

## **PLANNING**

Date: Wednesday 29 May 2024

Time: 5.30 pm

Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Pierre Doutreligne, Democratic Services Officer (Committees) on 01392 265486.

Entry to the Civic Centre can be gained through the rear entrance, located at the back of the Customer Service Centre, Paris Street.

### *Membership -*

Councillors Knott (Chair), Patrick (Deputy Chair), Asvachin, Atkinson, Banyard, Bennett, Hughes, Hussain, Jobson, Ketchin, Miller, Mitchell, M, Pole and Rolstone

## **Agenda**

### **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 approve and sign the minutes of the meeting held on

(Pages 3 -  
6)

#### **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: -

**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 10 am on the Thursday before the meeting (full details available on request from the Democratic Services Officer).**

#### 5 **Planning Application No. 24/0063/FUL - 70 Admiral Way, Exeter EX2 7GT**

To consider the report of the City Development Manager. (Pages 7 - 16)

#### 6 **List of Decisions Made and Withdrawn Applications**

To consider the report of the City Development Manager. (Pages 17 - 46)

#### 7 **Appeals Report**

To consider the report of the City Development Manager. (Pages 47 - 58)

#### **Date of Next Meeting**

The next scheduled meeting of the Planning Committee will be held on **Monday 24 June 2024** at 5.30 pm in the Civic Centre.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

**Individual reports on this agenda can be produced in large print on request to Democratic Services (Committees) on 01392 265107.**

## PLANNING COMMITTEE

Monday 25 March 2024

### Present:-

Councillor Knott (Chair)

Councillors Asvachin, Begley, Bennett, Jobson, Ketchin, Miller, Mitchell, M, Patrick, Sheridan, Vizard, Wardle, Warwick and Williams, M

### Also Present

Director of City Development, Service Lead City Development and Democratic Services Officer (PMD)

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### MINUTES

The minutes of the meeting held on 19 February 2024 were taken as read, approved and signed by the Chair as correct.

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### DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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### PLANNING APPLICATION NO. 22-1548-FUL EXELAND HOUSE, TUDOR STREET, EXETER, EX4 3BR

The Service Lead - City Development presented the application for Renovation, conversion and change of use from retail unit and office to form a co-living scheme of thirty-four units including communal facilities and a co-working office space, front extension with four floors, link building, public plaza on the existing car park and renovation of existing bridge link to New Bridge Street, reminding Members of the context, namely that:-

- the Committee had approved the application on 25 January 2024;-
- after the Committee's decision, the Environment Agency withdrew its initial objection;
- communication had been received from the owner of a neighbouring site, expressing an ambition to develop their property and highlighting potential impacts of the Exeland House development on their future proposal, specifically regarding access, light, and the potential for construction disruption;
- at the January 2024 planning committee discussions, a pre-application enquiry for The Old Vic (submitted in early 2023, with feedback provided in April 2023) was not mentioned, leading to concerns from the Old Vic's representatives about the comprehensive consideration of material factors in the decision-making process; and
- further correspondence had been received – and responded to – from Ward Councillor Tess Read and from Expedite Planning Ltd, representing their client, Mr Will Miles.

He urged Members to focus on the issue at hand concerning recent correspondence rather than purely what had already been covered in January. He further advised that:-

- the contention from the owner of the neighbouring plot was disputed

- by planning officers;
- design solutions could be invited to mitigate;
- the solution proposed by the owner of the neighbouring plot had been deemed unnecessary by officers, who added that reconfiguration would cause its own problems; and
- throughout negotiations with Historic England, there had been no way of knowing that there would be objections for the neighbouring plot owners.

The Service Lead - City Development answered queries from Members as follows:-

- Historic England had not been asked about the proposal from the owner of the neighbouring plot to move the building;
- as far as he knew, the adjacent building wasn't listed; and
- any development on the Old Vic site would have to take neighbouring buildings into consideration.

Although not objecting to the application per se, Mr Will Miles, co-owner of the neighbouring site, had registered to speak; he made the following points:-

- he was surprised when he found out about the Exeland development;
- the Old Vic was quite clearly a brownfield site that needed developing;
- the advice he had been given was to submit a pre-application enquiry as a matter of urgency;
- his site and the site of the proposed Exeland development were the last two sites on the street that had not yet been developed; and
- he felt that he and the applicant could reach a better outcome by working together as neighbours.

Mr Miles responded as follows to queries from Members:-

- he had not had any direct dealings with the applicant;
- he had not received any correspondence from the Council and only found out about the Exeland application via a public note;
- during the consultation, he had declared himself as "neutral";
- he felt that a couple of months would be enough to reach out to the applicant and agree on a workable solution for both parties;
- all bedroom windows in the Exeland development would overlook his site;
- he recognised that the Exeland site would need to be developed; and
- there had been a breakdown in communication.

The Service Lead - City Development clarified the Council's process for engaging with the occupants of addresses of the adjoining sites, advising that the Council would write to them more than once and that letters went to the address on the street. He also confirmed that the issue of access and right of way had been covered at the January meeting.

The Director City Development made the following concluding points:-

- while it was unfortunate that there had been no dialogue between the applicant and the owners of the Old Vic site, the Council could only encourage dialogue, not enforce it;
- the Council could, however, acknowledge concerns from the owners of an adjoining piece of land;

- pre-applications were not necessarily in the public domain;
- clarity had been provided by the Environment Agency; and
- the purpose of the present meeting was to give the owner of a neighbouring site an opportunity to voice their concerns and/or objections.

During debate, several Members expressed the following views:-

- the situation in which the Old Vic site owners found themselves was unfortunate and, therefore, in the interest of natural justice, additional time should be allowed for the owners of the neighbouring sites to make contact and reach a compromise;
- the public speaker had made it clear at the present meeting that he wanted to a dialogue with the applicant; and
- it was regrettable that no representative from the developers had requested to attend the present meeting.

Conversely, several Members made the following remarks:-

- it would be inappropriate to do anything other than uphold the decision from the January meeting;
- there had been ample time since February 2023 for the owners of the Old Vic site to actively seek to make contact with the applicant;
- opportunities had been missed - by both parties – to make contact;
- there was a risk of setting a precedent, when the correct procedure had been followed throughout;
- the Environment Agency had withdrawn its original objection; and
- it was unclear what pausing the process would entail.

The Chair commented as follows:-

- the role of the Planning Committee was to look at long-term planning;
- the Committee hadn't seen the application from the owners of the Old Vic site; and
- the alternative proposal was anything but a mere tweak.

Having received clarification from the Director City Development on procedural matters, Councillor Jobson proposed the following alternative recommendation:

*“That the matter be deferred until the next meeting of the Planning Committee to enable the applicant and the respondent present at the current meeting to discuss the application if they so wish.”*

Speaking in favour of the alternative recommendation, Councillor Mitchell made the following comments:-

- two weeks would be sufficient to establish whether contact could be made between the applicant and the owners of the Old Vic site; and
- new information had come in since the January meeting of the Planning Committee.

Members speaking against the alternative recommendation commented as follows:-

- the opportunity to make contact had been there throughout the process;
- not upholding the original decision would leave the Committee vulnerable to further proceedings;

- no material plans had been provided by the owners of the Old Vic site;
- natural justice was not a matter for the Planning Committee; and
- due process had been observed all along.

Councillor Jobson moved, and Councillor Sheridan seconded, the alternative recommendation which was voted upon and DEFEATED.

The Chair moved the substantive recommendation for approval which was seconded by the Deputy Chair, voted upon and CARRIED.

**RESOLVED** that the Planning Committee:

- a) note the withdrawal of the Environment Agency's objection and the recommended conditions to mitigate flood risk;
- b) considers the communication from the neighbouring site owner as a material consideration, acknowledging the potential for future development and its implications.
- c) delegates to the service lead (city development) to grant permission subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:-

- On-site Affordable Housing at 20 per cent for Build-to-Rent
- £18,240 for local GP surgeries expansion
- A Management Plan (Co-living) to include details of tenant vetting and
- on-site management.
- Pedestrian rights of way across the approved Plaza
- £5,000 towards the implementation of the Devon County Council
- Exeter Local Cycling and Walking Infrastructure Plan.

as well as the conditions (and their reasons) as set out in the report.

15 **LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The report of the City Development Manager was submitted.

**RESOLVED** that the report be noted.

16 **APPEALS REPORT**

Councillor Vizard noted that, under 3.2 (23/0533/FUL - Stoneycombe, Matford Road, Alphington), reference was made to the "St Leonards Conservation Area" when it should have read "Alphington Conservation Area". This would be rectified accordingly.

**RESOLVED** that the schedule of appeal decisions and appeals lodged be noted.

(The meeting commenced at 5.30 pm and closed at 6.20 pm)

Chair

## Planning Committee Report [24/0063/FUL)

### 1.0 Application information

Number: 24/0063/FUL  
Applicant Name: Mrs Leah Curran,  
Proposal: Solar panels on roof of dwelling and garage  
Site Address: 70 Admiral Way  
Exeter  
EX2 7GT

Registration Date: 16 January 2024  
Link to Documentation: <https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=24/0063/FUL>  
Case Officer: Matt Hall  
Ward Member(s): Cllrs Ellis-Jones, Leadbetter and Williams (Topsham Ward).

REASON APPLICATION IS GOING TO COMMITTEE – The applicant’s husband is an employee of Exeter City Council.

### 2.0 Summary of recommendation

GRANT permission subject to conditions.

### 3.0 Reason for the recommendation: as set out in Section 18

The proposal complies with local and national policies. It will help towards the City’s new zero ambitions and the proposal will not negatively impact the external appearance of the building or the amenity of the area.

### 4.0 Table of key planning issues

Issue	Conclusion
Principle of development	The principle of the proposal is supported by a range of local and national planning policies including Exeter Core Strategy CP15 and NPPF para: 157 and 163.
Scale, design, impact on character and appearance	This application would normally be assessed through Permitted Development Rights, but these were

Issue	Conclusion
	withdrawn from the whole site. The installation is for 11 panels, 7 on the south facing dwelling roof with 4 on the garage roof. The installation fits within the requirements of Part 14 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.
Impact on amenity	It is not considered that the installation will negatively impact the amenity of the area. The two sections of solar panels are to the rear of the property away from the street scene. The panels will face predominantly over the private car parking area with the garage panels will face back-to-back, a blank wall area rather than neighbouring windows.
Energy Efficiency	The proposed installation of solar panels will improve the energy efficiency of the building.

## 5.0 Description of site

70 Admiral Way is a three-storey terraced property located on a residential estate built during the last 10 years following approval of outline planning permission 07/2169/OUT on 9<sup>th</sup> October 2007 and 12/0870/RES on 14<sup>th</sup> June 2012. The estate is located between the M5 and the Exeter Golf and Country Club on the southeastern side of the city. The property fronts a communal green open space, that sits within a larger roundabout, with the main private garden located to the rear. The property fronts a communal green open space which sits within a larger roundabout, with the main private garden located to the rear. The rear garden is also the location for the property's single garage which is accessed via a shared private parking area. This property along with its neighbours had their permitted development rights removed through condition 15 of the original application.

## 6.0 Description of development

The installation of 7 solar panels on the south facing (rear) pitched roof of the dwelling and 4 panels on the rear facing garage pitched roof. The panels will be installed using the standard stainless-steel brackets and rails. The panels themselves are black and will sit on a frame projecting approximately 0.15m from the roof slope.



## **7.0 Supporting information provided by applicant.**

- Site Location Plan.
- Solar Panels Datasheet.
- 3 Slate Roof Hook and Rail Explanation.
- Design and Access Statement.
- Panel Location Roof 1.
- Panel Location Roof 2.
- Generic Roof Section.
- Drawings of Proposals.

## **8.0 Relevant planning history**

No specific previous site applications but the estate itself relates to 07/2169/OUT and 12/0870/RES.

## **9.0 List of constraints**

- Permitted Development Rights have been withdrawn.
- Area of potentially contaminated land.

## **10.0 Consultations**

None received.

## **11.0 Representations**

None received.

## **12.0 Relevant policies**

### Development Plan

#### **NPPF**

- Chapter 12: Achieving well-designed and beautiful places.
- Chapter 14: Meeting the challenge of climate change, flooding, and coastal change; para 157, 160, 163, and 164.

#### **Exeter Local Development Framework Core Strategy (Adopted 21 February 2012)**

- Objective 8: Protect and enhance the City's character.
- Objective 9: Achieve excellence in design.
- CP14: Renewable and Low Carbon Energy.
- CP15: Sustainable Construction.
- CP17: Design and Local Distinctiveness.

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

- EN6: Renewable Energy.

- DG1: Objectives of Urban Design.
- DG4: Residential Layout and Amenity.

### **Exeter City Council Development Delivery DPD**

- DD1 Sustainable development.
- DD25 Design principles.

### **Exeter City Council Householders Guide to Extension Design.**

## **13.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

The consideration of the application in accordance with Council procedures will ensure that views of all those interested are considered. All comments from interested parties have been considered and reported within this report in summary with full text available via the Council's website.

Any interference with property rights is in the public interest and in accordance with the Town and Country planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

## **14.0 Public sector equalities duty**

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have "due regard" to the need to:

- a) Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

## **15.0 Financial issues**

The requirements to consider the financial benefits, as far as material to a planning application, are set out in s70(2) of the Town and Country Planning Act 1990. Specifically, these are sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy. In this case the proposal is not CIL liable.

## **16.0 Planning assessment**

### Principle of development

The Admiral Way area has had its permitted development rights removed to protect amenity, and to ensure gardens are not over-developed with outbuildings. It is considered that when the rights were removed the notion of preventing the installation of solar panels was probably not the driving force. However, when assessing this application, the impact the panels may have on the neighbouring amenity will be considered.

If the area of Admiral Way had not had its permitted development rights removed this application would not be before the committee and instead would have been decided through the requirements of Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The NPPF in para:163 states, when determining applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions;
- b) approve the application if its impacts are acceptable.

Para: 164 states, in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low

carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

The Exeter Local Plan EN6 states, proposals for the development of renewable energy facilities will be permitted provided that the renewable energy benefits outweigh any harm to the landscape, either visually or audibly, or to air quality, nature conservation interest or sites of historical importance. It is considered with regards to this application that the benefits will outweigh any harms especially as this is not an area of historical or landscape importance.

It is noted that the proposed installation would be in accordance with Part 14 Class A of the General Permitted Development Rights, which although not specifically relevant in this case it is an important benchmark in which to judge any such application. It is considered that the provisions of renewable energy features, in this case solar panels, align with both national and local plan policy in seeking improved energy efficiency, the following sections will consider if these benefits are outweighed by other material impacts.

#### Scale, design, impact on character and appearance

The application site is not located in a landscape character area so the impacts will be focused on those which may impact the local landscape/environment/street scene and the appearance and character of the host dwelling.

It is acknowledged that the proposed installation on the main dwelling's roof is similar to other examples found within the locality. The use of the garage roof to host 4 panels is somewhat different to those other examples but this is considered acceptable as the garage roof faces an ancillary area with no immediate neighbouring windows facing it. The choice of 11 panels is not greater than a standard installation.

The proposed black external finish to the panels is similar to other solar arrays found in the immediate locality. The black panels themselves, are less reflective and therefore less likely to produce glare which could negatively impact the neighbouring amenity. The panels being located to the rear of the property will have a limited visual impact on the street scene, which considering the panels are of a different colour to that of the roof tile, is important in maintaining the design aspect of the townscape.

