

EXETER CITY COUNCIL

PLANNING COMMITTEE

23 March 2009

APPEALS

DECISIONS RECEIVED

SUMMARY: 2 appeal decisions have been received since the last report; both were dismissed.

Location: 29 Herbert Road, Exeter EX1 2UH



Scale 1:1250

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Reference No: 08/0651/03

Proposal: Two-storey extension on east elevation and ground floor extension on south elevation.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The main issue was considered to be the impact of the proposals on the character and appearance of the appeal property and the street scene.

The Inspector did not consider the proposed extension to be compliant with the advice in the Council's SPG "Householder's Guide to Extension Design". It would appear as a continuous two-storey façade, extending to some 8 metres in length and up to 6 metres in height. Although the roof height of the proposed extension would be below that of the existing dwelling, the Inspector was of the view that this would do little to reduce the intrusive impact of this elevation.

A 1-metre wide path ran between the appeal site and 28 Herbert Road. The proposed two-storey extension would abut the fence along the western side of the path. The Appellant argued that, since he owned the land over which the path runs, the extension would effectively be set back 1 metre, the width of the path, from the eastern boundary of the appeal site. Notwithstanding the ownership of the land, the Inspector considered that the occupation by the proposed extension of the whole of the land between No. 29 and the fence on the eastern boundary would give the extension the appearance of having been shoe-horned on to the available land. This would be in contrast to the existing situation where there is a significant source of openness, providing a relief from the otherwise almost continuous built development on the southern side of this part of Herbert Road.

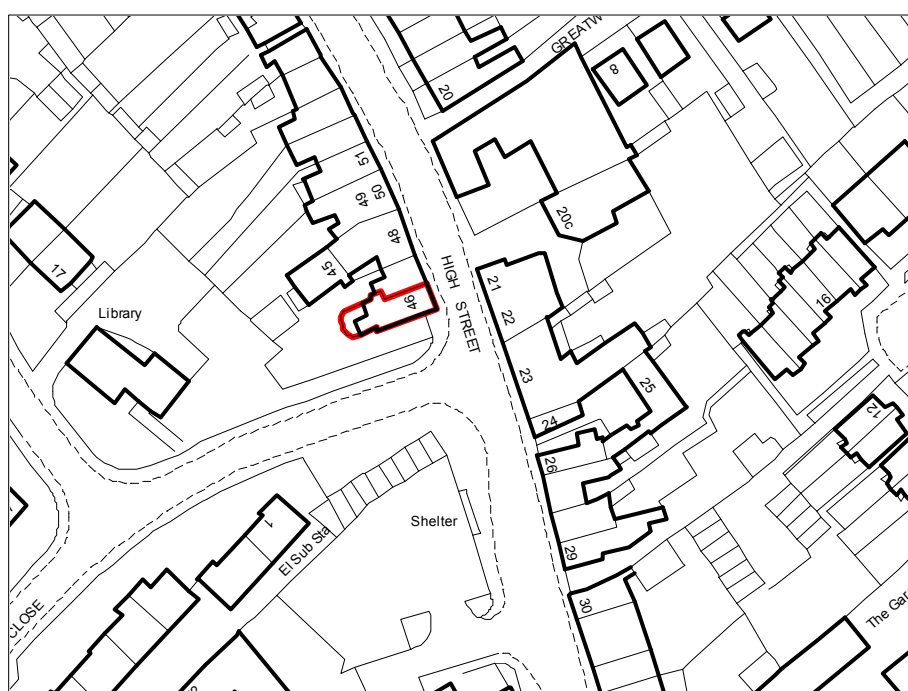
The appellant had referred to other similar extensions in the vicinity and argued that any extension smaller than that proposed would be incongruous. The Inspector pointed out that that was not for him to determine. It was the visual impact of the appeal proposals which he was required to assess, and he was satisfied that the two storey element of the extension proposed would amount to an intrusive overdevelopment of the available land.

The Inspector had some sympathy with the Appellant's wish to provide accommodation for his growing family but stated that this was not a consideration which could outweigh his conclusion on the planning grounds set out above.

The Inspector concluded that the extension proposed would represent an overdevelopment of the site. It would by reason of its bulk have an unacceptably adverse impact on the local street scene. The proposals were therefore not compliant with development plan policy or with the SPD.

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Location: 46 High Street, Topsham EX3 0DY



Reference No: **08/1850/03**

Proposal: Raising of roof and installation of a dormer window on rear wing of dwelling

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: **DISMISSED**

Grounds:

The main issue was considered to be whether the proposed development would preserve or enhance the character or appearance of the Topsham Conservation Area.

The Inspector noted that the appeal property was a Building of Local Importance within the Conservation Area. Although the proposed works affected an existing gabled projection to the rear of the building, because the property is visible from a secondary road frontage, Nelson Close, the proposed extension would be more prominent than might otherwise be the case.

The Inspector considered that the overall increase in the height and bulk of the rear projection would significantly reduce the degree of subservience. He was also concerned about the design of the proposed dormer window, which would have a pitched roof extending up to the full height of the ridgeline. It would not therefore appear subordinate within the roofscape.

The Inspector considered that, taken as a whole, the proposed development would have a detrimental effect on the locally distinctive form and proportions of the existing building and unbalance the critical relationship between the principal part of the building and the smaller, visually subordinate, rear projection. He concluded that the character and appearance of the Topsham Conservation Area would not be preserved, contrary to development plan policies and the Council's *Householder's Guide to Extension Design*. He saw no fundamental reason why the building could not be renovated to an acceptable standard by a more sympathetically designed scheme of works.

The Inspector shared some of the Council's concern about the potential for overlooking of the adjacent properties to the north from the proposed dormer window. However, he did not consider that the appeal should fail solely on this basis. Nevertheless, this matter did add to his overall concern about the development.

APPEALS LODGED

Application	Proposal	Start date	Received date
ALDI Stores, Alphington Road, Exeter, EX2 8HP	Internally illuminated pole-mounted sign adjacent to south west elevation of building, panel signs (4) on north west, south east and south west elevations and alterations to existing boundary signs in north and west corners of site	05/02/2009	05/02/2009
43 Heraldry Way, Exeter, EX2 7QJ	Conservatory on north elevation	12/02/2009	12/02/2009
38 Harrington Road, Exeter, EX4 8PH	Dormer window on east elevation	25/02/2009	02/03/2009
31 Lewis Crescent, Exeter, EX2 7TD	Conservatory on south west elevation.	23/02/2009	02/03/2009
61 Hoker Road, Exeter, EX2 5HX	Vehicular access gates (2), pedestrian gate and fencing on existing north east boundary wall	23/02/2009	03/03/2009

**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