

ITEM NO.

6

COMMITTEE DATE:

03/10/2011

APPLICATION NO:

11/1365/03

FULL PLANNING PERMISSION

APPLICANT:

Mr G Hunt

PROPOSAL:

Replacement outbuilding on west boundary

LOCATION:

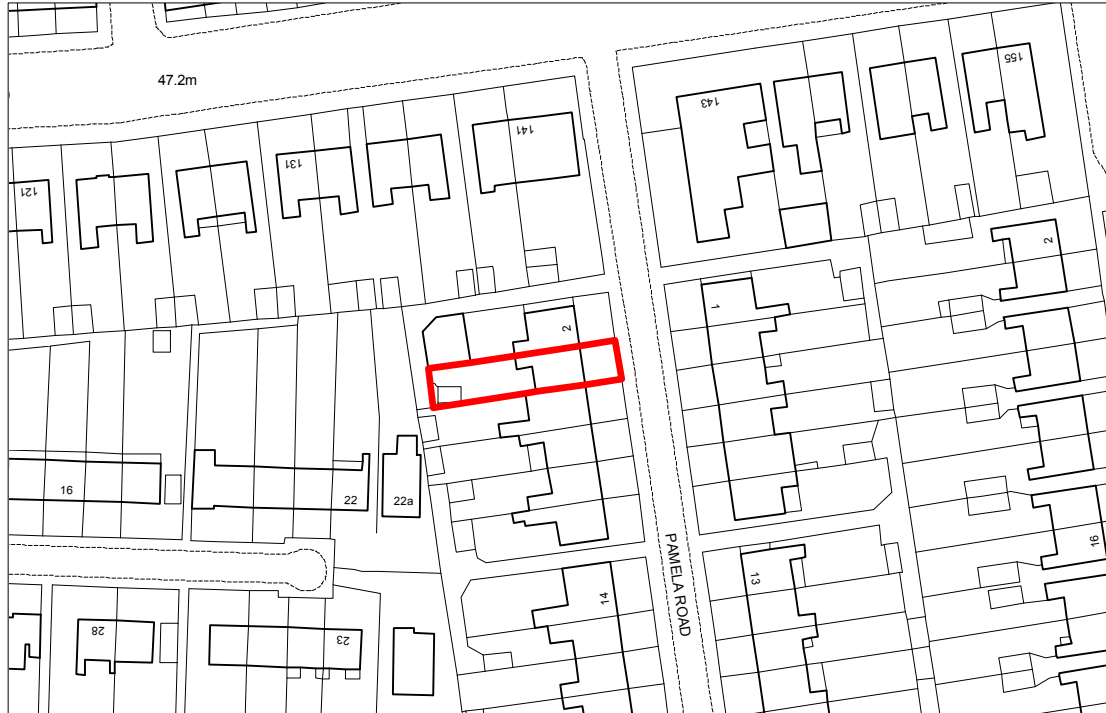
4 Pamela Road, Exeter, EX1 2UF

REGISTRATION DATE:

25/08/2011

EXPIRY DATE:

20/10/2011



Scale 1:1250

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HISTORY OF SITE

None directly relevant

DESCRIPTION OF SITE/PROPOSAL

The proposal relates to an early twentieth century two storey red brick mid-terraced dwelling in Polsloe. In the rear garden, there is a detached garage, which can be reached via a small access lane adjacent to No. 2 Pamela Road. This application seeks planning permission for a replacement outbuilding in the rear garden.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

None received.

REPRESENTATIONS

None received.

CONSULTATIONS

None received.

PLANNING POLICY/GUIDANCE

Devon Structure Plan 2001 - 2016

CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011

DG1 - Objectives of Urban Design

DG4 - Residential Layout and Amenity

Supplementary Planning Document: Householder's Guide to Extension Design

OBSERVATIONS

The proposal only requires planning permission because the height of the building, at 2.7 metres, would be above the 2.5 metres allowable under Permitted Development. In essence, it is not considered that the additional 0.2 metres in height makes any significant difference to the impact of the proposal. The proposed outbuilding would not affect any street scene nor would it harm any neighbouring residential amenities. The occupiers of the dwelling would retain an acceptable level of external private amenity space - around 61 square metres. It is therefore considered acceptable.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 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 25 August 2011, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) C17 - Submission of Materials

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

Background papers used in compiling the report:

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