The proposed development complies with policies CP14 and CP17 of the Core Strategy and policies EN6, DG1, and DG4 of the Exeter Local Plan.

### Energy Efficiency

Solar panels on the roof will improve the energy performance of the building in accordance with both local and national planning policies; NPPF Chapter 14: Meeting the challenge of climate change, flooding, and coastal change; para 157, 160, 163, and 164, and Local Plan policy EN6.

## **17.0 Conclusion**

The proposal complies with local and national policies supporting renewable energy, while protecting the amenity of the area and the surrounding townscape.

## **18.0 Recommendation**

GRANT permission subject to the following conditions.

### 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 and 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 the 16<sup>th</sup> and 18th January 2024 (including drawings numbers, Solar Panel Datasheet, 3 Slate Roof Hook and Rail, Panel Location roof 1, Panel Location roof 2, Generic Roof Section, Design and Access Statement and 70 Admiral Way – drawings inc Site Location Plan.) as modified by other conditions of this consent.

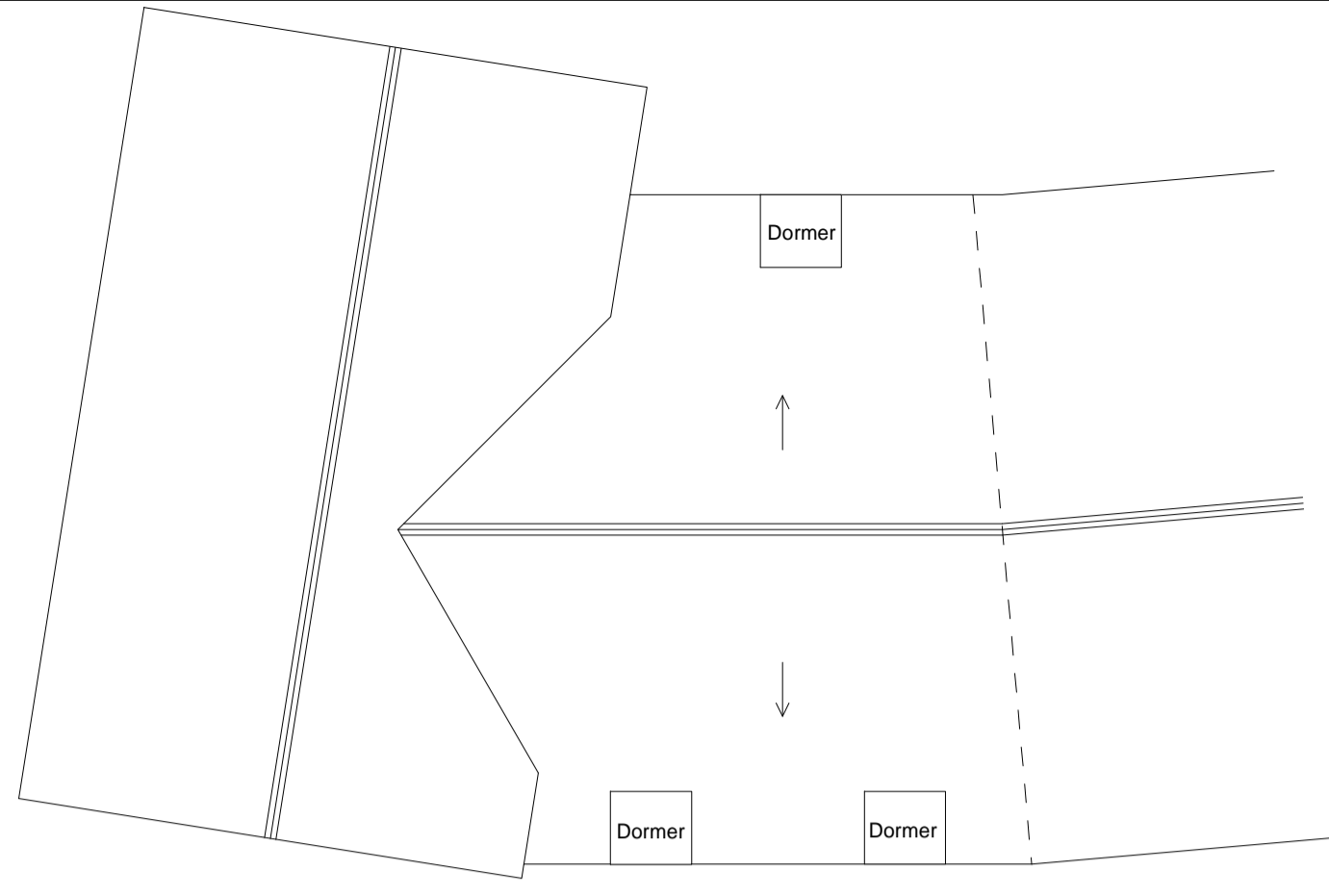
Reason: In order to ensure compliance with the approved drawings.

3) No site machinery or plant shall be operated, no construction or demolition processes shall be carried out and no deliveries shall be made to or from the site except between the hours of 08:00 hrs - 18:00 hrs Monday to Friday, 08:00 hrs to 13:00 hrs on Saturday, and at no time on Sundays, Bank or Public Holidays.

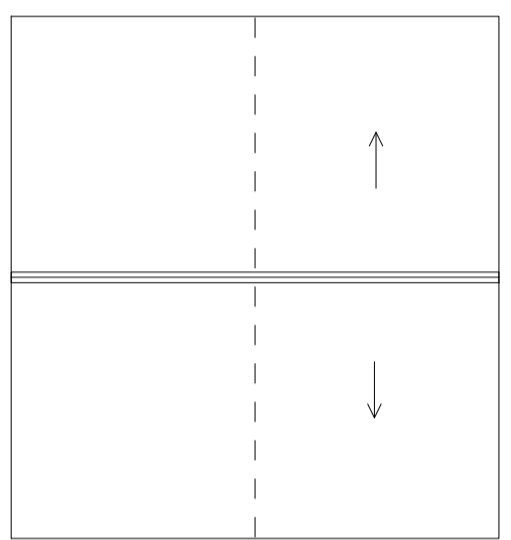
Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

### Informatives

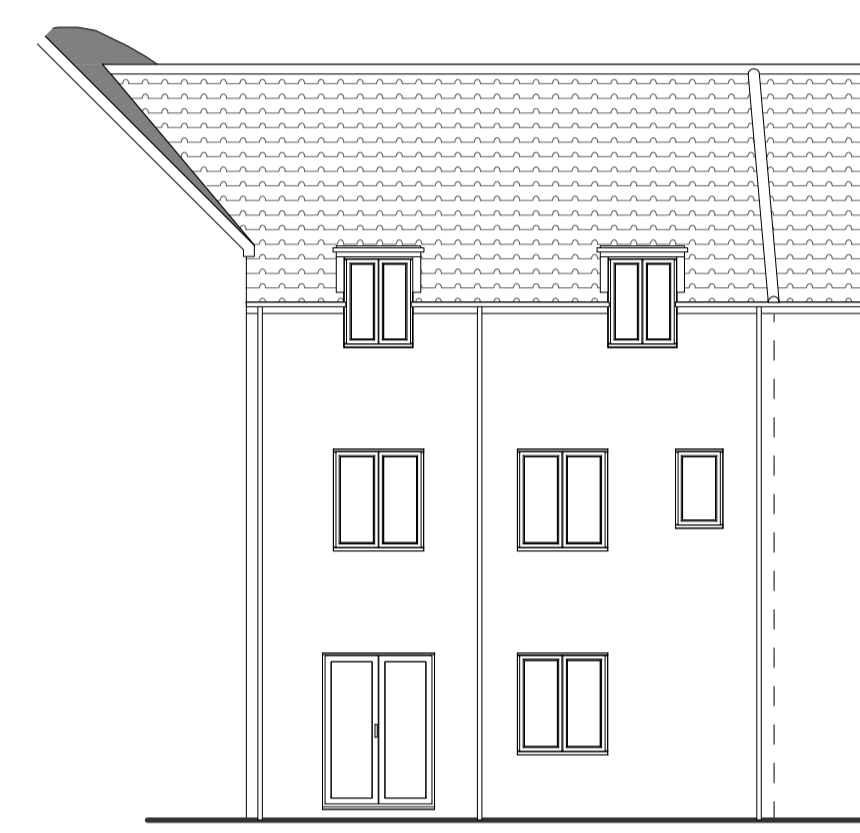
- 1) In accordance with the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA) and given the nature and scale of the development it has been concluded that the proposal does not require an AA.
  
- 2) In accordance with Paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.



