

**ITEM NO.**

**5**

**COMMITTEE DATE:**

**23/03/2009**

**APPLICATION NO:**

**09/0254/03**

**FULL PLANNING PERMISSION**

**APPLICANT:**

**Mr H Smith**

**PROPOSAL:**

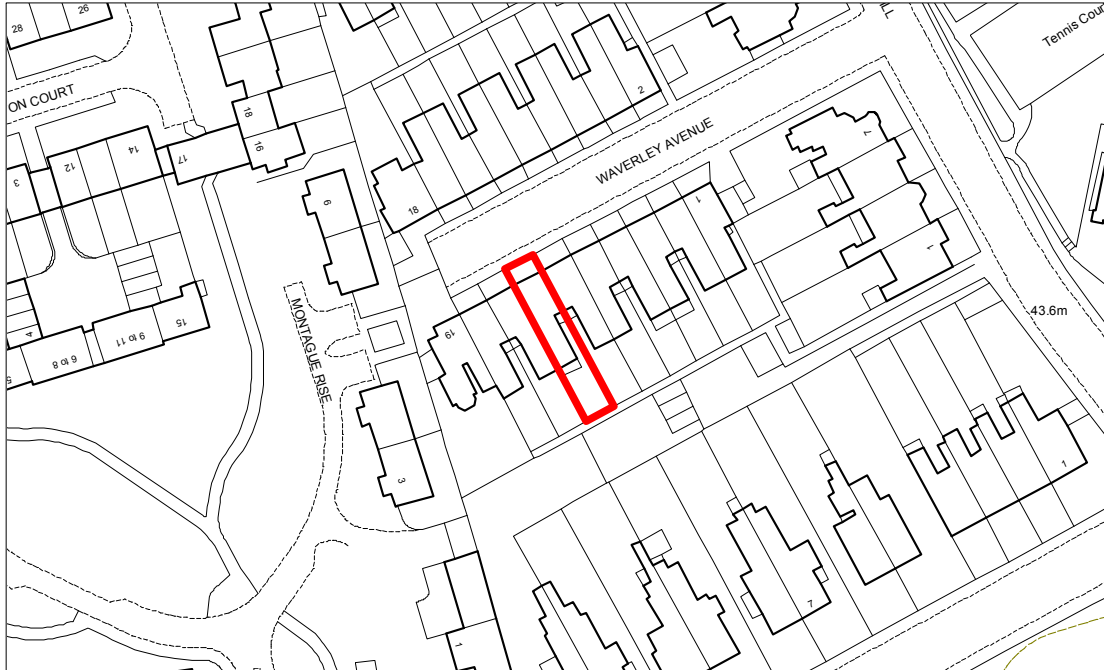
**Dormer window on south elevation**

**LOCATION:**

**13 Waverley Avenue, Exeter, EX4 4NL**

**REGISTRATION DATE:**

**19/02/2009**



Scale 1:1250

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## **HISTORY OF SITE**

None

## **DESCRIPTION OF SITE/PROPOSAL**

The application site is a terraced property dating from the early years of the last century located within the Longbrook Conservation Area. The application is for a small flat roofed dormer to the rear (south) elevation.

## **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

Design and Access Statement and Heritage Statement

## **REPRESENTATIONS**

None received

## **CONSULTATIONS**

None

## **PLANNING POLICIES/POLICY GUIDANCE**

Devon County Structure Plan 2001-2016

CO6 - Quality of New Development

Exeter Local Plan First Review 1995-2011

DG1 - Objectives of Urban Design

Exeter City Council Supplementary Planning Guidance

Householder's Guide to Extension Design

## **OBSERVATIONS**

The dormer complies with the Council's supplementary planning document on householder extensions being set down from the ridge, clear of the eaves and set in from the boundary. Views of the development from the public realm would be limited to glimpsed views from Blackall Road and flat roofed dormers of this size are a common feature in the Thornton Hill area.

## **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C17 - Submission of Materials

**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