

**Appeal Decision:** BOTH DISMISSED

## **Grounds:**

The main issue was the effect of the proposed extension on the special architectural and historic interest and setting of 42 The Strand, listed grade II, and on the character and appearance of the Topsham Conservation Area.

The property is identified in The Topsham Conservation Area Appraisal and Management Plan as making a positive contribution to the character and appearance of the Conservation Area.

The Inspector considered the special architectural and historic interest of the building related to its design, form and architectural character and its setting in relation to the neighbouring dwellings. The existing single storey rear additions were simple subservient utilitarian additions with little architectural significance to the heritage asset save that they illustrated a hierarchy of development of the property.

The appellant proposes replacing the existing lean-to and then building a further single storey flat roof extension. The proposed extension would be 'L' shaped in plan and have a flat roof with a raised lantern light. The walls would be finished in render. The design of the new extension incorporates a number of doors and windows of an eclectic mix of styles and proportions that would be powder coated aluminium in contrast to those in the main house. The proposed extension was described by the appellant as an orangery style conservatory.

A simple, well mannered, lightweight, contemporary designed addition, incorporating windows and doors contrasting in design and even framing materials, can sometimes be an appropriate architectural design solution when extending a listed building or linking a disparate range of small extensions. However, due to the proposed extension's form, the overall number of openings proposed and their style and proportion, the proposed extension would appear as an incongruous alien addition. It would fail to make a positive contribution to the building's character, appearance and setting.

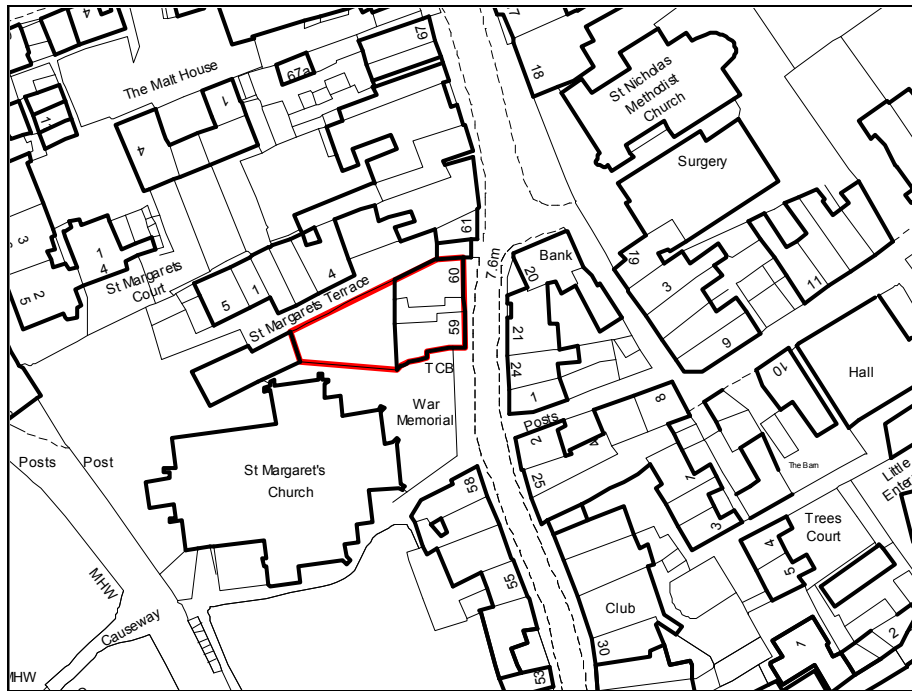
The Inspector considered one of the key features of a traditional orangery to be its simple, well proportioned architectural form, the relationship of void to solid and its often simple elegant appearance. Due to the proposed window/door configuration, the extension as designed would not achieve the appellant's stated design objective of creating an orangery style conservatory.