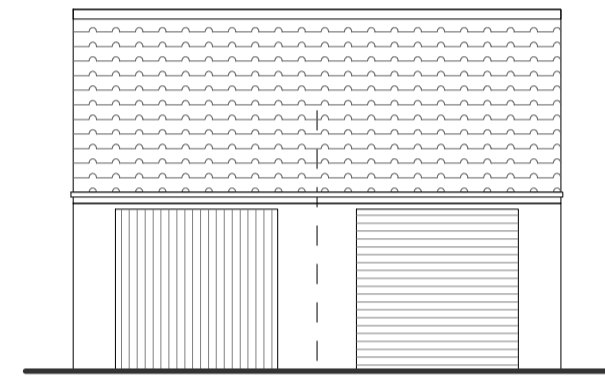
EXISTING ROOF PLAN



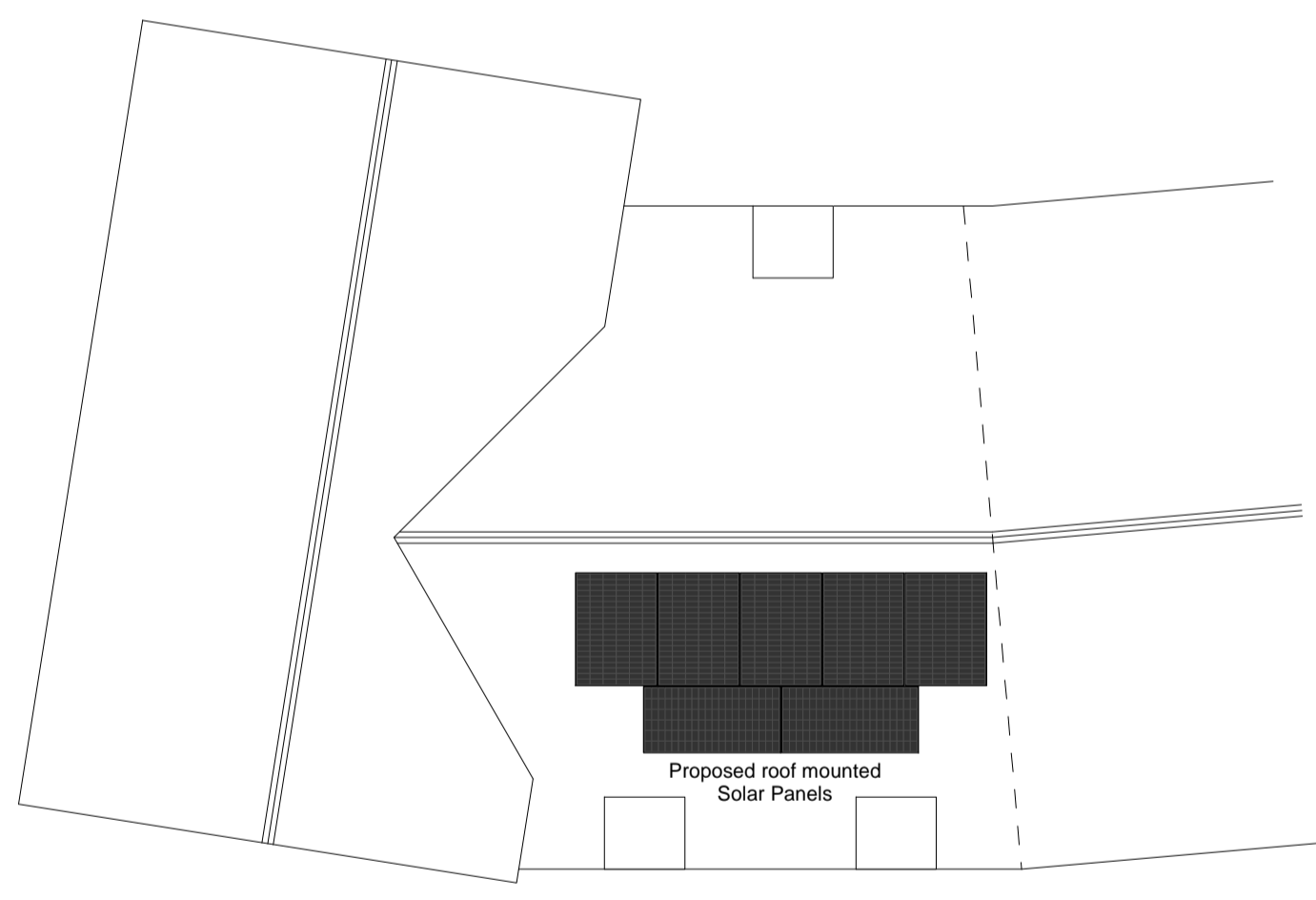
EXISTING GARAGE ROOF PLAN



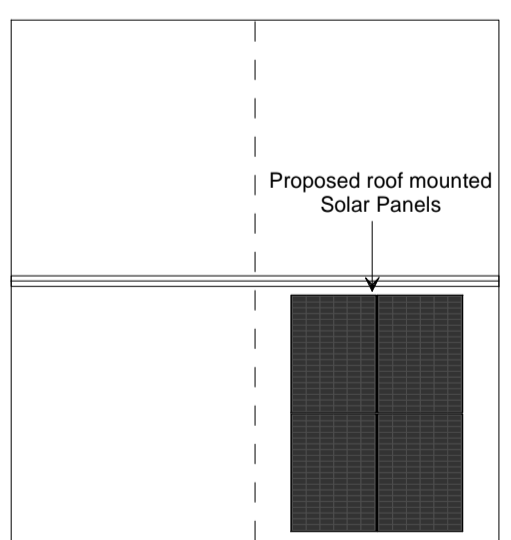
EXISTING REAR ELEVATION



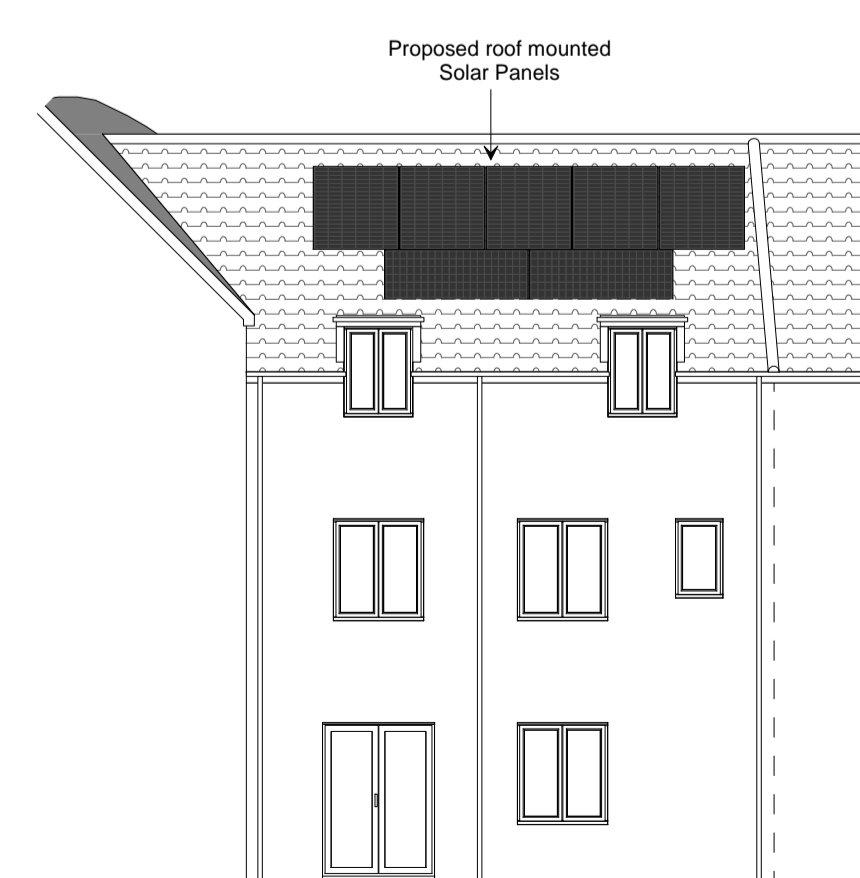
EXISTING GARAGE FRONT ELEVATION



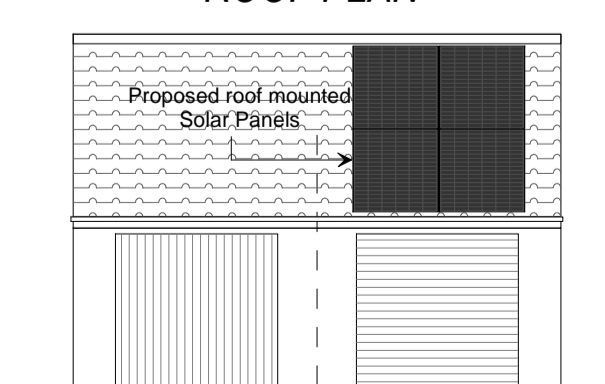
PROPOSED ROOF PLAN



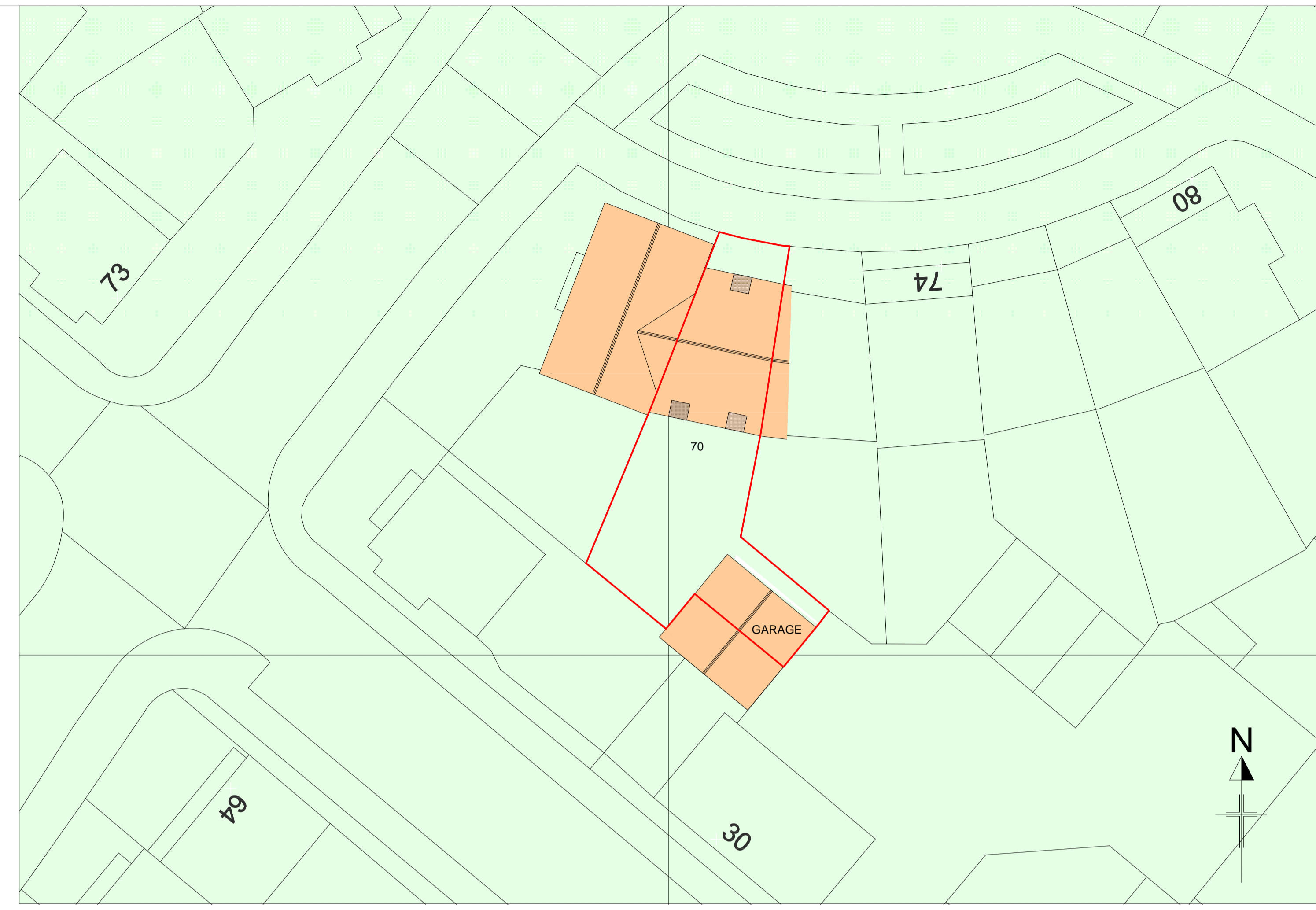
PROPOSED GARAGE ROOF PLAN



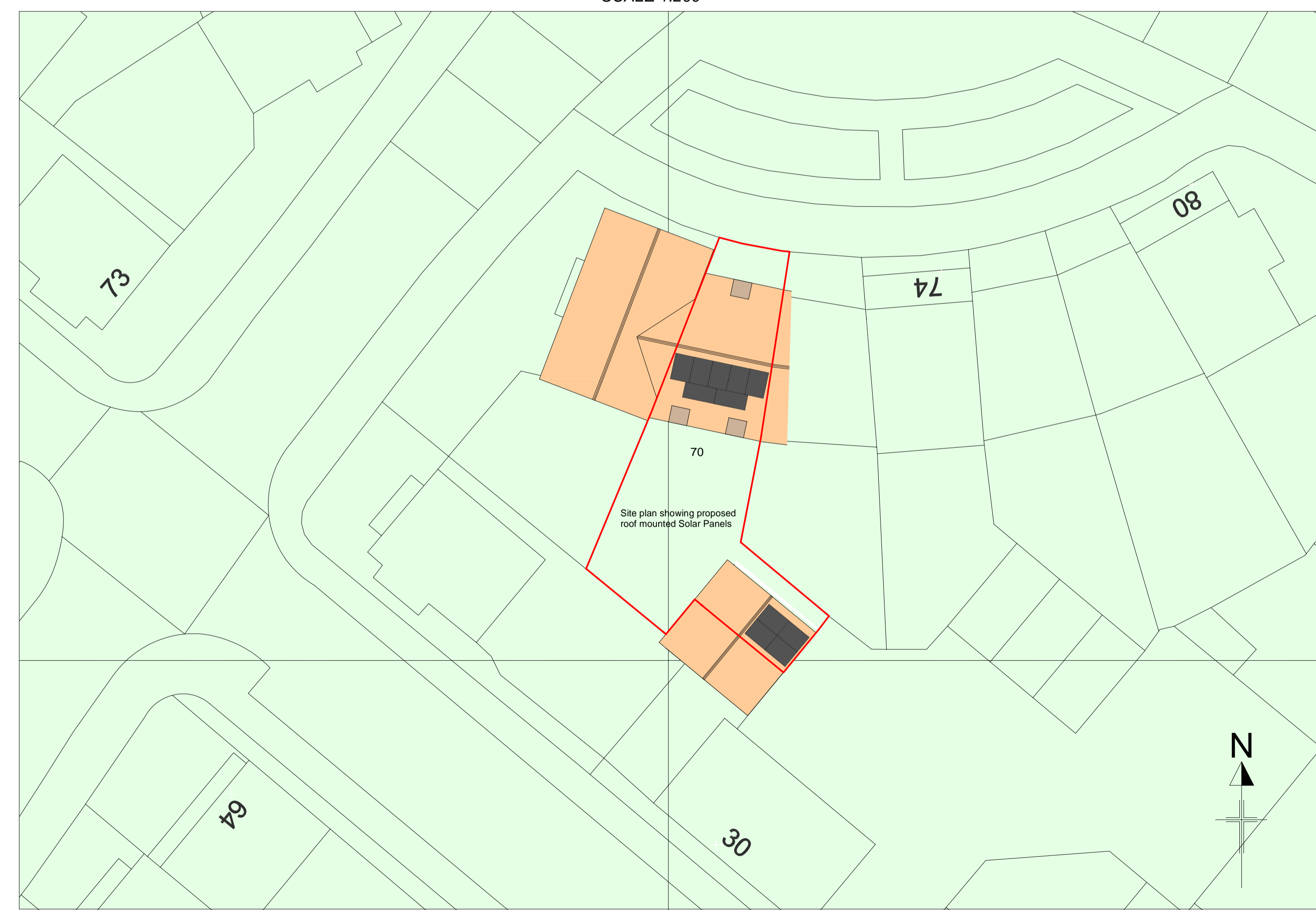
PROPOSED REAR ELEVATION



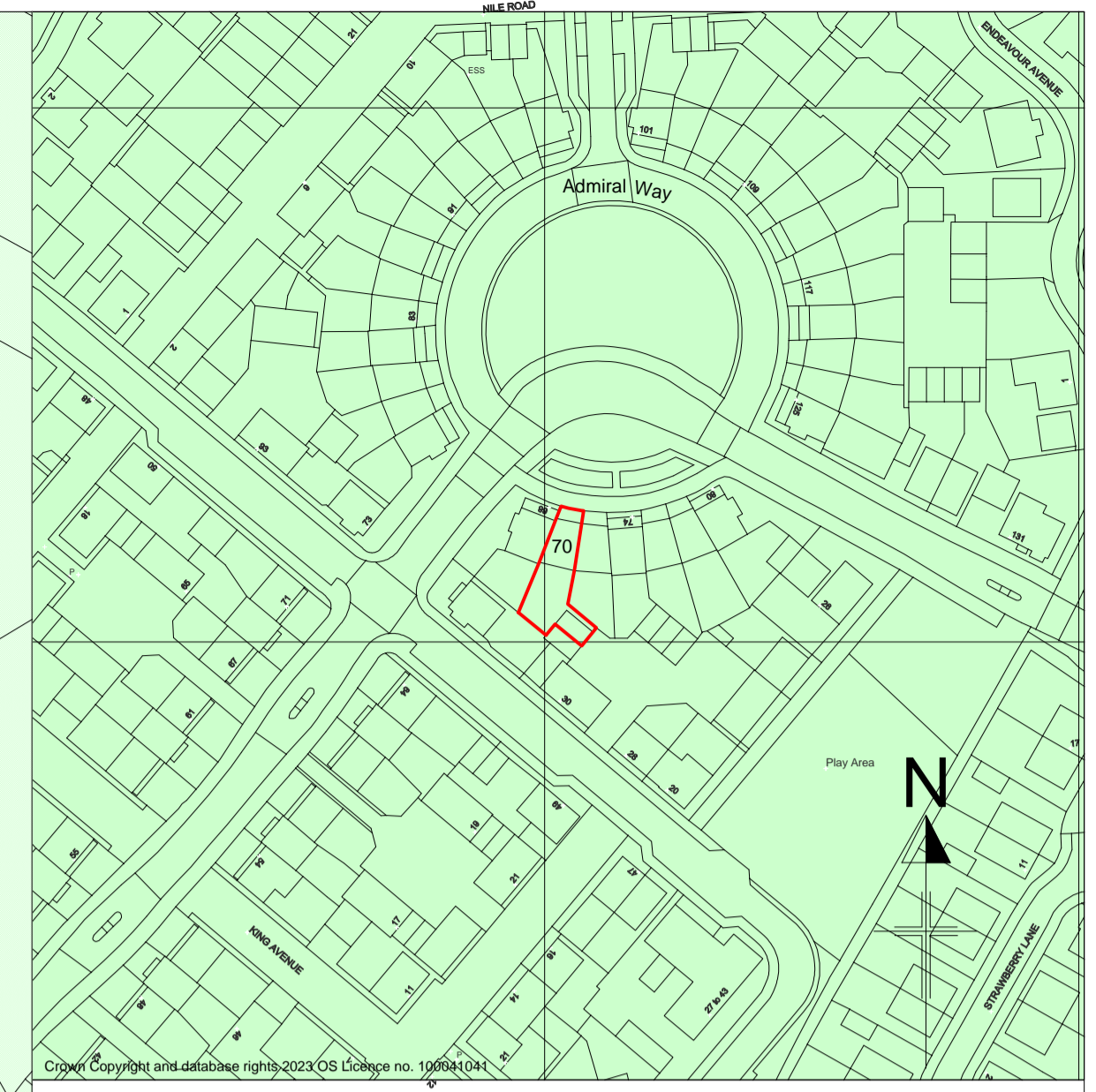
PROPOSED GARAGE FRONT ELEVATION



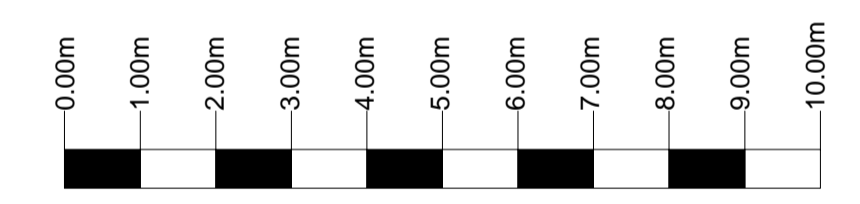
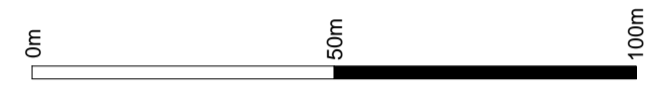
EXISTING SITE PLAN SCALE 1:200



PROPOSED SITE PLAN SCALE 1:200



LOCATION PLAN SCALE 1:1250



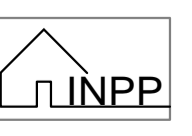
Scale 1:100



Scale 1:200

**PROPOSED 11 ROOF MOUNTED SOLAR PANELS AT 70 ADMIRAL WAY EXETER DEVON EX2 7GT**

ELEVATIONS, ROOF PLANS, SITE PLANS  
Client: PROJECT SOLAR UK Page size: A1  
Date: January 2024 Scale: 1:100 and 1:200 Drawing No: 67988/01  
Brian Newman - Planning and Building Consultant  
Autumn Lodge  
Clifton  
Heatham  
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NE47 9QS  
01434 683401  
email: brian@ineedplanningpermission.co.uk  
www.ineedplanningpermission.co.uk



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## **REPORT TO: PLANNING COMMITTEE**

**Date of Meeting:** 4<sup>th</sup> September 2023

**Report of:** City Development Strategic Lead

**Title:** Delegated Decisions and Planning Report Acronyms

## **1 WHAT IS THE REPORT ABOUT**

- 1.1 This report lists planning applications determined 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.

