

EXETER CITY COUNCIL

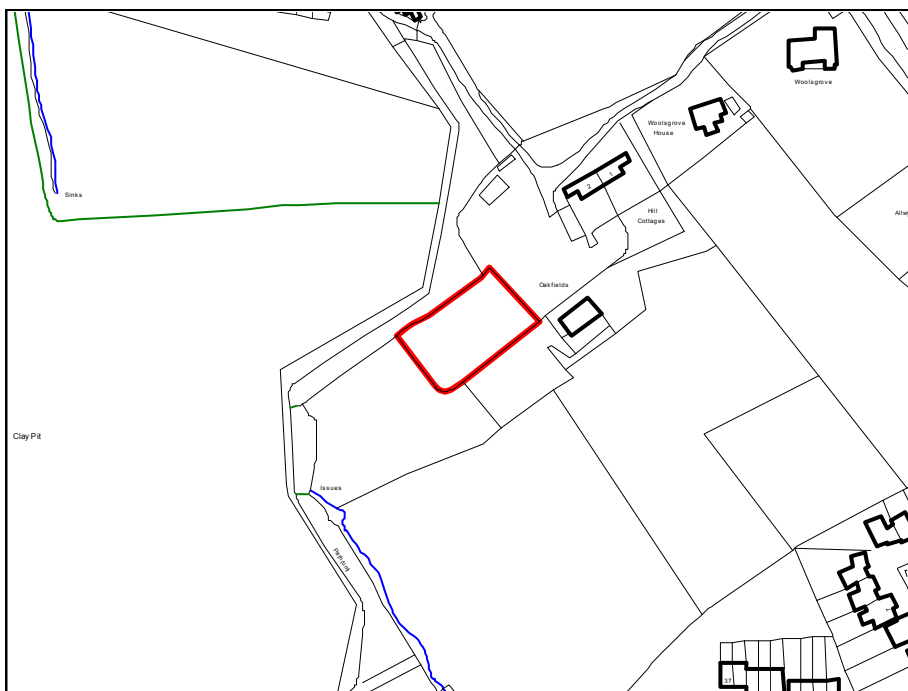
**PLANNING COMMITTEE
29 OCTOBER 2012**

APPEALS

DECISIONS RECEIVED

SUMMARY: 2 appeal decisions have been received since the last report:
Both appeals were dismissed.

2 Hill Cottages, Church Hill, Pinhoe, Exeter, EX4 9JG



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Reference No: 12/0012/01

Proposal: Erection of a detached dwelling.

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

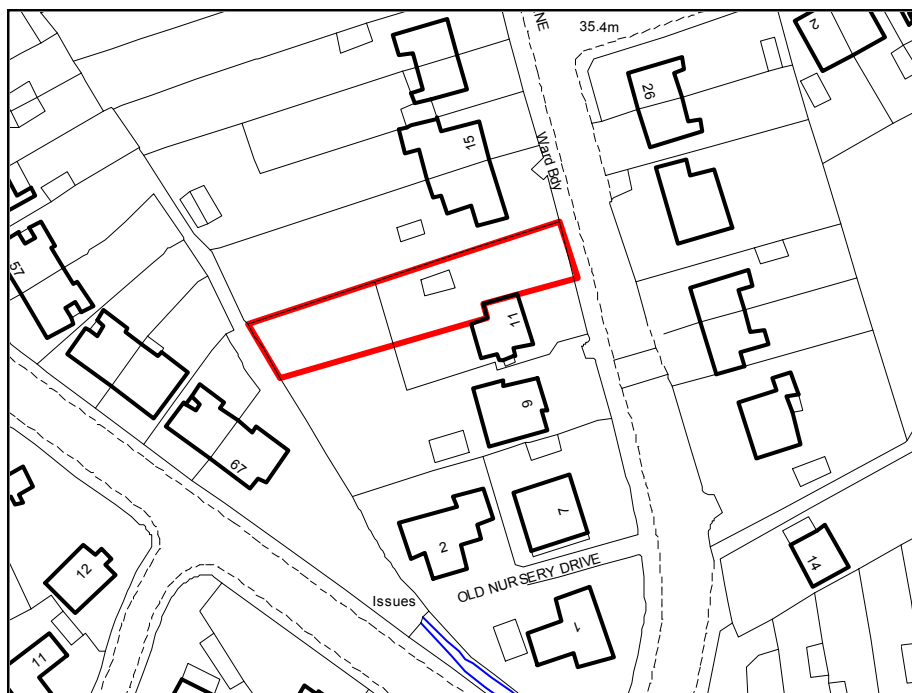
The main issue was the impact of the proposal on the character and appearance of the area. The site is on a hillside overlooking Exeter and comprises part of the garden of 2