The Inspector concluded that due to its design, in particular its mass, form and choice of materials to be used in relation to its poor fenestration pattern, the proposed extension would be a wholly unsympathetic form of development that would be harmful to the architectural character, appearance and setting of the listed building. It would therefore serve neither to preserve nor enhance the character and appearance of the Topsham Conservation Area.

Accordingly, the proposal was contrary to the objectives of The Framework, CS Policy CP17, DSP Policies CO6 and CO7, ELP Policies DG1, C1 and C2 and the Council's *Householder's Guide SPD*.

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**59-60 Fore Street, Topsham, Exeter EX3 0HL**



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**Reference Nos:** 12/0183/07 (Appeal A)  
12/0182/03 (Appeal B)

**Proposals:** Appeal A: Listed building consent application for extension on rear flat roof to add one third floor apartment.  
Appeal B: Planning application for extension on rear flat roof to add one third floor apartment.

**Application Decisions:** Delegated Refusal

**Types of Appeal:** Written representations

**Appeal Decision:** BOTH DISMISSED

**Grounds:**

For Appeal A the main issue was the effect of the proposal on the special architectural and historic interest of the Grade II listed building.

For Appeal B the main issues were

- i) the effect of the proposal on the listed building,
- ii) whether the proposal would preserve or enhance the character or appearance of the Topsham Conservation Area, and
- iii) the effect on the living conditions of the future occupants of the proposed apartment.

It was proposed to create a new top floor apartment over the existing full width rear extension. The apartment would be set in from the edge of the parapet on the south side. The flat roof over the proposed apartment would be level with the top of the ridge of the main building. The apartment would be mansarded on all three sides, with two inset balconies facing west. Two small windows were proposed in each gable of the main building.

#### *Listed building*

The appeal building is a late 18th century three storey building whose main significance lies in its red brick façade with sash windows. Little remains internally as a result of work carried out in 1973 and a subsequent fire. The existing rear extension is of poor design quality. Although the special interest of the building is now limited, because the flat roof of the existing extension stops short of the eaves line of the main building, the historic form and massing of the main roof is still clearly legible. This contributes to the historic significance of the building.

The existing gables of the main roof would be retained, but the whole of the rear roof slope would be removed, except for a small part at each end. The Inspector agreed with the Council that the distinctive form of the historic roof would be lost, which would significantly harm the special architectural and historic interest of the building. She also thought that the small windows proposed in each gable, located very close to the top of the gable wall would look awkward in the expanse of rendered wall in each gable.

The Inspector concluded that the proposal would fail to comply with the tests of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which required her to have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possessed. The proposal also conflicted with the NPPF, DSP Policies CO6 and CO7 and ELP Policy C2.

#### *Conservation area*

The appeal site is within the Topsham Conservation Area. The appeal building is one of a large group of listed or locally listed buildings along the High Street which are positive contributors and which give the town its high quality townscape.

Whilst views of the north side of the building are partly restricted by other buildings, the opposite is true when viewed from the south. In these views the side elevation of the building has a strong presence in the street scene. Its distinctive narrow 18<sup>th</sup> century gabled profile is seen harmoniously together with the gables of other listed buildings. The gable wall also encloses the forecourt to the adjacent listed Church of St Margaret. It is also visible from the churchyard looking through to the forecourt of the church. The Inspector considered that in all these views the proposed mansard would be highly prominent and would be an unacceptably dominant feature in relation to the historic main roof.

The Inspector concluded that the proposed third floor apartment would fail to preserve the character or appearance of the conservation area and the setting of the adjacent listed buildings contrary to the Act and ELP Policies DG1 and C1.

#### *Living conditions*

The Inspector agreed with the Council that the low ceiling heights proposed throughout the whole flat, which could be occupied by a family, would have an oppressive effect on

the living conditions of the future occupiers. She concluded that the amenity in this flat would not be good, as required by the Framework and that it would fail to satisfy the aims of ELP Policy DG4 (b).