## **2 RECOMMENDATION**

- 2.1 Members are requested to advise the Assistant Service Lead City Development (Roger Clotworthy) or the Director of City Development (Ian Collinson) of any questions on the schedule prior to Planning Committee meeting.
- 2.2 Members are asked to note the report.

## **3 PLANNING APPLICATION CODES**

- 3.1 The latter part of the application reference number indicates the type of application:

OUT	Outline Planning Permission
RES	Approval of Reserved Matters
FUL	Full Planning Permission
TPO	Works to Tree(s) with Preservation Order
ADV	Advertisement Consent
CAT	Works to Tree(s) in Conservation Area
LBC	Listed Building Consent
ECC	Exeter City Council Regulation 3
LED	Lawfulness of Existing Use/Development
LPD	Certificate of Proposed Use/Development
TEL	Telecommunication Apparatus Determination
CMA	County Matter Application
CTY	Devon County Council Application
MDO	Modification and Discharge of Planning Obligation Regulations
NMA	Non Material Amendment
EXT	Extension to Extant Planning Consent
PD	Extension - Prior Approval
PDJ	Office to Dwelling - Prior Approval

- 3.2 The decision type uses the following codes:

DREF	Deemed Refusal
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

## **4 PLANNING REPORT ACRONYMS**

The following list explains the acronyms used in Officers reports:

AH Affordable Housing

AIP	Approval in Principle
BCIS	Building Cost Information Service
CEMP	Construction Environmental Management Plan
CIL	Community Infrastructure Levy
DCC	Devon County Council
DCLG	Department for Communities and Local Government: the former name of the Ministry of Housing, Communities & Local Government
DfE	Department for Education
DfT	Department for Transport
dph	Dwellings per hectare
ECC	Exeter City Council
EIA	Environment Impact Assessment
EPS	European Protected Species
ESFA	Education and Skills Funding Agency
ha	Hectares
HMPE	Highway Maintainable at Public Expense
ICNIRP	International Commission on Non-Ionizing Radiation Protection
MHCLG	Ministry of Housing, Communities & Local Government
NPPF	National Planning Policy Framework
QBAR	The mean annual flood: the value of the average annual flood event recorded in a river
SAM	Scheduled Ancient Monument
SANGS	Suitable Alternative Natural Green Space
SEDEMS	South East Devon European Sites Mitigation Strategy
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPR	Standard Percentage Runoff
TA	Transport Assessment
TEMPro	Trip End Model Presentation Program
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
UE	Urban Extension

**Ian Collinson**

Director of City Development



<b>Delegated Decision</b>	
Application Number: 24/0152/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 28/03/2024
Location Address: 4 Matford Way Matford Exeter EX2 8FN	
Proposal: Removal of existing signage and installation of new illuminated and non-illuminated signage	
<b>Delegated Decision</b>	
Application Number: 24/0171/FUL	Delegation Briefing: 22/02/2024
Decision Type: Permitted	Date: 26/03/2024
Location Address: Units 3 To 5 Elm Units Grace Road South Exeter EX2 8QE	
Proposal: First floor extensions and new canopy.	
<b>Delegated Decision</b>	
Application Number: 24/0240/FUL	Delegation Briefing: 11/04/2024
Decision Type: Permitted	Date: 08/05/2024
Location Address: 110 Cowick Lane Exeter EX2 9HE	
Proposal: Creation of vehicular access to highway and new access steps	
<b>Delegated Decision</b>	
Application Number: 24/0243/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 08/04/2024
Location Address: 57 Ide Lane Alphington Exeter EX2 8UT	
Proposal: Maintenance work to old field boundary to include making safe a tree that fell in the recent storm. These works will be as advised by the arborist who is currently preparing a report for the works to be carried out in April 24.	
<b>Delegated Decision</b>	
Application Number: 24/0316/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2024
Location Address: 5 Matford Way Matford Exeter EX2 8FN	
Proposal: Installation of illuminated fascia sign.	
<b>Delegated Decision</b>	
Application Number: 24/0447/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2024
Location Address: Eaton Garth Cowick Lane Exeter EX2 9HY	
Proposal: Ash (T1) - FellReason - Infected with Bacterial Ash Canker on main stem at 1m on all sides and stem on East side at 4.5 to 5m. Weak main stem union (Pics 1 to 3). Close to retaining wall and road (pic4)	



<b>Delegated Decision</b>	
Application Number: 24/0199/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 03/04/2024
Location Address: Creedy House Lower Argyll Road Exeter EX4 4RG	
Proposal:	One Pinus Nigra end tree of avenue as you approach Creedy house. adjacent to public highway Fungal infection very sparse and sporadic growth pattern reduction of crown density associated with fungal disease no visible fruiting body at this stage but very poor crown coverage, 50% needle coverage lost very sparse regrowth with a deformed needle coverage on suppressed new growthfull removal. tree to be climbed Dismantled with rigging system on adjacent tree for stability with removal of main stem and section down to ground level under stop go board traffic management system. Will be replaced with a 2/1 company policy for tree restocking.
<b>Delegated Decision</b>	
Application Number: 24/0212/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 23/04/2024
Location Address: 2B Hillcrest Park Exeter EX4 4SH	
Proposal:	Conversion of existing garage into bedroom & rear loft conversion.
<b>Delegated Decision</b>	
Application Number: 24/0221/FUL	Delegation Briefing: 14/03/2024
Decision Type: Refuse Planning Permission	Date: 30/04/2024
Location Address: 8A Thornton Hill Exeter EX4 4NS	
Proposal:	Rear two-storey stepped extension and a side extension over the garage.
<b>Delegated Decision</b>	
Application Number: 24/0226/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 03/05/2024
Location Address: St Catherines New North Road Exeter EX4 4AG	
Proposal:	Replace dormer roofs with zinc roofing, erect NE first floor extension / dormer, rear single storey extension, extend porch, replace metal windows within timber frames with aluminium profile windows.
<b>Delegated Decision</b>	
Application Number: 24/0262/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2024
Location Address: 101B Pennsylvania Road Exeter EX4 6DT	
Proposal:	Visual Tree Assessment (VTA) of T6 Turkey Oak (under TPO 463). Felling of this tree due to Honey Fungus infestation. See report B985_Advanced_Arbiculture_Assessment_Resistograph_101 BPenn_Road_0224.pdf

<b>Delegated Decision</b>	
Application Number: 24/0337/FUL	Delegation Briefing: 28/03/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: 11 Argyll Road Exeter EX4 4RX	
Proposal: House remodel to add additional storey	
<b>Delegated Decision</b>	
Application Number: 24/0403/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 16/05/2024
Location Address: Clydesdale Nash And Birks Grange Village Halls Of Residence University Of Exeter Lower Argyll Road Exeter	
Proposal: Amend Condition 1 (Approved Plans) of 22/1746/RES to allow Birks Grange refurbishment to achieve EnerPHit/Passivhaus standards.	
<b>Delegated Decision</b>	
Application Number: 24/0430/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 02/05/2024
Location Address: Flat 1 78 Longbrook Street Exeter EX4 6AP	
Proposal: T1 - Ornamental Cherry - Remove the decayed stem near the base of the tree (positioned slightly westwards of the main stem, and producing lower branches only). Reduce the remaining crown (height and lateral branches) by 30%.	
<b>Delegated Decision</b>	
Application Number: 24/0433/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 02/05/2024
Location Address: Harepath Streatham Rise Exeter EX4 4PE	
Proposal: T1 - Weeping Willow - re-pollard Willow back to original pollard points, leaving the tree at a height of approximately 4 metres and 4 m lateral spread. The re-growth is weakly attached to the tree due to decay round the pollard points.	





<b>Delegated Decision</b>			
Application Number:	24/0206/FUL	Delegation Briefing:	07/03/2024
Decision Type:	Permitted	Date:	09/04/2024
Location Address:	21 Endfield Close Exeter EX1 3BB		
Proposal:	Single storey front and rear extensions.		
<b>Delegated Decision</b>			
Application Number:	24/0238/LPD	Delegation Briefing:	
Decision Type:	Was lawful use	Date:	25/04/2024
Location Address:	148 Sweetbrier Lane Exeter EX1 3AR		
Proposal:	Demolition of existing extension & construction of rear lean-to extension & rear loft conversion		
<b>Delegated Decision</b>			
Application Number:	24/0261/PD	Delegation Briefing:	
Decision Type:	Prior Approval Not Required	Date:	13/05/2024
Location Address:	178 Sweetbrier Lane Exeter EX1 3DG		
Proposal:	Single storey rear extension to replace existing extension.		
<b>Delegated Decision</b>			
Application Number:	24/0418/CAT	Delegation Briefing:	
Decision Type:	Permitted	Date:	30/04/2024
Location Address:	10 North Avenue Exeter EX1 2DU		
Proposal:	Tree is a leylandii in the extreme south east corner of the garden at 10 North Avenue. The garden soil level at the tree root is 4ft above the soil level in the garden of 17 South Avenue, and 3ft above the level of the garden in 12 North Avenue. The tree is over 15m tall and the root ball is only supported on the south and east aspects by single skin brick walls which have no foundations. These are failing and the tree is in a dangerous position and could fall at any time. The plan is to completely fell the tree and remove it.		
<b>Mincinglake And Whipton</b>			
<b>Delegated Decision</b>			
Application Number:	23/1468/FUL	Delegation Briefing:	11/01/2024
Decision Type:	Permitted	Date:	10/05/2024
Location Address:	5 Brookside Crescent Exeter EX4 8NF		
Proposal:	Subdivision of existing dwelling to form two dwellinghouses.		

<b>Delegated Decision</b>	
Application Number:	24/0159/TPO
Decision Type:	Permitted
Location Address:	50 Celia Crescent Exeter EX4 9DU
Proposal:	1 x Large mature oak in rear garden - Entire crown reduction by 2-3m to previous points growth points. Crown thinning by removing all epicormic growth on the stems of the tree. Serve Ivy to achieve a 1m gap in order for the Ivy to die off. The crown reduction has been suggested in order to reduce the end weight of the branches. Crown thinning will allow more light into the garden while retaining the shape of the canopy. 1x Apple tree in rear garden - deduce tree in height by 1-2m to previous growth points The height of the tree is to be reduced by 1-2m in order to help with the fruiting of the tree.

<b>Delegated Decision</b>	
Application Number:	24/0260/FUL
Decision Type:	Permitted
Location Address:	Hill Top Cheynegate Lane Exeter EX4 9HZ
Proposal:	Demolition of existing bungalow and replacement dwelling.

<b>Delegated Decision</b>	
Application Number:	24/0263/DIS
Decision Type:	Condition(s) Fully Discharged
Location Address:	Land Off Spruce Close And Celia Crescent Spruce Close Exeter
Proposal:	Discharge condition 13 (LEMP) of permission ref. 20/0538/OUT - Outline application for up to 93 residential dwellings.

### Newtown And St Leonards

<b>Delegated Decision</b>	
Application Number:	21/1918/FUL
Decision Type:	Refuse Planning Permission
Location Address:	Exeter Mobility Centre Wonford Road Exeter Devon EX2 4DU
Proposal:	Redevelopment of the former Devon Orthopaedic Association (DOA) and Exeter Mobility Centre (EMC) premises to create a new car park (retrospective).

<b>Delegated Decision</b>	
Application Number:	22/1408/LED
Decision Type:	Withdrawn by Applicant
Location Address:	27 Clifton Road Exeter Devon EX1 2BW
Proposal:	Use of property as House of Multiple Occupation (HMO) (Class C4)

<b>Delegated Decision</b>			
Application Number:	23/1349/FUL	Delegation Briefing:	28/12/2023
Decision Type:	Permitted	Date:	26/03/2024
Location Address:	4 St Leonards Road Exeter EX2 4LA		
Proposal:	Internal alterations, replacement roof with side dormer window, replacement windows and flat roof to the rear.		
<b>Delegated Decision</b>			
Application Number:	23/1350/LBC	Delegation Briefing:	28/12/2023
Decision Type:	Permitted	Date:	26/03/2024
Location Address:	4 St Leonards Road Exeter EX2 4LA		
Proposal:	Internal alterations, replacement roof with side dormer window, replacement windows and flat roof to the rear.		
<b>Delegated Decision</b>			
Application Number:	23/1359/FUL	Delegation Briefing:	30/11/2023
Decision Type:	Permitted	Date:	14/05/2024
Location Address:	Clifton House 26 Albert Street Exeter EX1 2BH		
Proposal:	Change of use of 1 ground floor studio apartment from children's home (Class C2) to a residential self-contained flat (Class C3)		
<b>Delegated Decision</b>			
Application Number:	23/1482/DIS	Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved	Date:	05/04/2024
Location Address:	Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ		
Proposal:	Discharge of Conditions 3, 4 and 12 of Planning Permission Ref. 22/0770/FUL , granted on 30 May 2023, relating to materials, landscaping and ecology		
<b>Delegated Decision</b>			
Application Number:	24/0083/FUL	Delegation Briefing:	01/02/2024
Decision Type:	Permitted	Date:	27/03/2024
Location Address:	1 St Leonards Place Exeter EX2 4LZ		
Proposal:	Erection of rear detached ancillary garden studio.		
<b>Delegated Decision</b>			
Application Number:	24/0084/LBC	Delegation Briefing:	01/02/2024
Decision Type:	Permitted	Date:	27/03/2024
Location Address:	1 St Leonards Place Exeter EX2 4LZ		
Proposal:	Erection of rear detached ancillary garden studio.		

