

EXETER CITY COUNCIL

PLANNING COMMITTEE

15th January 2007

APPEALS

DECISIONS RECEIVED

SUMMARY: **5 appeal decisions have been received since the last report; 4 were dismissed and 1 allowed subject to conditions.**

Location: 28 Manor Road, Exeter EX4 1EN



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Reference No: 05/1977/03

Proposal: Erection of 10 two-bedroom flats with amenity space and parking.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: **APPEAL DISMISSED**

Grounds:

The main issues were considered to be whether the proposed development would have an adverse impact on the character and appearance of the area and the privacy and outlook of neighbours.

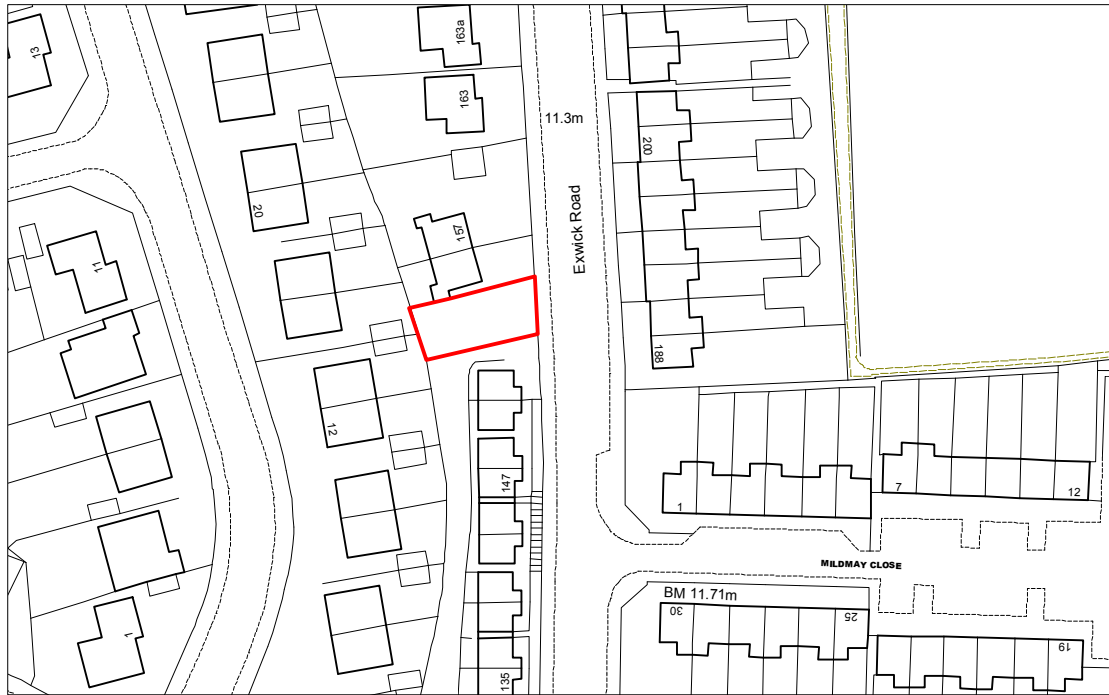
In relation to the first issue, the Inspector agreed with the Council that insufficient regard had been paid by the current proposal to the strong local context provided by the surrounding Victorian and Edwardian, terraced, two storey housing. He agreed that the proposed building, particularly the three storey block would be too high, too bulky and thereby out of character with the area. I accept that the general need to increase densities in existing urban areas so that a more sustainable pattern of living is encouraged will inevitably change the relationship between buildings. However, the appeal site's back land location, adjoined by the rear of existing terraced housing to the north and east, means that the proposed form of development would be too incongruous to produce an acceptable urban form. He therefore considered the proposal would be contrary to Policies DG1 and DG4 of the Exeter Local Plan.

With regard to the second issue, the Inspector also agreed with the Council that it was the three-storey element of the scheme that was particularly objectionable. It would be too overbearing in the confined location when viewed from the rear of the adjoining terraces. In addition, due to the closeness between the existing and proposed development, the privacy of existing residents would be harmed by the potential to overlook their windows and rear gardens from at least the second floor windows of the three-storey block. Further conflict with Policy DG4 would be the result, as the large number of representations from local residents supported his view that this proposal would not ensure a quality of amenity that allowed residents to feel at ease within their homes and gardens.

The Inspector therefore concluded that the proposed development would have an adverse impact on the character and appearance of the area, and the privacy and outlook of neighbours, contrary to Local Plan Policies DG1 and DG4.

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Location: 115 Exwick Road, Exeter EX4 2BB



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Reference No: 06/0498/03

Proposal: Erection of a detached dwelling.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: APPEAL DISMISSED

Grounds:

The main issue was considered to be whether the proposed development would have an adverse impact on the character and appearance of the street scene.

The Inspector agreed with the Council that the scheme did not strike the right balance between the need to make the most efficient use of urban land and the maintenance and enhancement of the appearance and character of Exeter's townscape. He considered a dwelling of the size proposed would appear cramped and too prominent and obtrusive to contribute positively to the existing appearance and character of Exwick Road.