### *Conclusion*

The Inspector concluded that the proposals failed the tests of the NPPF, as the public benefit of an additional residential unit in this sustainable location would not outweigh the harm caused to the historic and architectural interest of the building, the character and appearance of the Topsham Conservation Area and the living conditions of future occupants. Nothing in the appellant's submission persuaded her that the proposal was necessary to secure the optimum viable use of the building.

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## **2 Iolanthe Drive, Exeter EX4 9EA**



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**Reference Nos: 12/0493/03**

**Proposal:** Erection of a 2 bedroom dwelling adjoining 2 Iolanthe Drive, together with associated off street parking provision.

**Application Decision:** Delegated Refusal

**Type of Appeal:** Written representations

**Appeal Decision: DISMISSED**

### **Grounds:**

The main issue was the effect of the proposed development on the character and appearance of the area.

The appeal related to a prominent corner site within a 1960s estate. The Inspector saw that both Iolanthe Drive and Chancellor's Way rise up steeply from this corner and have a quite densely developed feel. The set back of the dwelling at No.2 creates a sense of more openness towards the corner, which helps to soften and relieve the impact of the dense development on the streets above. The Inspector agreed with the Council that the private side garden of No.2 has considerable public amenity value in that its openness makes an important contribution to the street scene.

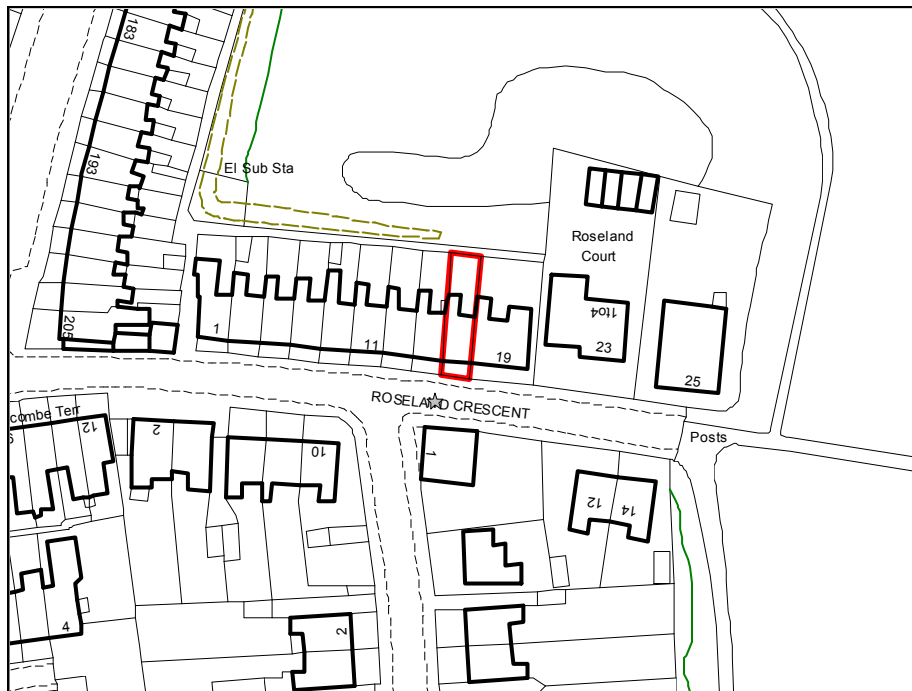
The proposed dwelling would extend the existing terrace into this open area. Given its siting and size it would erode the feeling of openness on the corner. It would also project forward of the building line in Iolanthe Drive. In this position it would appear as a discordant element at the end of the Drive in views from its higher parts, as it descends in a long sweeping curve. The Inspector considered that the proposed development would harm the character and appearance of the area. It would conflict with DSP Policy CO6 and be at odds with ELP Policy DG1 because of its effect on the surrounding townscape. In addition, the proposed development would be contrary to the aims of CS Policy CP4 which seeks the highest appropriate residential density compatible with the character and quality of the local environment. It would also be at odds with CS Policy CP17 in that it would not complement or enhance local identity.