<b>Delegated Decision</b>	
Application Number:	24/0156/FUL
Decision Type:	Permitted
Location Address:	5 Rosebery Road Exeter EX4 6LT
Proposal:	New rear dormer, removal of chimney and replacement of render to rear elevation.
Delegation Briefing:	15/02/2024
Date:	28/03/2024
<b>Delegated Decision</b>	
Application Number:	24/0185/CAT
Decision Type:	Permitted
Location Address:	Maynard School For Girls Denmark Road Exeter EX1 1SJ
Proposal:	Tree No Species Recommendations T1 Common Lime Repollard, remove ivy T2 Common Lime Repollard, remove ivy T7 Common Lime Repollard, remove ivy T29 Lawson Cypress Remove one subsiding branch over car parking, sever ivy at base of tree T42 Holm Oak Sever ivy at base of remaining trees within this row, Reduce crown spread and height by approximately 3m, maximum diameter of cuts 150mm T43 Common Lime Repollard, remove ivy
Delegation Briefing:	
Date:	03/04/2024
<b>Delegated Decision</b>	
Application Number:	24/0200/CAT
Decision Type:	Permitted
Location Address:	66 Magdalen Road Exeter EX2 4TN
Proposal:	Quercus ilex - in front driveway. I would like to arrange for a tree surgeon to reduce the size by 25%. It over hangs the public highway (Magdalen Road), it's planted up against a grade 2 listed wall and it's approx 5 meters from our house (66 Magdalen Road). The tree is in good health, however it's large and hasn't been pruned for a couple of years. It's also been planted in a raised planting area so my concerns are that if left at this size it may be hazardous during a storm and could cause a lot of damage. Laurus nobilis - in back garden. I would like this also reducing by 25%. It's also planted in a raised planing area, and up against a grade 2 listed wall. It's very large and over hangs our south facing lawn.
Delegation Briefing:	
Date:	04/04/2024
<b>Delegated Decision</b>	
Application Number:	24/0228/FUL
Decision Type:	Permitted
Location Address:	The New House 2A Wonford Road Exeter EX2 4EQ
Proposal:	Replacement front door, new metal overhanging porch, and gate
Delegation Briefing:	21/03/2024
Date:	07/05/2024

<b>Delegated Decision</b>	
Application Number: 24/0231/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 04/04/2024
Location Address: 45 Wonford Road Exeter EX2 4UD	
Proposal:	Apple treeThe tree has not fruited for several years and is now wobbly and the bark is peeling off. It appears unstable. It is located in a garden where children play daily. I would like to remove the tree completely as it is unsafe. It has been assessed by a fruit tree expert (reported via video - too large to send via portal but happy to send on).
<b>Delegated Decision</b>	
Application Number: 24/0292/TPO	Delegation Briefing: 18/04/2024
Decision Type: Split Decision	Date: 13/05/2024
Location Address: Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ	
Proposal:	Please see attached tree works plan for details.
<b>Delegated Decision</b>	
Application Number: 24/0306/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2024
Location Address: The New House 2A Wonford Road Exeter EX2 4EQ	
Proposal:	All work to trees along boundaries to allow natural light into the property and gardens. Currently the hedges/trees have grown to be extremely out of control; the garden and house is very dark which means it is damp everywhere. Proposed work as follows to be carried out by a professional tree surgeon. Front Garden: 1-4 Bay Trees: Reduce Bay Trees to approximately 10ft above ground level (from their current approximate height of 35 feet) 5 Honey Locust: Prune branches away from communications cable 6 Yew: Reduce height to approximately 12ft above ground level (from its current approximate 20ft height) and reshape to a ball shape Group of 8 Bay Trees in hedgeline: Reduce Bay Trees to approximately 12ft above ground level (from their current approximate height of 35 feet) Rear Garden: 1-5 Bay Trees: Reduce Bay Trees to approximately 15ft above ground level (from their current approximate height of 35 feet) 6-8 Laurel: Reduce to approximately 10ft above ground level (from their current approximate height of 35 feet) 9 Laurel: Reduce to approximately 15ft above ground level (from its current approximate height of 35 feet) 10: Reduce to approximately 10ft above ground level (in line with the adjacent trellis)
<b>Delegated Decision</b>	
Application Number: 24/0319/FUL	Delegation Briefing: 04/04/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: 17 Belmont Road Exeter EX1 2HF	
Proposal:	Partial demolish / remove an existing first floor rear extension. Rebuild small section to allow headroom and stair access to the remainder of the ground floor extension.

<b>Delegated Decision</b>	
Application Number: 24/0320/LBC	Delegation Briefing: 04/04/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: 17 Belmont Road Exeter EX1 2HF	
Proposal: Partial demolish / remove an existing first floor rear extension. Rebuild small section to allow headroom and stair access to the remainder of the ground floor extension.	
<b>Delegated Decision</b>	
Application Number: 24/0326/LBC	Delegation Briefing: 04/04/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: 12 Baring Crescent Exeter EX1 1TL	
Proposal: Reinstatement of existing original door and opening. Creation of walls for WC, off existing hallway.	
<b>Delegated Decision</b>	
Application Number: 24/0378/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 12/04/2024
Location Address: 7 Leighdene Close Exeter EX2 4PN	
Proposal: 04/04/2024T1 - BeechSuggested Works: Prune eastern aspect by approximately 3 metresRationale: Appropriate management of the tree to achieve more light into garden, having little impact on the tree's physiological processes	
<b>Delegated Decision</b>	
Application Number: 24/0432/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 02/05/2024
Location Address: Uplands House Heavitree Road Exeter EX1 2LX	
Proposal: T1 & T2 - Yew: Fell	
<b>Delegated Decision</b>	
Application Number: 24/0435/NMA	Delegation Briefing:
Decision Type: Split Decision	Date: 15/05/2024
Location Address: Buckerell Lodge Hotel Topsham Road Exeter EX2 4SQ	
Proposal: Non-Material Amendment to Planning Permission Ref. 22/0770/FUL, granted on 30 May 2023, to amend the appearance of the building and the position of tree protection fencing during the construction phase	
<b>Delegated Decision</b>	
Application Number: 24/0467/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2024
Location Address: 12 Wayland Avenue Exeter EX2 4PR	
Proposal: Removal of Cordyline Australis Cabbage Palm to front of property	

## Pennsylvania

### Delegated Decision

Application Number: 23/1519/FUL Delegation Briefing: 21/03/2024  
Decision Type: Permitted Date: 13/05/2024  
Location Address: 5 Elton Road Exeter EX4 7AT  
Proposal: Roof extension with raised ridge height.

### Delegated Decision

Application Number: 23/1526/LED Delegation Briefing:  
Decision Type: Was lawful use Date: 14/05/2024  
Location Address: 52 Priory Road Exeter EX4 7AR  
Proposal: Certificate of lawfulness sought for existing use of the property as a 4 person House in Multiple Occupation (HMO) (C4 Use Class).

### Delegated Decision

Application Number: 24/0066/FUL Delegation Briefing: 25/01/2024  
Decision Type: Refuse Planning Permission Date: 08/05/2024  
Location Address: Land South Of 15 The Fairway Exeter EX4 5DW  
Proposal: Construction of new dwelling

### Delegated Decision

Application Number: 24/0144/FUL Delegation Briefing: 15/02/2024  
Decision Type: Permitted Date: 30/04/2024  
Location Address: 63 Old Tiverton Road Exeter EX4 6NG  
Proposal: Internal alterations to change an existing 5 bedroom HMO to an 8 bedroom HMO

### Delegated Decision

Application Number: 24/0172/PD Delegation Briefing:  
Decision Type: Prior Approval Not Required Date: 26/03/2024  
Location Address: 31 Stoke Meadow Close Exeter EX4 5EG  
Proposal: Larger home rear extension.

### Delegated Decision

Application Number: 24/0173/FUL Delegation Briefing: 22/02/2024  
Decision Type: Permitted Date: 26/03/2024  
Location Address: 31 Stoke Meadow Close Exeter EX4 5EG  
Proposal: Ground floor rear extension.

### Delegated Decision

Application Number: 24/0210/FUL Delegation Briefing: 29/02/2024  
Decision Type: Permitted Date: 23/04/2024  
Location Address: 25 Mincinglake Road Exeter EX4 7EA  
Proposal: Dormer window to provide headroom & light to a new wet room.

<b>Delegated Decision</b>	
Application Number: 24/0217/FUL	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 30/04/2024
Location Address: The Coach House 100A Pennsylvania Road Exeter EX4 6DQ	
Proposal: Alterations to create four bedroom HMO	
<b>Delegated Decision</b>	
Application Number: 24/0307/LED	Delegation Briefing:
Decision Type: Was lawful use	Date: 25/04/2024
Location Address: 10A Sylvan Road Exeter EX4 6EW	
Proposal: House in multiple occupation for six people (C4 use)	
<b>Delegated Decision</b>	
Application Number: 24/0315/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 13/05/2024
Location Address: 1 Stoke Hill Crescent Exeter EX4 7DG	
Proposal: Non-material amendment to Planning Permission Ref. 21/1072/FUL, approved 25 October 2021, to reduce size of extension	
<b>Pinhoe</b>	
<b>Delegated Decision</b>	
Application Number: 23/0846/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 07/05/2024
Location Address: Pinbrook Court Venny Bridge Exeter EX4 8JQ	
Proposal: Non-material amendment to planning permission ref. 19/1709/FUL to add drawings DW 00 ('LIAS DESIGN NOTES and LUMINAIRE SCHEDULE') and DWG 01 ('PROPOSED LIGHTING LAYOUT') to the list of approved drawings in condition 2.	
<b>Delegated Decision</b>	
Application Number: 24/0211/FUL	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 29/04/2024
Location Address: 21 Warwick Way Exeter EX4 8ER	
Proposal: Works to garage including raising the roof, replacement garage doors, extend to rear and render the outside. Alterations to fence and gate.	
<b>Delegated Decision</b>	
Application Number: 24/0214/FUL	Delegation Briefing: 29/02/2024
Decision Type: Permitted	Date: 23/04/2024
Location Address: 20 Jersey Road Exeter EX4 9AN	
Proposal: Studio office located in rear garden of property (see site plans for location and dimensions).	



<b>Delegated Decision</b>	
Application Number: 24/0215/LBC	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 19/04/2024
Location Address: 2 Harringcourt House 18 Harrington Lane Exeter EX4 8PG	
Proposal: Reslate roof, refurbish main chimney, remove nonfunctioning chimney, add rear roof light.	
<b>Delegated Decision</b>	
Application Number: 24/0229/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 18/04/2024
Location Address: 12 Broadparks Avenue Exeter EX4 9ET	
Proposal: Conversion of the existing loft space into domestic habitation with rear box dormer. Conversion of the existing single storey garage into habitable accommodation. Construction of a rear single storey extension extending 4m from the existing house line and adjacent single storey side extension.	
<b>Delegated Decision</b>	
Application Number: 24/0248/FUL	Delegation Briefing: 14/03/2024
Decision Type: Refuse Planning Permission	Date: 19/04/2024
Location Address: 11 Woodland Road Exeter EX1 3PL	
Proposal: New roof to garage with increase in ridge height and pitch.	
<b>Delegated Decision</b>	
Application Number: 24/0249/FUL	Delegation Briefing: 07/03/2024
Decision Type: Withdrawn by Applicant	Date: 26/03/2024
Location Address: 12 Harrington Lane Exeter EX4 8SD	
Proposal: Rear extension and loft conversion	
<b>Delegated Decision</b>	
Application Number: 24/0288/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 05/04/2024
Location Address: Pinhoe Quarry Harrington Lane Exeter EX4 8DT	
Proposal: Non-material amendment to 19/1100/RES to add 3 on-street visitor parking spaces to serve the commercial unit within Flat Block 01 and 6 on-street visitor parking spaces in front of plots 265-276.	
<b>Delegated Decision</b>	
Application Number: 24/0329/LPD	Delegation Briefing: 28/03/2024
Decision Type: Withdrawn by Applicant	Date: 13/05/2024
Location Address: 12 Harrington Lane Exeter EX4 8SD	
Proposal: Invalid - Rear Extension and loft conversion to existing dwelling	

## Prory

### Delegated Decision

Application Number: 24/0093/FUL Delegation Briefing: 01/02/2024  
Decision Type: Permitted Date: 08/04/2024  
Location Address: 38 Countess Wear Road Exeter EX2 6LR  
Proposal: Front dormer roof extension and replacement porch, doors and windows.

### Delegated Decision

Application Number: 24/0167/TPO Delegation Briefing:  
Decision Type: Refuse Planning Permission Date: 04/04/2024  
Location Address: 1 Veysey Close Exeter EX2 6AS  
Proposal: We have 3 protected trees in our garden: London plane, Lime and Wild cherry. We would like to do: (1) crown reduction (50%) and crown lift (4 metres) of the London plane tree, branches of which are too close to our house, (2) crown reduction (40%) and crown lift (4 metres) of the Lime tree, and (3) crown reduction (40%) and crown lift (4 metres) of the Wild Cherry tree to provide adequate clearance to the property and the garden.

### Delegated Decision

Application Number: 24/0178/LBC Delegation Briefing: 14/03/2024  
Decision Type: Permitted Date: 15/04/2024  
Location Address: Wyvern Barracks Building 7 Barrack Road Exeter EX2 6AR  
Proposal: Remove partition between G16 & G15, complete and make good suspended ceiling, joinery and decoration to match existing. Create new serving hatch in the existing stud partition between F04 & F05 which will extend full width retaining existing services at low level.

### Delegated Decision

Application Number: 24/0187/TPO Delegation Briefing:  
Decision Type: Permitted Date: 04/04/2024  
Location Address: Millbrook Village (St Loyes) Topsham Road Exeter EX2 6EP  
Proposal: G2 Sycamore - Fell T1175 Sycamore - Fell Reason: To achieve construction space and remove below ground constraints See accompanying reports for more details

## St Davids

### Delegated Decision

Application Number: 23/0700/FUL Delegation Briefing: 28/03/2024  
Decision Type: Permitted Date: 14/05/2024  
Location Address: 105 Bonhay Road Exeter Devon EX4 4BH  
Proposal: Change of use to ground floor flat, and maisonette on upper floors (both C3 use) (retrospective)

<b>Delegated Decision</b>	
Application Number: 23/1529/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 10/05/2024
Location Address: 50-52 High Street Exeter EX4 3DJ	
Proposal: Installation of 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign.	
<b>Delegated Decision</b>	
Application Number: 24/0020/FUL	Delegation Briefing: 01/02/2024
Decision Type: Permitted	Date: 10/05/2024
Location Address: 50-52 High Street Exeter EX4 3DJ	
Proposal: Alterations to existing shopfront.	
<b>Delegated Decision</b>	
Application Number: 24/0078/LBC	Delegation Briefing: 11/04/2024
Decision Type: Permitted	Date: 17/05/2024
Location Address: 19 Southernhay East Exeter EX1 1QD	
Proposal: Internal alterations including new floor finishes and ground floor WC to accommodate shower.	
<b>Delegated Decision</b>	
Application Number: 24/0086/FUL	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 11/04/2024
Location Address: 59 High Street Exeter EX4 3DL	
Proposal: Installation of new ductwork for Radon Gas and the installation of new ventilation grille.	
<b>Delegated Decision</b>	
Application Number: 24/0087/LBC	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 11/04/2024
Location Address: 59 High Street Exeter EX4 3DL	
Proposal: Installation of new ductwork for Radon Gas and the Installation of new ventilation grille.	
<b>Delegated Decision</b>	
Application Number: 24/0122/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 24/04/2024
Location Address: 3 Guildhall Shopping Centre Queen Street Exeter EX4 3HP	
Proposal: Installation of 1no illuminated fascia sign, 1no illuminated projecting sign and 1no floral vinyl.	

<b>Delegated Decision</b>	
Application Number:	24/0130/FUL
Delegation Briefing:	29/02/2024
Decision Type:	Refuse Planning Permission
Date:	05/04/2024
Location Address:	Manor Court Dixs Field Exeter EX1 1UP
Proposal:	Formation of new office ground floor entrance to Units 1 and 2 with additional lighting. New Signage for the building. Additional Cycle Storage.
<b>Delegated Decision</b>	
Application Number:	24/0190/CAT
Delegation Briefing:	
Decision Type:	Permitted
Date:	03/04/2024
Location Address:	21 Haldon Road Exeter EX4 4DZ
Proposal:	(as described in the adjoining quote from Devon Tree Services) x1 Mature Bay Tree - Dismantle, fell & remove to ground level.x1 Mature Pittosporum - Dismantle, fell & remove to ground level.The two trees are growing directly adjacent to each other and risk causing damage to the boundary wall. It has been recommended to remove and grind the stump of the remaining tree, and then re-plant a shrub border.
<b>Delegated Decision</b>	
Application Number:	24/0196/LBC
Delegation Briefing:	28/03/2024
Decision Type:	Permitted
Date:	10/05/2024
Location Address:	18 West Street Exeter EX1 1BA
Proposal:	Replace UPVC windows with traditional timber versions, modern doors with 4-panel alternatives, remove and reinstate various unauthorised partition alterations internally and retain minor unauthorised basement staircase alterations.
<b>Delegated Decision</b>	
Application Number:	24/0198/FUL
Delegation Briefing:	29/02/2024
Decision Type:	Permitted
Date:	10/04/2024
Location Address:	250 High Street Exeter EX4 3PZ
Proposal:	Replacement automatic doors and side light
<b>Delegated Decision</b>	
Application Number:	24/0213/DIS
Delegation Briefing:	
Decision Type:	Condition(s) Partially Approved
Date:	02/05/2024
Location Address:	23 Cathedral Yard Exeter EX1 1HB
Proposal:	Discharge of condition 3 (Noise Impact Assessment) pertaining to planning permission ref: 23/0829/FUL approved 9th February 2024.