Hill Cottages. It is surrounded by mature hedges and trees. Although the appellant claimed that the site was surrounded by buildings, these were virtually invisible from within the site and consisted of widely separated small houses or stable buildings within the open countryside. The Inspector commented that it was not surprising that the site was protected by landscape policies in the DSP, ELP and Core Strategy. He considered the insertion of a house into the site would partially erode the open character of the landscape, on a prominent hillside position. Even if it were entirely hidden by trees and bushes, it would still be out of place in the countryside and contrary to the well established policies designed to protect the area from development.

The appellant argued that recent planning permissions had changed this situation. Land to the south east has planning permission for housing development, but this was some way from the site and did not directly impinge upon it. Close by, a disused quarry just down the slope from the site, also has permission for 380 houses. The Inspector noted the Council's view that this development would have little direct impact on the appeal site as it would be contained within the quarry. He considered that if the impact was greater, the role of the appeal site in the landscape protection area would be even more important. He also noted that neither of the two planning permissions were in the protected area, further emphasising the importance of that area.

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11 Summer Lane, Exeter, EX4 8BY



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Reference No: 12/0059/03

Proposal: New house in grounds of existing (revised scheme).

Application Decision: Delegated Refusal

Type of Appeal: Written representations

Appeal Decision: DISMISSED

Grounds:

The main issues were the effect of the proposal on the character and appearance of the street scene and the host dwelling, and on the living conditions of the occupants of the host dwelling.

Character and appearance

11 Summer Lane is a detached dwelling set back from the road with a distinctive cat-slide roof on the side elevation. A previous proposal to subdivide the plot and erect a new two storey detached dwelling at the side of the existing was dismissed on appeal. The inspector dealing with that appeal found that the gap would not be sufficiently wide to achieve a building plot without harming the character and appearance of the street scene. The current scheme was a response to those objections and proposed a single storey, attached dwelling intended to mimic an extension to the existing, with shared use of no.11's vehicular access and its extensive area of front hardstanding.

Due to the constraints of the site, the proposed dwelling would be over 15m deep, extending far beyond the rear of the existing dwelling, and beyond the end of the existing extension at the rear of the adjoining dwelling at no.13.

The Inspector agreed with the Council that in terms of its detailed design, the proposed roof slopes would not relate well to the two storey dwellings on either side. The width of the proposed single storey structure would unbalance the form of the host dwelling and the point at which its roof would meet the host dwelling's cat-slide roof was poorly conceived. He shared the previous Inspector's view that the cat-slide roof of the host dwelling was "*a distinctive and highly visible feature when viewed from public viewpoints in Summer Lane.... The side garden... acts as a visual buffer to the low eaves.... and gives an appropriate space for the large, centrally placed side dormer to face*". He considered the proposed development to be contrived and out of keeping with the host dwelling and street scene, contrary to Development Plan policies and the advice and policies on design set out in the National Planning Policy Framework.

Living conditions

The proposal would result in a new courtyard garden being created immediately adjacent to the patio at the rear of the existing dwelling, separated from it by a fence 2m high and over 4m long. This would connect to the corner of the hipped and gabled 5m deep return section of the proposed dwelling sited directly on the boundary and which would be some 2m high to the eaves, with a roof ridge about 4m high and a chimney set on the hipped roof slope.

The Inspector considered that these particular elements of the proposal, because of their close proximity to the host dwelling and its garden, would have an overbearing impact on, and result in an unacceptable loss of outlook from, the existing rear lounge window and patio area. He concluded that the proposal would harm living conditions at the host dwelling, contrary to DSP Policy CO6, ELP Policy DG4 and CS Policy CP4.

APPEALS LODGED

Application	Proposal	Start Date	Received Date
12/0020/07 52 Longbrook Street, Exeter EX4 6AH	Alterations to create house in multiple occupation including dormer window on east and west elevations and replacement window on east elevation.	10/10/2012	10/10/2012

RICHARD SHORT
ASSISTANT DIRECTOR CITY DEVELOPMENT

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

Background papers used in compiling the report: -

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

Available for inspection from: -

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