

EXETER CITY COUNCIL

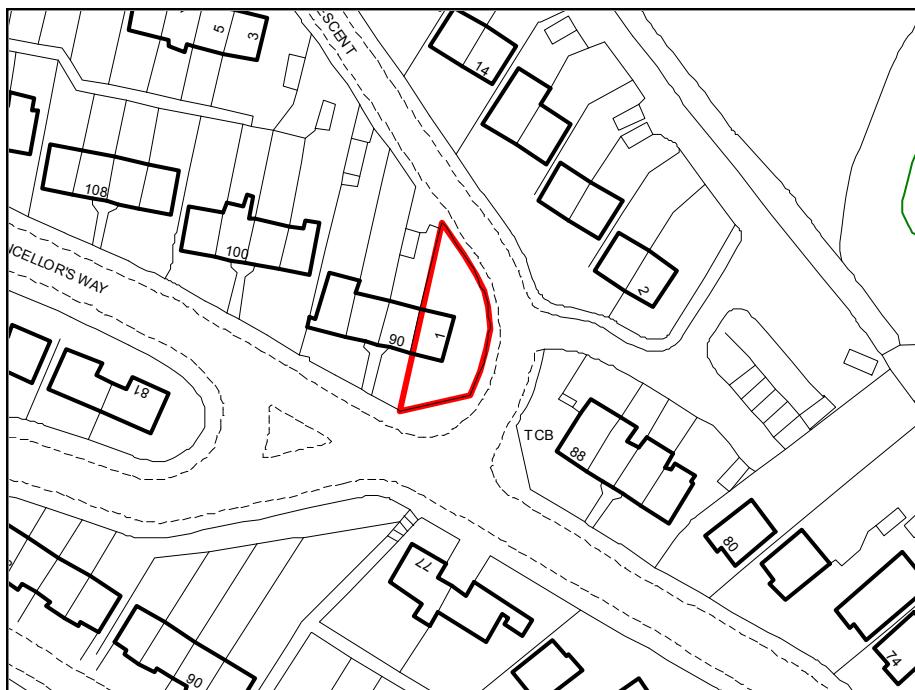
PLANNING COMMITTEE
16 JANUARY 2012

APPEALS

DECISIONS RECEIVED

SUMMARY: 1 appeal decision has been received since the last report:
this was dismissed.

1 Celia Crescent, Exeter EX4 9DR



Scale 1:1250

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Reference No: 11/1310/03

Proposal: Erection of a conservatory.

Application Decision: Delegated Refusal

Type of Appeal: Householder

Appeal Decision: DISMISSED

Grounds:

The principal issue was the effect of the proposed development on the character and appearance of the host dwelling and the area.

The appeal site is an end-of-terrace house on a prominent site elevated above viewpoints in Chancellor's Way. Although the proposed conservatory would be on a side elevation, the Inspector considered that the layout of the terrace and the highly conspicuous location meant that this gable end of the building had the appearance of a principal elevation in the street scene. The fact that the front door was located on this elevation added to the impression that this elevation was the front of the house. The Inspector noted that the Council's *A Householder's Guide to Extension Design* SPD, stated that extensions should not project forwards from the front of a dwelling.

The conservatory would be prominent in the street scene. It would appear incongruous in the context of the existing planned layout and there were no other extensions in the area which projected out from a principal elevation.

The Inspector concluded that the proposed development would harm the character and appearance of the host building and of the area, contrary to ELP Policy DG1 and the SPD.

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APPEALS LODGED

Application	Proposal	Start Date	Received Date
9 Colleton Crescent, Exeter, EX2 4DG	Installation of double doorway between first floor dining and living room.	01/12/2011	01/12/2011
Collard House, St Marks Avenue, Exeter, EX1 2PX	Redevelopment to provide three storey and two storey buildings comprising five self contained flats, pedestrian access to highway and associated works.	06/12/2011	06/12/2011
Garden Flat, 30 Powderham Crescent, Exeter, EX4 6BZ	Ground floor extension on south elevation.	14/12/2011	14/12/2011
24 Dunsford Gardens, Exeter, EX4 1LN	Two storey extension on north and east elevations including alterations to detached garage and conservatory on north elevation.	16/12/2011	16/12/2011

RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL

ECONOMY AND DEVELOPMENT DIRECTORATE

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

Background papers used in compiling the report: -

Letters, application files and appeal documents referred to in report.

Available for inspection from: -

Planning Services, Civic Centre, Paris Street, Exeter (01392) 265223