

**REPORT TO:** PLANNING COMMITTEE  
**Date of Meeting:** 16 March 2020  
**Report of:** Service Lead City Development  
**Title:** Appeals Report

**Is this a Key Decision?** No

**Is this an Executive or Council Function?** No

**1. What is the report about?**

- 1.1 The report provides Members with information on latest decisions received and new appeals since the last report.

**2. Recommendation:**

- 2.1 Members are asked to note the report.

**3. Appeal Decisions Received**

- 3.1 **19/1037/FUL – 85 Newcourt Road, Topsham, Exeter.** This was an application for a ground and roof extensions to an existing bungalow.

A planning appeal has been dismissed by the Planning Inspectorate of a scheme to carry out ground and roof extensions to an existing bungalow, in order to create first floor living accommodation.

The proposed works included, an extension over the garage, to create a large gable end on the south east elevation, a first floor gable extension was proposed to the northeast and southwest elevation. The new ridge was to be 1.5 metres higher than the existing ridge and the gable 1.7 metres higher. The main issue with regards this application was the effect of the development on the character and appearance of the area.

Situated within a group of bungalows, the Inspector stated that mass of the proposed development at 85, would appear much greater than that of 83 and 87 Newcourt Road. This contrast would be especially apparent and unsympathetic when approaching the site from the north, as from here the long ridge and rectilinear form of the side elevation would be viewed relative to the much less bulky hipped form of no. 87.

The inspector concluded that the development would cause unacceptable harm to the character and appearance of the area, conflicting with Policy CP17 of the Core Strategy, which requires development to complement or enhance Exeter's character, and reflects Objective 9 of the Core Strategy, which seeks excellence in design; and policy DG1 of the Local Plan, which amongst other things requires that height, volume and shape of development relates well, and is appropriate to the visual richness and amenity of the townscape.

Of additional note, the Inspector also acknowledged that although the Exeter Local Plan First Review is now 15 years old, and predates the current NPPF, they see no fundamental conflict between the general design objectives set out in saved policy DGA, and those outlined in the Framework.

- 3.2 **19/0809/FUL – 28 Argyll Road, Exeter.** This application was for a proposed first-floor extension to front and new dormer to the rear of property, and new extension over existing playroom and associated works.

A planning appeal has been dismissed by the Planning Inspectorate of a scheme to carry out extensions and alterations. The alterations follow a contemporary design approach to modernise the property, proposed works include new dormers to the front and rear elevation of the property and a new extension over the single storey side extension. The existing property is a brick bungalow considered by the inspector to have some architectural merit, due to the legible design and arrangement of windows.

The main issue with regards this application was the effect of the development on the character of the existing building and the surrounding area. Although the alterations to the front elevation were considered to add some architectural interest, the development would relate poorly to the existing roof form, which was not fully integrated into the proposal. The roof of the existing side extension was considered to compliment that of the bungalow. The proposal to add an additional storey, which would appear from the side as a rectangular block, was considered to be visually jarring and disjointed particularly in relation to the largely unaltered rear elevation.

The appellant raised the merits of the proposal in terms of sustainability, with a desire to not rebuild the property. The Inspector acknowledged that compared with a new build, it was likely there would be benefits, however, there was little evidence with regards the scale of these benefits and therefore the inspector only gave this minimal weight.

The inspector concluded that the development would cause unacceptable harm to the character and appearance of the existing building, conflicting with Policy DG1 of the Local Plan, which amongst other things requires that designs contribute positively to the visual richness and amenity of townscape.

#### **4. New Appeals**

##### **4.1 19/0634/LBC – 8 Clifton Hill, Exeter**

Removal of pier between internal doors and adaptation to double door opening.

##### **4.2 19/0635/LBC - 8 Clifton Hill, Exeter**

Removal of one window and portion of wall.

##### **4.3 19/0875/FUL - 328 Pinhoe Road, Exeter**

Single storey rear extension to provide 6 bedrooms to residential care home.

#### **Andy Robbins**

Service Lead 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 are available for inspection from: City Development, Civic Centre, Paris Street, Exeter

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