The Council also refused the application as it had not been demonstrated that the proposal would not have a detrimental nature conservation impact on designated European sites at Exe Estuary, Dawlish Warren and Pebblebed Heaths. The appellant argued that given the distance of between 5 and 12 miles to the Exe Estuary, Dawlish Warren and Woodbury Common, one dwelling would have no effect on these wildlife areas. Although this consideration weighed against allowing the appeal, it seemed to the Inspector that it would be unlikely to be an insurmountable obstacle to the proposed development proceeding were it acceptable on other grounds.

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## 17 Roseland Crescent, Exeter, Devon EX1 2TJ



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### **Reference Nos: 12/0521/03**

**Proposal:** Conversion to form flat and maisonette incorporating ground floor rear extension.

**Application Decision:** Delegated Refusal

**Type of Appeal:** Written representations

**Appeal Decision: DISMISSED**

### **Grounds:**

The main issues were the effects of the proposed development on the living conditions of future occupiers with particular reference to internal floor space, outlook and available light; and the effects on nature conservation.

The appeal property is a mid-terrace dwelling backing onto Heavitree Pleasure Ground. The proposed development was for conversion to form a lower ground floor flat and a maisonette on the ground and first floors.

Both of the proposed dwellings would accord with the minimum room sizes cited in the Council's *Residential Design* SPD. The proposed maisonette would have a floor area which would marginally fall below the minimum required by the SPD. The Inspector did not consider this difference would impair the quality of amenity within the maisonette to such an extent that residents would not feel at ease within their home. However, the proposed lower ground floor flat would have an area of only 39 m<sup>2</sup> compared to the

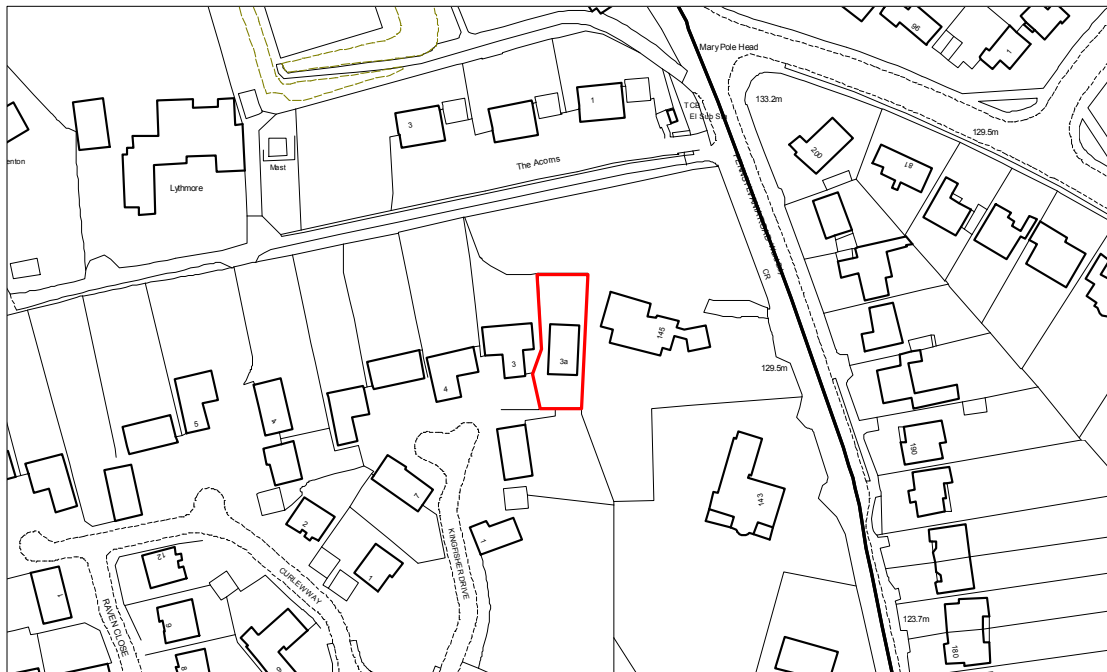
minimum set out in the SPD of 50 m<sup>2</sup>. The Inspector thought that this difference would be significant, and would result in cramped living conditions for future occupiers, contrary to DSP Policy CO6, ELP Policies H2 and DG4(b) and the provisions of the *National Planning Policy Framework* concerning design.