Although the Inspector considered the further objection by the Council arising from the smallness of the gardens for the proposed dwelling and remaining for the host dwelling, he concluded that the acceptability of garden sizes was a matter best left to potential occupiers to decide and would not have caused him to dismiss the appeal for that reason.

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Location: 4 Stoke Hill, Exeter EX4 7DA



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Reference No: 06/0447/03

Proposal: Construction of a flat-roofed dormer to rear.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: APPEAL ALLOWED

Grounds:

The Inspector considered that the main view of the proposed dormer would be over the grassed open area and pedestrian way from the east. He thought that within this view would be the large flat roofed front dormer windows of the pairs of bungalows at 1/3 and 2/4 Stoke Hill. These windows were part of the original design, the dormer on each property being joined to the other one of the pair. These dormers formed a substantial part of the roof slope. The adjacent dormer bungalows, which are not untypical of the estate, would frame the most significant view of the appeal proposal.

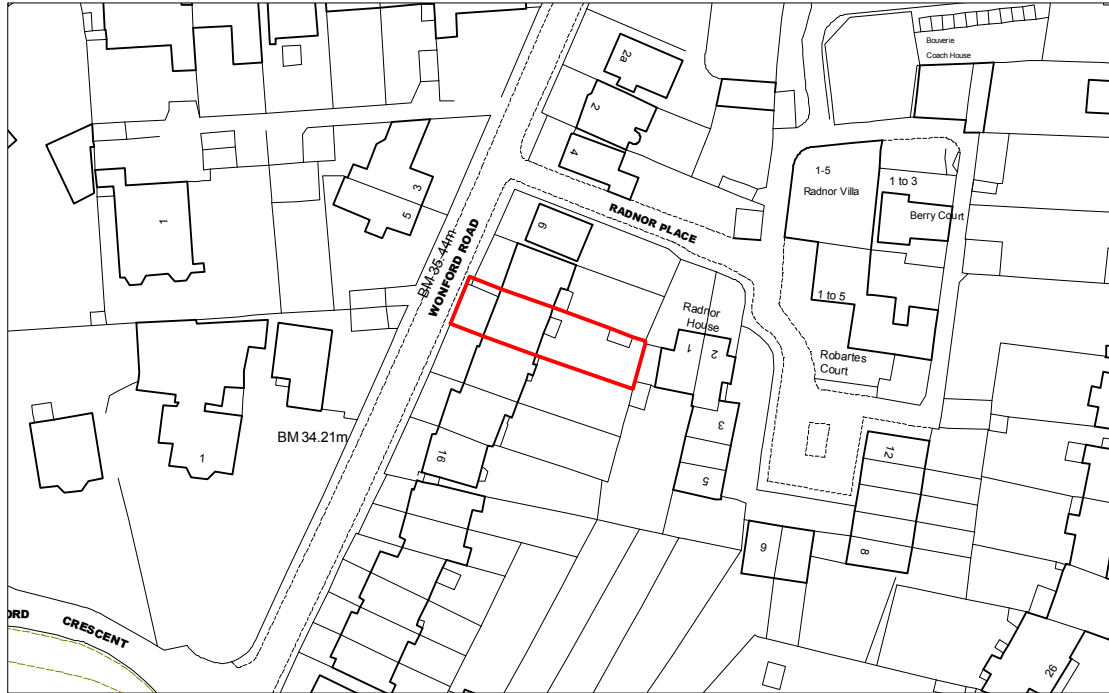
The Inspector noted that the windows of the proposed dormer would line up with the other windows at first floor level and would be well inset from the edges of the roof, the flat roof would be a considerable distance down from the existing ridge line and the base of the dormer front wall well above the eaves. He therefore considered the dormer would not obliterate or dominate the roof. It would meet many of the

Council's design aims while reflecting the existing dormer theme set by the bungalows nearby.

The appeal was allowed subject to conditions relating to commencement, conformity with the revised plan and the submission of samples of materials.

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Location: 10 Wonford Road, Exeter EX2 4EQ



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Reference No: 06/0378/03

Proposal: Removal of front garden and replacement with patio slab hardstanding.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: APPEAL DISMISSED

Grounds:

The Inspector agreed with the Council that Wonford Road has a sense of enclosure. Although a number of houses in the street have created hardstandings in their front gardens, the west side is formed of a pleasant, old wall. From public views up and down the street there is no appearance of an open plan streetscape. Many of the households that have created a hardstanding have also sought to retain a wall, hedge or other means of enclosure between plots if not along the front boundary. The