<b>Delegated Decision</b>	
Application Number: 24/0218/DEM	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 08/05/2024
Location Address: J L Thomas And Co Ltd Canal Banks Exeter EX2 8DX	
Proposal: Demolition of 3 No. steel frame units and small shed type buildings on site including the removal of slab and foundations.	
<b>Delegated Decision</b>	
Application Number: 24/0222/DEM	Delegation Briefing:
Decision Type: Prior Approval Required and Granted	Date: 08/05/2024
Location Address: J L Thomas And Co Limited Water Lane Exeter EX2 8BZ	
Proposal: Demolition of 3 No. steel framed buildings and 2 No. brick house type structures including removal of slab and foundations.	
<b>Delegated Decision</b>	
Application Number: 24/0227/FUL	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 12/04/2024
Location Address: Central Living 74 Paris Street Exeter EX1 2JY	
Proposal: Minor external alterations	
<b>Delegated Decision</b>	
Application Number: 24/0268/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: The Garden House 28A Richmond Road Exeter EX4 4JF	
Proposal: Alterations to entrance to create wet room and covered storage. Replacement external cladding	
<b>Delegated Decision</b>	
Application Number: 24/0269/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 19/04/2024
Location Address: Flat 1 Montgomery House 144 Fore Street Exeter EX4 3AN	
Proposal: External wall facing the car park to be rendered with limestone. Coping stones to be fitted and sealed/painted a neutral (white) to protect the limestone render.	
<b>Delegated Decision</b>	
Application Number: 24/0271/LBC	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 19/04/2024
Location Address: Flat 1 Montgomery House 144 Fore Street Exeter EX4 3AN	
Proposal: External wall facing the car park to be rendered with limestone. Coping stones to be fitted and sealed/painted a neutral (white) to protect the limestone render.	

<b>Delegated Decision</b>	
Application Number: 24/0287/FUL	Delegation Briefing: 28/03/2024
Decision Type: Permitted	Date: 10/05/2024
Location Address: 18 West Street Exeter EX1 1BA	
Proposal: Replacement of existing unauthorised rear UPVC windows with painted timber casement windows.	
<b>Delegated Decision</b>	
Application Number: 24/0296/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2024
Location Address: Courtyard Between Platform Southernhay Court And Cathedral Appointments, Just Off Of Southernhay East	
Proposal: 13/03/202G014 - Holm Oaks, Lucombe Oak (8 trees total)Suggested Works: Fell three trees nearest to building (marked with small biodegradable spot) and crown lift remaining 5 trees to 5 metres above ground level.Rationale: These works are suggested to improve the amenity value of the space by greatly increasing the light and airflow.	
<b>Delegated Decision</b>	
Application Number: 24/0336/LBC	Delegation Briefing:
Decision Type: Permission not required	Date: 17/04/2024
Location Address: Flat 1 1 - 2 Northernhay Street Exeter EX4 3ER	
Proposal: PERMISSION NOT REQUIRED CLASSED AS REPAIRS: Retention of; application to replace front (Northernhay Street) window like for like the original window having rotted.	
<b>Delegated Decision</b>	
Application Number: 24/0349/DIS	Delegation Briefing:
Decision Type: Condition(s) Fully Discharged	Date: 30/04/2024
Location Address: 50 Topsham Road Exeter EX2 4NF	
Proposal: Discharge condition 3 (Materials) of planning permission ref. 23/0880/FUL - Development of 65 no. units of Use Class C2 Residential Accommodation.	
<b>Delegated Decision</b>	
Application Number: 24/0389/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 30/04/2024
Location Address: 5 Dinham Crescent Exeter EX4 4EF	
Proposal: T1 - Prunus cerasifera: Reduce the height by 20%, and lightly reshape by up to 1 metre to leave a balanced form.	

<b>Delegated Decision</b>	
Application Number: 24/0392/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 03/05/2024
Location Address: 1 Cathedral Close Exeter EX1 1EZ	
Proposal: Discharge of condition three (schedule of works) of 23/1299/LBC	
<b>Delegated Decision</b>	
Application Number: 24/0494/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 10/05/2024
Location Address: 10 Pavilion Place Exeter EX2 4HR	
Proposal: There is no tree preservation order, but the tree in question is in a conservation area. There is a tree outside the house I am about to purchase at 10 Pavilion Place, and I would like to know if, when I am the owner, I can obtain permission to lop it, as it is touching wires up above. This tree is tied to the remains of the trunk of a dead tree (approx. 1.4 metres high). I would like permission to reduce this remaining trunk to a stump.	
<b>Delegated Decision</b>	
Application Number: 24/0503/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 13/05/2024
Location Address: 1 Cathedral Close Exeter EX1 1EZ	
Proposal: Partial discharge of condition 3 relating to 23/1299/LBC regarding ceilings.	
<b>St Loyes</b>	
<b>Delegated Decision</b>	
Application Number: 24/0129/ADV	Delegation Briefing:
Decision Type: Permitted	Date: 26/03/2024
Location Address: Tesco Stores Ltd Russell Way Exeter EX2 7EZ	
Proposal: Installation of 1x 42" LCD media screen within electric vehicle charging dock, and two flag pole signs (retrospective)	
<b>Delegated Decision</b>	
Application Number: 24/0273/PNT	Delegation Briefing: 14/03/2024
Decision Type: Prior Approval Required and Granted	Date: 19/04/2024
Location Address: Rydon Lane Countess Wear Exeter DEVON	
Proposal: 5G 20m telecoms installation: H3G street pole and additional equipment cabinets.	

<b>Delegated Decision</b>	
Application Number: 24/0305/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 06/05/2024
Location Address: 37 Warwick Road Exeter EX1 3HB	
Proposal: Proposed single storey rear extension	
<b>Delegated Decision</b>	
Application Number: 24/0328/PD	Delegation Briefing:
Decision Type: Prior Approval Required and Refused	Date: 13/05/2024
Location Address: 183 Sweetbrier Lane Exeter EX1 3DG	
Proposal: The proposal, a single storey rear extension, provides a new kitchen/dining area for the property. The area occupied by the previous kitchen has been redesigned to provide a new utility and shower room. The extension is designed in L shape, part of it extends up to 6m, part up to 3m.	
<b>Delegated Decision</b>	
Application Number: 24/0333/FUL	Delegation Briefing: 11/04/2024
Decision Type: Permitted	Date: 17/05/2024
Location Address: Exeter Motorway Services Area Sidmouth Road St Loyes Exeter EX2 7HF	
Proposal: Construction of an electric vehicle charging hub with associated works and installation of additional electric infrastructure (retrospective)	
<b>Delegated Decision</b>	
Application Number: 24/0374/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 19/04/2024
Location Address: 11 Walton Road Exeter EX2 5RE	
Proposal: INVALID Front dormer extension and installation of roof light	
<b>Delegated Decision</b>	
Application Number: 24/0425/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 02/05/2024
Location Address: Aloha Woodwater Lane Exeter EX2 5AL	
Proposal: x1 Mature Hornbeam - Prune secondary & sub lateral branch growth only away from fibre optic cable running from pole to property to achieve an adequate clearance from the line. Remove all cut material from site & return to a Devon Tree Services depot for recycling, leaving the area safe, clean & tidy. Justification: The proposed works are to prevent damage to the overhead fibre optic cable running through the upper crown area. All of the proposed work recommendations are remedial works only & will not affect the overall amenity value of the tree. Maximum final cut dimensions will not exceed 50mm in diameter. The proposed works will also benefit the tree, preventing the overhead cable rubbing & damaging the upper crown/branches.	



## St Thomas

### Delegated Decision

Application Number: 23/0427/FUL Delegation Briefing: 20/07/2023  
Decision Type: Refuse Planning Permission Date: 15/05/2024  
Location Address: 42-44 Buller Road Exeter Devon EX4 1BJ  
Proposal: Conversion of chapel to two Houses in Multiple Occupation (HMO) (Class C4) (Partially Retrospective Application)

### Delegated Decision

Application Number: 24/0046/FUL Delegation Briefing: 22/02/2024  
Decision Type: Permitted Date: 24/04/2024  
Location Address: Arch 12 To 13 St Thomas Station Arches Cowick Street Exeter EX4 1AA  
Proposal: Change of use from B2 (General Industrial) to E(d) (Indoor sport, recreation or fitness).

### Delegated Decision

Application Number: 24/0132/FUL Delegation Briefing: 15/02/2024  
Decision Type: Permitted Date: 26/03/2024  
Location Address: St Thomas Health Centre 70 Cowick Street Exeter EX4 1HJ  
Proposal: Addition of conservatory

### Delegated Decision

Application Number: 24/0150/FUL Delegation Briefing: 15/02/2024  
Decision Type: Permitted Date: 03/04/2024  
Location Address: 70 Queens Road Exeter EX2 9EW  
Proposal: Demolition of existing rear single-storey attached wc and replacement with 2 storey extension.

### Delegated Decision

Application Number: 24/0153/LPD Delegation Briefing:  
Decision Type: Was lawful use Date: 27/03/2024  
Location Address: 7 Broadmeadow Avenue Exeter EX4 1JQ  
Proposal: Hip-to-gable extension, rear dormer and front roof lights.

### Delegated Decision

Application Number: 24/0202/FUL Delegation Briefing: 29/02/2024  
Decision Type: Permitted Date: 16/04/2024  
Location Address: 103 Wardrew Road Exeter EX4 1EZ  
Proposal: Addition of solar panels to the top of the rear flat roof dormer.

<b>Delegated Decision</b>	
Application Number: 24/0220/TPO	Delegation Briefing:
Decision Type: Permitted	Date: 15/04/2024
Location Address: Clifton Cottage Barley Lane Exeter EX4 1TA	
Proposal:	Horse chestnut tree: Crown lift over the lawn area to 3.5 metres clearance over ground level.Reasons - to create lighter conditions for the grass to grow.Max diameter cut size of 75mm. Removal of second and third order growth only
<b>Delegated Decision</b>	
Application Number: 24/0256/LPD	Delegation Briefing:
Decision Type: Was lawful use	Date: 25/04/2024
Location Address: 26 Wardrew Road Exeter EX4 1HB	
Proposal:	Replacement rear extension.
<b>Delegated Decision</b>	
Application Number: 24/0322/FUL	Delegation Briefing:
Decision Type: Withdrawn by Applicant	Date: 12/04/2024
Location Address: 3 Crawford Gardens Exeter EX2 8HQ	
Proposal:	INVALID create a front flat paved surface 6.4mx 8m and build 1.2 meter shared front boundary.
<b>Topsham</b>	
<b>Delegated Decision</b>	
Application Number: 22/1176/FUL	Delegation Briefing:
Decision Type: Withdrawn Returned (unlikely to be det.)	Date: 15/05/2024
Location Address: 22 Higher Wear Road Exeter Devon EX2 7EL	
Proposal:	INVALID -EMAIL SENT 12/9/22(Single storey extension.
<b>Delegated Decision</b>	
Application Number: 23/1319/FUL	Delegation Briefing: 25/01/2024
Decision Type: Permitted	Date: 08/05/2024
Location Address: Seabrook Orchard Topsham Road Exeter Topsham EX3 0LT	
Proposal:	Erection of a 66 No. Bed Care Home for older people, with associated demolition, parking, access, landscaping and associated ground works.
<b>Delegated Decision</b>	
Application Number: 23/1538/FUL	Delegation Briefing: 14/03/2024
Decision Type: Permitted	Date: 01/05/2024
Location Address: 411 Topsham Road Exeter EX2 7AB	
Proposal:	Alterations, including proposed rear single-storey extension and side extension

<b>Delegated Decision</b>	
Application Number: 24/0080/FUL	Delegation Briefing: 08/02/2024
Decision Type: Permitted	Date: 26/04/2024
Location Address: 5 Lower Shapter Street Topsham EX3 0AT	
Proposal: Construction of single storey rear and roof extensions and reconstruction of outbuilding.	
<b>Delegated Decision</b>	
Application Number: 24/0081/LBC	Delegation Briefing: 08/02/2024
Decision Type: Permitted	Date: 26/04/2024
Location Address: 5 Lower Shapter Street Topsham EX3 0AT	
Proposal: Internal and external alterations including construction of single storey rear and roof extensions, rearrangement of stairs to attic, reconstruction of outbuilding and replacement material finishes.	
<b>Delegated Decision</b>	
Application Number: 24/0139/CONR	Delegation Briefing: 15/02/2024
Decision Type: Permitted	Date: 25/03/2024
Location Address: 45 Fore Street Topsham EX3 0HY	
Proposal: Removal of condition four of 16/1632/FUL, granted on 14.03.2017, which restricts operation of the cafe to the occupiers of the residential property above.	
<b>Delegated Decision</b>	
Application Number: 24/0140/FUL	Delegation Briefing: 22/02/2024
Decision Type: Permitted	Date: 10/04/2024
Location Address: 8 Rydon Lane Exeter EX2 7AW	
Proposal: Proposed side extension to create annex, rear extension and steel pergola in rear garden.	
<b>Delegated Decision</b>	
Application Number: 24/0179/TPO	Delegation Briefing:
Decision Type: Refuse Planning Permission	Date: 08/04/2024
Location Address: 27 Strawberry Lane Topsham Exeter EX2 7TS	
Proposal: Oak (T1) ? Crown reduction by 1.5m on the Eastern aspect of the tree, to provide sufficient clearance to the property, with the final cut no bigger than 100mm over the bark. Hollownes occur in the first principal fork and dieback extending to the eastern limb. Also, a cavity within the lowest part of the stem is presented to the north. Tree targeting property and playkids area. The tree is not visible to the wider public. Deadwood management is also required.	