The Inspector thought that the lower ground floor flat would receive adequate light and would have a satisfactory outlook.

The Inspector thought it would be wrong to grant planning permission for the appeal scheme if it, in combination with other new housing, would be likely to have a significant adverse effect on a designated European site. He considered the proposal would not accord with CS Policy CP16 DSP Policy CO10 and ELP Policy LS2, which concern nature conservation.

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### 3a Kingfisher Drive, Exeter EX4 4SN



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**Reference Nos:** 12/0929/03

**Proposal:** Roof extension to form a gable end, a car port on the west boundary, an extension to the driveway and a conservatory on the north elevation.

**Application Decision:** Delegated Refusal

**Type of Appeal:** Householder

**Appeal Decision:** ALLOWED subject to conditions.

### **Grounds:**

The main issue was the effect of the proposed development on the living conditions of the occupiers of 145 Pennsylvania Road.

The appeal proposed alterations to the roof of a bungalow on a sloping site. It was proposed to raising the whole roof by 1m, with a gable end on the north elevation in place of the existing hipped roof. The dwelling is oriented along the narrow plot, such that its east flank elevation is set close to the boundary with 145 Pennsylvania Road, a large bungalow set in a spacious plot. The land rises slightly towards the east, such that the subject dwelling sits at a lower level than the front garden of No.145. Bearing in mind the existing planting along the boundary, the Inspector considered that the proposed raising of the eaves and roof would not significantly intrude into the outlook from the front garden or have an overbearing effect. He considered that the raised roof and gable end would intrude only to a limited and acceptable extent into the outlook from windows on the western elevation of 145 Pennsylvania Road, which would retain their direct outlook over the garden.

The appellant suggested that the proposed scheme would be preferable to the 4m long (and 4m high) extension which could be added to the rear elevation of the property under permitted development rights: such an extension would intrude to a significant degree into the outlook from the windows in the west elevation of No.145. The Inspector agreed that this was an important material consideration in this case, and considered that the proposed development was preferable to the fall-back position.

The Inspector concluded that the proposed development would not significantly harm the living conditions of the occupiers of 145 Pennsylvania Road. It would be acceptable by reference to CS Policy CP17 ELP Policy DG1, and the guidance contained in the Council's *Householder's Guide* SPD. It would be in accordance with the relevant core principle of the National Planning Policy Framework, that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The appeal was allowed subject to conditions requiring commencement within three years, compliance with the approved drawing, and the use of external materials to match those used for the existing building.

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### **APPEALS LODGED**

<b>Application</b>	<b>Proposal</b>	<b>Start Date</b>	<b>Received Date</b>
12/0572/03 1 Oak Close, North Street, Exeter, EX1 2RQ	Fence on top of existing wall and gate on east boundary.	19/11/2012	19/11/2012
12/1023/03 47 Birchy Barton Hill, Exeter, EX1 3EX	Single storey rear extension.	11/12/2012	11/12/2012

12/1258/03  
12 Wellswood  
Gardens, Exeter,  
EX4 1RH

Two storey extension on front  
elevation and single storey  
extension on side elevation.

12/12/2012

12/12/2012

**RICHARD SHORT**  
**ASSISTANT DIRECTOR 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.

Available for inspection from: -

City Development, Civic Centre, Paris Street, Exeter (01392) 265223