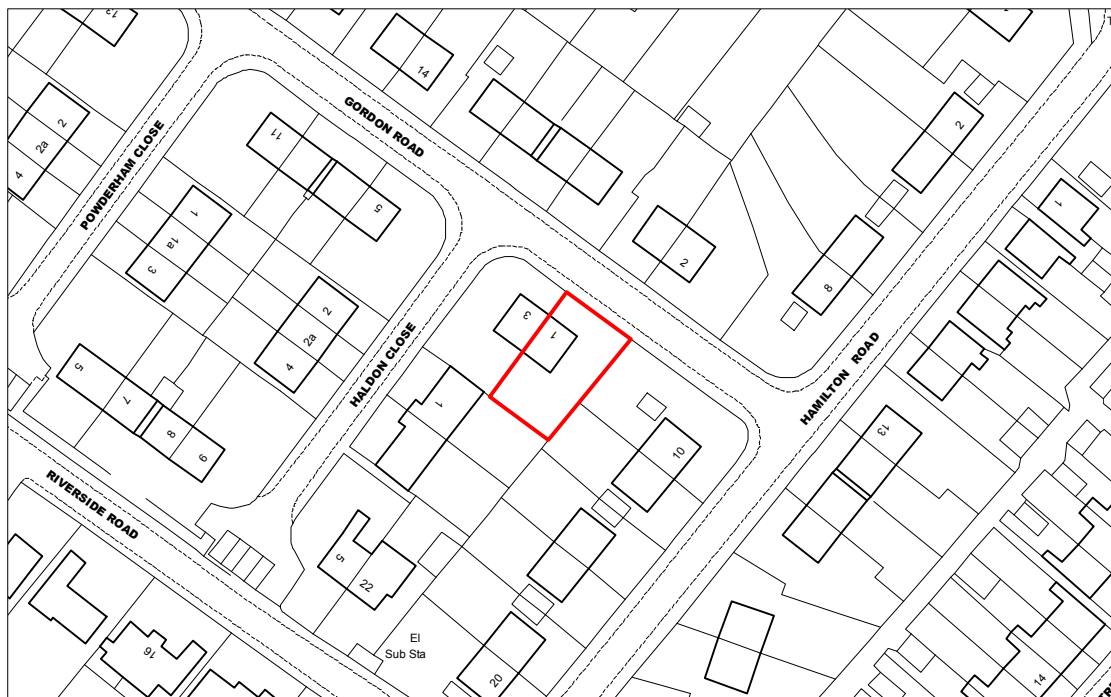
Inspector considered these contributed to the character and appearance of the Conservation Area and their loss would be a negative result.

The Inspector considered it particularly important to retain what boundary treatments there are in the road, because of the sense of enclosure and visual interest in the street. She thought *“the addition of a completely open and paved area with 1 or 2 vehicles shoe-horned onto it would draw attention to the site in a negative way and the vehicles would represent additional clutter in the street scene”*.

The Inspector concluded that the proposal would not preserve, much less enhance the character or appearance of the Conservation Area. It would therefore conflict with the objectives of national policy, SP Policy CO7 and LP Policy C1.

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Location: 1 Gordon Road, Topsham, Exeter EX3 0LJ



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Reference No: 06/0895/01

Proposal: Erection of a three bedroom semi-detached house attached to an existing three bedroom semi-detached property.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: APPEAL DISMISSED

Grounds:

The main issue was considered to be whether the proposed development would have an adverse impact on the character and appearance of the street scene.

The Inspector considered that whilst linking the proposed house to 1 Gordon Road could be claimed to be copying a style of development found elsewhere in the road, he was concerned that developing the appeal site would fill up a side garden and thereby reduce the openness between the end of Gordon Road and the rear of houses fronting Hamilton Road. He agreed with the Council that open garden areas such as the appeal site are an important feature of the local area and part of local character. He thought that if permission were to be granted in this case, this local character would begin to be eroded and other similar proposals encouraged. The proposal would not therefore comply with LP Policies H2, DG1 and DG4.

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APPEALS LODGED

Application	Proposal	Start date	Received date
06/0456/03 62/64 High Street, Topsham, Exeter, EX3 0DY	Ground floor rear extension (140 sq.m.).	22/11/2006	23/11/2006
06/1482/03 18 Courtenay Road, Exeter EX2 8JX	Single garage extension on south west elevation and access to highway.	23/11/2006	24/11/2006
06/1395/03 1 Guildford Mews, Gloucester Road, Exeter EX4 2EB	Two storey attached dwelling, parking, access to highway and associated works to include alterations to garden room at No. 1.	27/11/2006	28/11/06
06/0991/03 55 Ide Lane, Exeter EX2 8UT	Ground floor extensions to north-east elevation.	29/11/06	30/11/06
06/1408/03 Globefields, Topsham, Exeter EX3 0DL	Redevelopment to provide bungalow, parking and associated works.	29/11/06	30/11/06
06/1409/14 Globefields, Topsham, Exeter EX3 0DL	Demolition of buildings	29/11/06	30/11/06
06/0995/03 21 Matford Avenue, Exeter, EX2 4PL	Extensions on all elevations to include two-storey extension and decking on rear elevation and accommodation in roofspace.	30/11/06	1/12/06

**RICHARD SHORT
HEAD OF PLANNING SERVICES
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