<b>Delegated Decision</b>	
Application Number: 24/0239/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 09/05/2024
Location Address: Land At Ikea Way Ikea Way Exeter	
Proposal:	Non-Material Amendments to planning permission ref. 21/0496/FUL to include: 1. Relocate M4(3) wheelchair units from plots 101 and 102 to plots 9 and 27.2. Amend the parking spaces to plots 8, 9, 10, 27 to 33 and 38 to 46 to accommodate M4(3) parking provision. 3. Amend the cycle and refuse store for plots 25 to 46 (below FOGv7) due to the alternations to plot 27.4. Block F - Amend the internal layout, side and rear elevations to facilitate the M4(3) requirements within plots 8 and 9.5. Block G - Amend the Internal layout and rear elevation to facilitate the M4(3) requirements within plot 27.6. Block G - Amend the internal layout and rear elevation to flip the staircase and amended the size and position of the hall windows within the flats next to rear entrances / lobby window due to fire separation requirements.7. FOGv5 - Amend the floor plans and elevations to resolve drafting errors on approved floor plans and elevations.8. FOGv7 - Amend the floor plans and elevations to resolve drafting errors on approved floor plans and elevations.9. Amend the rear gardens to plots 51-57.10. Swap the parking spaces to plot 122 and adjacent visitor parking.
<b>Delegated Decision</b>	
Application Number: 24/0241/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 07/05/2024
Location Address: 79 Dart Avenue Exeter EX2 7TX	
Proposal:	Single story rear extension (Revised scheme following planning approval 22/0042/FUL, comprising change from flat roof to mono-pitched roof and increase in depth from 3 metres to 3.5 metres).
<b>Delegated Decision</b>	
Application Number: 24/0242/DIS	Delegation Briefing:
Decision Type: Condition(s) Partially Approved	Date: 10/04/2024
Location Address: Land At Newcourt Road Newcourt Road Topsham	
Proposal:	Discharge conditions 14 (SAP calculations), 15 (Biodiversity Enhancement Plan), 16 (Nesting Birds/Bats Details), 20 (Travel Plan), 21 (Travel Pack) and 22 (Cycle Parking - Details) of permission ref. 21/1940/OUT - Outline planning application for demolition of existing structures and construction of up to 30 no. residential units and associated infrastructure.
<b>Delegated Decision</b>	
Application Number: 24/0250/FUL	Delegation Briefing: 21/03/2024
Decision Type: Permitted	Date: 14/05/2024
Location Address: 34 Artillery Avenue Topsham Exeter EX3 0FS	
Proposal:	Construction of single storey rear extension.

<b>Delegated Decision</b>	
Application Number: 24/0278/FUL	Delegation Briefing:
Decision Type: Permitted	Date: 06/05/2024
Location Address: 22 Retreat Road Topsham EX3 0LF	
Proposal: Rear Extension and landscaping.	
<b>Delegated Decision</b>	
Application Number: 24/0291/FUL	Delegation Briefing: 21/03/2024
Decision Type: Refuse Planning Permission	Date: 13/05/2024
Location Address: 4 Grove Hill Topsham EX3 0EG	
Proposal: Demolition of existing single-storey aspect. Erection of new single-storey side and two-storey rear extensions.	
<b>Delegated Decision</b>	
Application Number: 24/0297/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 08/04/2024
Location Address: Old Strand House 41 The Strand Topsham EX3 0AY	
Proposal: T1 Lime ? reduce crown dimensions by approximately 2m (max cut diameters <75mm). Work discussed on site and recommended by Joe Moreshead (TPO Officer ECC) Reasons - Because the tree (T1 ? Lime) is considered to make a significant contribution to the character and visual amenity value of the wider conservation area, any proposal that is considered to be unjustified and detrimental to the tree, is likely to result in the council serving a Tree Preservation Order (TPO).	
<b>Delegated Decision</b>	
Application Number: 24/0301/FUL	Delegation Briefing: 04/04/2024
Decision Type: Permitted	Date: 16/05/2024
Location Address: 28, 30, 32 Elm Grove Road Topsham Exeter EX3 0EQ	
Proposal: Reinstatement of railings and gates to the front boundary of Riversmeet Terrace 28 - 32 Elm Grove Road	
<b>Delegated Decision</b>	
Application Number: 24/0302/LBC	Delegation Briefing: 04/04/2024
Decision Type: Permitted	Date: 16/05/2024
Location Address: 28-32 Elm Grove Road Topsham Exeter EX3 0EQ	
Proposal: Re-instatement of railings and gates to the front boundary of Riversmeet Terrace 28 - 32 Elm Grove Road	

<b>Delegated Decision</b>	
Application Number: 24/0371/NMA	Delegation Briefing:
Decision Type: Permitted	Date: 16/05/2024
Location Address: 12 Monmouth Street Topsham EX3 0AJ	
Proposal:	Non-material amendment to 21/0147/FUL approved 25 May 2021 to alter ground floor layout, provide plant room, alter fenestration, and install air-source heat pump (ASHP).

<b>Delegated Decision</b>	
Application Number: 24/0383/CAT	Delegation Briefing:
Decision Type: Permitted	Date: 30/04/2024
Location Address: 7 Parkfield Way Topsham EX3 0DP	
Proposal:	Tree 1 - Myrtle - Request to coppice myrtle to just above ground level, with the aim that it will re-grow into a smaller tree. The tree is currently rubbing on the owner?s property (7 Parkfield Way) and the neighbour?s property (7A Parkfield Way).

**Total Applications: 143**

**REPORT TO:** PLANNING COMMITTEE  
**Date of Meeting:** 29<sup>th</sup> May, 2024  
**Report of:** City Development Strategic Lead  
**Title:** Appeals Report

**Is this a Key Decision?** No

**Is this an Executive or Council Function?** No

## 1. What is the report about?

1.1 The report provides Members with information on latest decisions received and new appeals since the last report (16/01/2024).

## 2. Recommendation:

2.1 Members are asked to note the report.

## 3. Appeal Decisions

3.1 [22/1028/FUL](#) 8 Dryden Road, Priory. *Construction of 5 Flats on 3 storeys...*  
**Planning Inspectorate decision issued:** 8<sup>th</sup> April, 2024

### Appeal Dismissed

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

[Reference: APP/Y1110/W/23/3330079 \(planninginspectorate.gov.uk\)](#)

3.2 [23/0223/FUL](#) 9 Chudleigh Road, Alphington. *Replace timber windows with uPVC windows..* **Planning Inspectorate decision issued:** 11<sup>th</sup> April, 2024

### Appeal Dismissed

The appeal site is a detached dwelling located in Alphington Conservation Area, adjacent to Aldens Business Park. It is a locally listed flat fronted detached house, and is defined in the Alphington Conservation Area Appraisal as making a positive impact on the Conservation Area. It has vertically proportioned windows with individual panes of glass. The application was for the replacement of the existing timber windows with uPVC double glazed windows of the same proportions as the existing windows. The Design and Access Statement explains that the existing windows are in a poor condition and in some cases rotten with poor thermal qualities.

The application was refused on the grounds that the replacement windows would cause harm to the special architectural and historic interest of the Alphington Conservation Area by reason of the introduction of inappropriate elements.

The Inspector highlighted the main issues to be the effects of the appeal proposal on the character and appearance of the appeal property and the wider area, including that of the Alphington Conservation Area.

The Inspector agreed that No. 9 is one of the 'Buildings that make a positive contribution to the character of the area' as identified in the Conservation Area Appraisal and Management Plan and took into account the consideration that incremental changes made to unlisted buildings are a threat that is resulting in the erosion of the area's character.

He considered that the "individual detailing of the existing windows, alongside the natural and traditional characteristics of the timber material are positive features that reflect the time period of No 9's construction, and are thus important components of its overall historic character, which contributes positively to the CA." In contrast, he thought that "the proposed uPVC windows would be of a modern synthetic manufactured material and finish, which from the details I have before me, would lack the finesse and traditional characteristics of the existing windows."

He concluded that the replacement windows on the prominent roadside elevation of No.9 would unacceptably contrast with its existing authenticity. They would therefore result in harm to the character, appearance and heritage attributes of No. 9 and that of the wider Conservation Area. The appeal proposal also fails to preserve or enhance the character and appearance of the CA. This harm would be less than substantial, and therefore should be weighed against any public benefits of the proposal. The benefits, including matters relating to energy efficiency, heating, mould, safety and the condition of the existing windows, whilst understood, are not sufficient to outweigh the clear harm identified. The appeal proposal would therefore conflict with Saved Policies DG1 and C1, and Section 16.

For the Decision Notice, see:

**[Reference: APP/Y1110/D/23/3335994 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)**

**3.3 [23/0461/OUT](#) 26 Elm Grove Road, Topsham. *1no. new dwelling*. Planning Inspectorate decision issued: 22<sup>nd</sup> April, 2024**

**Appeal Dismissed**

**Re: Planning Appeal for 26 Elm Grove Road, relating to an outline application (23/0461/OUT) for a proposed new dwelling with detached double garage, on back land development using the rear garden of number 26, with access gained via new road access, continuing down the side of the property to the rear garden area. All matters were reserved except for access.**

Elm Grove Road is characterised by large, predominantly detached dwellings with substantial rear gardens. The application site is near to but not within, the Topsham Conservation Area. The appeal site boundary is tree/hedge lined with the strip of garden set between this and the neighbouring property of 26A, providing the access to the proposed new dwelling, directly from the main road. There is currently a low stone wall to the front with associated access point to the existing driveway and garage. To the rear, the host dwelling's garden has been divided into two parts with the more formal landscaped area closest to the host dwelling, and the lower part is mostly laid to grass. This lower section is overlooked by the modern Tappers Close development.



The Inspector considered the main issues with this application to be the effect of the proposal on the character and appearance of the area and secondly on the living conditions of neighbours with regard to privacy and vehicular disturbance.

With regards to the effects the proposal would have on the character and appearance of the area, the Inspector acknowledged that the proposed dwelling would be set away from the street and public views. It was considered that an appropriately worded condition could secure a boundary treatment that would reduce the proposal's visual prominence. However, the Inspector considered that even a modest storey-and-a-half bungalow would erode the locally distinctive garden layout and introduce an incongruous feature which would be surrounded by private rear gardens. The proposed loss of a section of the characteristic stone walling which fronts the highway would harm its overall contribution to the area's character. The proposal would also create an untypically wide entrance serving more than 1 property while the tree lined gap between properties would be eroded to provide the said access.

The Inspector concluded that for the above reasons, the proposal would harm the character and appearance of the area. As such, it would be in conflict with Objectives 8 and 9 and Policy CP7 of the Exeter City Council Core Strategy, February 2012. It would also be contrary to policies DG1 and DG4 of the LP and the Council's Residential Design Supplementary Planning Document, September 2020. It was further felt there would be conflict with paragraph 135 of the National Planning Policy Framework which says that decisions should ensure that developments function well and add to the overall quality of the area.

With regards to the effects the proposal would have upon the neighbouring amenity and living conditions, the Inspector considered, that there would be sufficient land for a scheme to meet nationally described space standards and designed to avoid harmful overlooking towards and from nearby neighbours. However, Exeter Local Plan Policy DG4 states, that development should ensure a quality of amenity which allows residents to feel at ease within their homes and gardens. The Inspector considered that an appropriately worded condition could provide a boundary treatment to help protect the amenity of 26A. However, as the access would be constrained in its width, the screening would need to be very close to the host property. The 2 side windows would look directly over the proposed access which would create an uncomfortable relationship between the separately owned spaces.

Due to this the Inspector considered, the private side and rear gardens in this location would be particularly sensitive to change, with the unrestricted use of this space for residents, guests and delivery vehicles likely to generate a notable increase in vehicular movements. Even if neighbouring views were obscured, residents would not be expecting to have to share the relative tranquillity of their private living and garden space with vehicular noise and light disturbances. For the above reasons, the Inspector considered, residents would be unlikely to feel at ease within their own homes and gardens, therefore the proposals were contrary to policy DG4 of the Exeter Local Plan and paragraph 135 of the NPPF.

The Inspector also raised the issue of the possible fallback position that could potentially come forward under Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015; this was not highlighted in the Officer's report. Although not in the remit for the Inspector to formally draw comment upon as this would be determined through a lawful certificate application, they stated

that the appeal proposal would introduce a new dwelling with a separate access arrangement, which would be likely to be more intensive than incidental building uses.

In conclusion, the Inspector acknowledged that the proposal would provide an additional dwelling in a sustainable location that could meet space standards and provide some biodiversity gains. However, they consider that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. For the reasons mentioned above, the proposed development would fail to accord with the development plan as a whole and there are no considerations individually or cumulatively that outweigh this. Therefore, the appeal is dismissed.

For the Decision Notice, see:

**[Reference: APP/Y1110/W/23/3331705 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)**

- 3.4 **23/0724/FUL 79 Southbrook Road, Priory. *Bike shed on the front driveway, measuring 3x1.5m and height of 1.7m.* Planning Inspectorate decision issued: 23<sup>rd</sup> April, 2024.**

### **Appeal Dismissed**

The application site forms part of an estate which is circa 1960/70's, predominantly of semi-detached dwellings in both the traditional two-storey design and chalet style bungalows. This specific dwelling is of the chalet style with a large open fronted garden which is mostly laid as a gravel driveway and a single link attached flat roof garage.

The Inspector highlighted the main issue with regards to this application being the effects the proposals would have on the character of the area and appearance of the area.

The Inspector felt that the introduction of a detached outbuilding forward of the front elevation of the dwelling would be at odds with the prevailing character and appearance of the street, which is that there is a distinct absence of outbuildings within the areas at the front of the residential properties. Furthermore, its position would be a considerable distance forward of the characterful building line on that side of the street. The Inspector further acknowledged that it would not be an overtly large building, but its presence in a prominent area of the site would be at odds with its built surroundings and any benefit of the proposed development would be private rather than of public benefit.

They therefore concluded that the proposed development would cause unacceptable harm to the character and appearance of the area. Consequently, the proposal would conflict with Policy CP17 of the Exeter Local Development Framework Core Strategy (2012) and Policy DG1 of the Exeter Local Plan First Review (2005), which collectively seek, in part, for development to complement or enhance Exeter's character and local identity, promote local distinctiveness and contribute positively to the visual richness and amenity of townscapes. Additionally, the proposal would conflict with the Framework, which seeks to ensure that development is visually attractive as a result of good architecture and layout, and sympathetic to local character, including the surrounding built environment which is in line with the Officer's report.

With regards to the appellant's request for his costs to be returned, the Inspector found that the Council had not acted in a way that had caused unjustified or unnecessary costs and therefore to refund costs could not be justified.

Consequently, the appeal has been dismissed.

For the Decision Notice, see:

**[Reference: APP/Y1110/D/23/3327567 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)**

- 3.5 **23/0534/FUL 14 Jersey Road, Pinhoe.** *Loft conversion, including installation of Velux windows to rear elevation and single Velux to front elevation on existing roof.*  
**Planning Inspectorate decision issued:** 30<sup>th</sup> April, 2024.

14 Jersey Road is a large, detached two storey dwelling situated within a relatively modern housing estate. The proposal was for a loft conversion, and this included the installation of a rooflight on the front roof slope and eight rooflights on the rear. The rear rooflights would be in groups of two, positioned one above the other. Whilst the rear elevation of No. 14 is not visible from Jersey Road, the proposed rear rooflights would be visible from several neighbouring properties located at the rear of the appeal site on Bindon Road. Furthermore, there would be glimpses of them through the gaps between the dwellings on Bindon Road.

