

ITEM NO.

7

COMMITTEE DATE:

24/06/2013

APPLICATION NO:

13/3101/03

FULL PLANNING PERMISSION

APPLICANT:

Mr A Rapley

PROPOSAL:

Erection of summer house in garden

LOCATION:

Orchard Bungalow, Ludwell Lane, Exeter, EX2 5AQ

REGISTRATION DATE:

17/04/2013

EXPIRY DATE:

12/06/2013



Scale 1:3000

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HISTORY OF SITE

09/2052/03 - Ground floor extension on north east and south west elevations PER 02/02/2010

DESCRIPTION OF SITE/PROPOSAL

Orchard Bungalow is a single storey detached property. It is located to the north of Ludwell Lane and is within the Ludwell Valley Park and an area designated as a Site of Local Interest for Nature Conservation. A cycle route runs along Ludwell Lane. Orchard Bungalow is set within a spacious site with a road frontage of some 80 metres. The property is located in the northern corner of the site and is thus set well back from the Ludwell Lane which borders the site along the south western and south eastern boundaries. The property is accessed via a long single track drive which also serves a range of outbuildings located adjacent to the main house. The site has a gentle gradient from north to south.

The proposal is for a summer house (3.5m x 4.5m x 2.43m in size). It will have timber tongue and groove walls with bitumen black shingles for the roof covering. It will be located approx. 10m from the main house within the grounds of the property but within reasonable proximity of the main building and outbuildings.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Specification of the Summerhouse.

REPRESENTATIONS

None received.

CONSULTATIONS

None received

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance
NPPF - National Planning Policy Framework

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

Exeter Local Plan First Review 1995-2011
DG4 - Residential Layout and Amenity
DG1 - Objectives of Urban Design
L1 - Valley Parks
LS1 - Landscape Setting

Exeter City Council Supplementary Planning Document

OBSERVATIONS

Although located within the Valley Park and a Site of Local Interest for Nature Conservation the works proposed would not cause harm to them, their setting or to any mature trees located within this site. Policies L1 and LS4 have been given due consideration and it is not considered that there would be any detrimental impact upon the ecological, environmental and recreational value of the area.

Policy DG1 of the Exeter Local Plan states that development should be compatible with the area within which it is located. It should promote the existing character, relate well to surrounding buildings and spaces and ensure that all designs promote local distinctiveness and contribute positively to the visual richness and amenity of the area. This is supported by Policy CP17 of the Core Strategy that requires all proposals to complement and enhance Exeter's character and local identity. The proposal presented is a modest single storey building constructed in materials compatible with the setting. In compliance with Policy DG4(b) of the Exeter Local Plan, the proposal presented does not adversely impact on the quality of amenity currently enjoyed by neighbouring residential properties.

For this reason the proposal is recommended for approval.

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 17 April 2013 (*dwg. no(s). Plan 1, Plan 2, Plan 3, Plan 4, Plan 4 Continued*), as

modified by other conditions of this consent.

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

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