The application was refused on the grounds that, as a consequence of its size, siting, scale, massing, and design it would:

- i) have an overbearing impact on the neighbouring properties in Bindon Road and allow the users of the loft conversion to overlook these houses, which would potentially prevent existing or future occupiers of the dwellings to the rear to feel at ease within their home or garden; and,
- ii) would detract from the character, and appearance of the dwellings in Jersey Road

The Inspector highlighted the main issues to be the

- the character and appearance of the area; and
- the living conditions of occupiers of neighbouring properties

The Inspector considered that the grouping together would form sizeable features that would clutter a currently uninterrupted roof and they would result in a marked disruption of the currently consistent row of unaltered roofs that No. 14 is within. Furthermore, the overtly vertical emphasis of the rooflights would be at odds with the orientation of the openings in the rear elevation and the distinct lack of alignment with the windows below would exacerbate the incongruity. As such, the rear rooflights would not be sympathetic to the character and appearance of the area and they would be out of keeping with their surroundings. The proposal therefore would conflict with Policy CP17 of the Exeter Local Development Framework Core Strategy (2012) and Policy DG1 of the Exeter Local Plan First Review (2005)

He also considered that the proposed development would not have a harmful effect on the living conditions of the occupiers of neighbouring properties and the proposal would not conflict with Policy DG4 of the LP, which seeks, in part, to protect the quality of amenity.

For the Decision Notice, see:

**[Reference: APP/Y1110/D/23/3330166 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)**

- 3.6 **[22/0944/FUL](#) & **[22/0945/LBC](#) 11 Friars Walk. *Proposed removal of existing double garage and construction of single storey, 1-bed unit with ancillary landscaping.*  
**Planning Inspectorate decision issued:** 2<sup>nd</sup> May, 2024****

**Appeals (x 2) Dismissed.**

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

**[Reference: APP/Y1110/W/23/3330612 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)**

**[Reference: APP/Y1110/Y/23/3330625 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)**

- 3.7 **[23/1404/FUL](#) 15 South Avenue, Heavitree. *Retain rear timber deck.* **Planning Inspectorate decision issued:** 7<sup>th</sup> May, 2024**

**Appeal Dismissed.**

The application site is a two storey semi-detached house on South Avenue, in the Mont Le Grand Conservation area. The Appraisal for this Conservation Area identifies no. 15 South Avenue as making a positive contribution to the Conservation Area. The property has a large two storey and single storey rear extension. To the rear is a fairly flat, long and narrow garden which has a patio area leading onto a large, grassed area.

The proposal was a retrospective application for the retention of an area of timber decking to the rear of the property, covering an area projecting 3 metres into the garden and 7.5 metres in width, an area of 22.5 m<sup>2</sup>, and built up the boundary with no. 17. The plans show the height of the decking as being 750mm.

The application was refused on the grounds that:

- i) it adversely affects the outlook enjoyed by the neighbouring properties and does not allow existing or future occupiers to feel at ease within their garden
- ii) it introduces an element which is out of scale in terms of height and size with its neighbours

The Inspector highlighted the main issues to be the effect of the proposal on:

- living conditions for neighbours; and
- the character of the host property and the immediate locality.

The Inspector considered that from the deck it is very easy to see sideways over into neighbouring gardens and down the length of these rear amenity spaces, and that the deck in-situ takes inter-visibility to a greater and unacceptable degree. The overall impact of the development is one of uncomfortable impingement upon neighbours. The proposal therefore would conflict with Policy DG4 of the Exeter Local Plan First Review (2005).

He was satisfied that the decking would be neutral in terms of the character and appearance of the Conservation Area; the appeal scheme would not run contrary to Section 72(1) of the Act.

However, he did also consider that the decking does not sit comfortably with the form and scale of the host property or with the character and nature of a structure one would expect to find in this or close-by small-scale traditional gardens. He concluded that it is disproportionate, incongruous and ungainly. This would be contrary to Policy CP17 of the Exeter Local Development Framework Core Strategy 2012 and LP Saved Policy DG1

For the Decision Notice, see:

**Reference: [APP/Y1110/D/24/3338316 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)**

- 3.8 **21/1014/FUL 68-72 Howell Road, St James's. Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 26 bedrooms in total. Planning Inspectorate decision issued: 13<sup>th</sup> May, 2024**

#### **Appeal Allowed without Costs.**

The application was refused at Planning Committee due to the increase in student housing creating further concentration of this use and an increased imbalance of population within the local community, contrary to policy H5(b) of the Exeter Local Plan First Review 1995-2011 and the overarching aims of the Exeter St James Neighbourhood Plan.

The Inspector noted that Local Plan (LP) policy H5(b) states that provision of student housing should not create an over concentration of the use in any one area of the city which would change the character of the neighbourhood or create an imbalance in the local community. They commented that the wording of LP policy H5 was applicable, with it covering over concentration of any use, with this appeal relating to over concentration of PBSA. It was noted that 'over concentration', 'area of the city' and 'imbalance in the local community' are not defined in the policy.

There are 314 beds in 4 PBSA blocks within 250m of the appeal site, but this was not considered to be an over concentration. The Inspector commented that evidence on total PBSA provision in other areas was not provided to determine whether there was an excess level or not, but that nevertheless the 4 PBSA blocks do not represent an over concentration and that the proposal would not change the character or create imbalance contrary to H5(b).

The St James Neighbourhood Plan (NP) policies C1, C2 and C3 were discussed by the Inspector, concluding that policies C1 and C3 are not relevant due to them relating to HMOs (policy C1) and small scale PBSA (policy C3), with this scheme being for large-scale PBSA. Policy C2 states that PBSA will be permitted in sites where it can be properly integrated into the urban area, provided they a) are not predominantly characterised by intact streets of traditional residential development,; b) where the serving and parking can be achieved with no unacceptable impact; and c) where the scale and massing is broadly similar to that of the surrounding buildings. The site is an existing gap between terraced properties, is of a similar height to neighbouring dwellings and will be car-free development and meets the requirements of this policy.

The overarching aims of the NP were also examined, with the St James Community Trust stating that the proposal conflicts with the overarching aims of the NP.

The Inspector examined Section 3 of the NP, 'What the Plan Aims to Achieve' and concluded that the aims in restricting HMO development and rebalancing the community, alongside the Article 4 Direction allow a thorough assessment of applications. Therefore as the application complies with NP policy C2 it does not harm the aims of the NP. It was noted that the additional aims outside of a policy itself do not have the same force as a policy.

The Inspector advised that the wording of NP policy C3 supports small scale PBSA where this does not prejudice the objective of creating a balanced community and that policy C1 requires 'balanced communities'. However, these aspects are not reflected in the wording or supporting text of the relevant NP policy C2.

Core Strategy (CP) policy CP5 was also referred to, noting in the supporting text (paragraph 6.28) that '75% or more of additional student numbers should be accommodated in purpose built student accommodation' and that this target has not been met.

Further comments were made in reference to the University SPD with the Inspector noting that, regardless of the 2015 High Court Judgement on lack of evidence of PBSA releasing market homes, that the proposal would assist with the principles of the SPD through the provision of PBSA on an appropriate site close to the University and the City Centre.

The Inspector concluded that the proposal complies with Local Plan policy H5 and NP policy C2 and does not conflict with the stated overarching aims of the NP or Paragraph 8 of the NPPF.

In relation to other matters the Inspector noted that the site falls within Longbrook Conservation Area (CA). They advised that the existing building does not positively contribute to the character or appearance of the CA and that the design of the proposal would significantly enhance this part of the CA.

The Inspector considered the site suitable for car-free development, suitable refuse and recycling storage and there is no unacceptable loss of employment.

In relation to noise and disturbance impacts the Inspector placed a condition for a management plan to ensure staff support, discipline, security and arrival/departure procedures are agreeable.

The Inspector therefore allowed the appeal for the reasons stated above.

### **Costs**

An application for costs was also submitted but was refused by the Inspector. There were 6 points raised by the appellant and these are set out below alongside a summary of the Inspectors comments on them:

1. *Unreasonable behaviour by refusing the planning application following positive pre-application advice.*
2. *Committee Members ignored their own officer advice and recommendation.*

The Inspector advised that it was not in itself unreasonable or unusual for a proposal to be contrary to pre-application advice, advice at a committee meeting or an officer recommendation, all of which are non-binding.

3. *Reliance on supporting text rather than policy wording.*

The Inspector advised that the Council referenced the aims of the Neighbourhood Plan and acknowledged that NP policy C2 does not contain a requirement to consider imbalance, but that the Council sought to relate the aims of the NP back to a relevant LP policy (H5(b)) that does.

The Inspector found that the NP contains similar overall aims as LP policy H5(b) and that as the NP is a material consideration they would have had to address the policies in the

NP in their appeal evidence in any case. Furthermore, the appeal was necessary due to the stated conflict with H5(b) and as a result the reference to the aims of the NP has not result in unnecessary or wasted expense.

4. *Unlawful interpretation of LP policy H5(b).*

5. *Conflict with CP policy CP5 for 75% or more of additional student numbers to be accommodated in purpose built housing.*

The Inspector noted that in their main decision that H5(b) and the impact on the local community was of great concern, with the Council providing reasons on this 'imbalance'. In light of this, and the lack of definition of 'imbalance', it was not unreasonable for the Council to rely on this policy and provided sufficient evidence to reach the decision it did. The Council outlined the harm it believed would be caused despite the general support from policy CP5.

6. *A different approach was taken on another site.*

Reference was made to a recent approval for PBSA at Beaufort House, with the Inspector noting that this is an area specified in the NP as being possible to properly plan for PBSA. It was not considered a similar enough case or set of circumstances to demonstrate an inconsistent decision.

For the Decision Notice, see:

**[Reference: APP/Y1110/W/23/3325492 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/23/3325492)**

3.9 **[22/1122/FUL](#) & [22/1123/LBC](#) 25 Monmouth Street, Topsham. *Installation of six black PV solar panels on rear roof slope.***

**Planning Inspectorate decision issued:** 16<sup>th</sup> May, 2024.

**Appeals (x 2) Dismissed.**

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

**[Reference: APP/Y1110/W/23/3319354 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/23/3319354)**

**[Reference: APP/Y1110/Y/23/3319355 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/y/23/3319355)**

3.10 **[23/1396/FUL](#) 11 Rews Park Drive, Pinhoe. *Construction of a two-storey side extension with an integral garage.***

**Planning Inspectorate decision issued:** 16<sup>th</sup> May, 2024.

**Appeals Dismissed.**

The application site is No. 11 is a detached dwelling located at the end of a cul-de-sac, on a relatively spacious corner plot with an undeveloped area to the side of the dwelling and a fairly spacious garden to the rear. To the west is No 12, a similar detached dwelling, and to the south is No 10 which is side on to the application site, in the opposite side of a parking turning head.

The proposal was for a two storey side extension aimed at addressing a previous refusal, which did not comply with the SPD on house extensions. The application the subject of the appeal had a side wall parallel with the side of the main dwelling, and no projection to the rear. To the front, the two storey extension continued the line of the existing single garage, projecting to the front of the main dwelling by 2.4 metres, and was 6 metres in width, with a garden room to the rear, flush with the rear elevation of

the main dwelling, and two bedrooms and two bathrooms at first floor level. The ridge line of the extension was continuous with that of the main dwelling.

The application was refused on the grounds that the proposed extension would have a negative impact on the character, and appearance of the host dwelling and the street scene, as the proposed extension would not appear as a subservient addition:

- The extension would project forward of the existing dwelling,
- The roof line would not be subordinate to the main roof line

As such, it would appear bulky and disproportionate and create harm to the character and appearance of the area.

The Inspector highlighted the main issues to be the effect of the proposal on the character and appearance of the existing property and on the local area.

The Inspector considered that the proposed extension would overwhelm the scale and proportions of the existing property. The over dominance of the proposed extension in relation to the existing property would be exacerbated by the forward projection of the two-storey extension in relation to the existing property. The property as extended would appear unbalanced in terms of its overall scale and proportions and this would harm the character and appearance of the existing property.

He concluded that the extension would be over dominant in terms of its scale and massing and this would be harmful to the street scene. As such it would conflict with Policy CP17 of the Exeter Local Development Framework Core Strategy, Policy DG1 of the Exeter Local Plan First Review and the Exeter City Council Supplementary Planning Document 'Householder's Guide to Extension Design' (SPD) and the National Planning Policy Framework and in particular Section 12.

For the Decision Notice, see:

**[Reference: APP/Y1110/D/24/3340669 \(planninginspectorate.gov.uk\)](#)**

#### **4. New Appeals**

- 4.1 **[21/1506/TPO](#) 8 St Leonards Road.** *Yew Tree remove branches that sit below the 5.2m limit and make the shape of the tree balanced.* **Start Date:** 18<sup>th</sup> March, 2024.

For case details, see:

**[Contact: Joe Morshead, Trees Officer.](#)**

- 4.2 **[22/1330/FUL](#) St Andrews Yard, Willeys Avenue, St David's.** *Change of use of mixed use B8 storage and sui generis car sales to B8 storage and distribution use only.* **Start Date:** 27<sup>th</sup> March, 2024.

For case details, see:

**[Reference: APP/Y1110/W/23/3335001 \(planninginspectorate.gov.uk\)](#)**



- 4.3 **22/1376/FUL** Land Adjacent to Kinnerton Court, Kinnerton Way, Exwick. Construction of three-storey building containing 3no. apartments with associated access, parking and landscaping. **Start Date:** 22<sup>nd</sup> April, 2024.

For case details, see:

**Reference:** [APP/Y1110/W/24/3339350 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

- 4.4 **22/1598/FUL** Dreamland Stables, Church Hill, Mincinglake. Conversion of stables to dwelling and associated works including landscaping and parking. **Start Date:** 22<sup>nd</sup> April, 2024

For case details, see:

**Reference:** [APP/Y1110/W/23/3331163 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

- 4.5 **22/1610/FUL** Land at Corner of Church Hill and Church Lane, Pinhoe. Construction of detached single dwelling house with garage, access, landscaping and associated works. **Start Date:** 22<sup>nd</sup> April, 2024.

For case details, see:

**Reference:** [APP/Y1110/W/24/3340520 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

- 4.6 **23/0631/VOC** 130 Fore Street, Topsham. Variation of Condition 2 (approved drawings) of approval 12/1426/FUL (Alterations and roof level redevelopment to provide 13 flats with associated access and communal facilities) to alter the height and internal layouts. **Start Date:** 22<sup>nd</sup> April, 2024.

For case details, see:

**Reference:** [APP/Y1110/W/24/3339991 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

- 4.7 **23/1303/FUL** 50 Langaton Lane, Pinhoe. First floor side extension. Above existing single storey extension to form additional bedroom accommodation. Re-submission of 23/0799/FUL. **Start Date:** 18<sup>th</sup> April, 2024.

For case details, see:

**Reference:** [APP/Y1110/D/24/3341219 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

- 4.8 **23/1396/FUL** 11 Rews Park Drive, Pinhoe. Construction of a two-storey side extension with an integral garage. **Start Date:** 11<sup>th</sup> April, 2024.

For case details, see:

**Reference:** [APP/Y1110/D/24/3340669 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

- 4.9 **23/1550/FUL** 8 Edinburgh Drive, Exwick. 2 storey side extension, rear dormer and minor external/internal works. **Start Date:** 24<sup>th</sup> April, 2024.

For case details, see:

**Reference:** [APP/Y1110/D/24/3341324 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk)

- 4.10 **23/1206/FUL** RETROSPECTIVE. Flat roof garage with English Cedar cladding **Start Date:** 16<sup>th</sup> May, 2024.

For case details, see:

**[Reference: APP/Y1110/D/24/3340186 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)**

Ian Collinson

**Director of City Development**

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

Letters, application files and appeal documents referred to in report are available for inspection from: City Development, Civic Centre, Paris Street, Exeter

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