Exeter City Council
Planning Committee
28th June 2021

Exeter
City Council

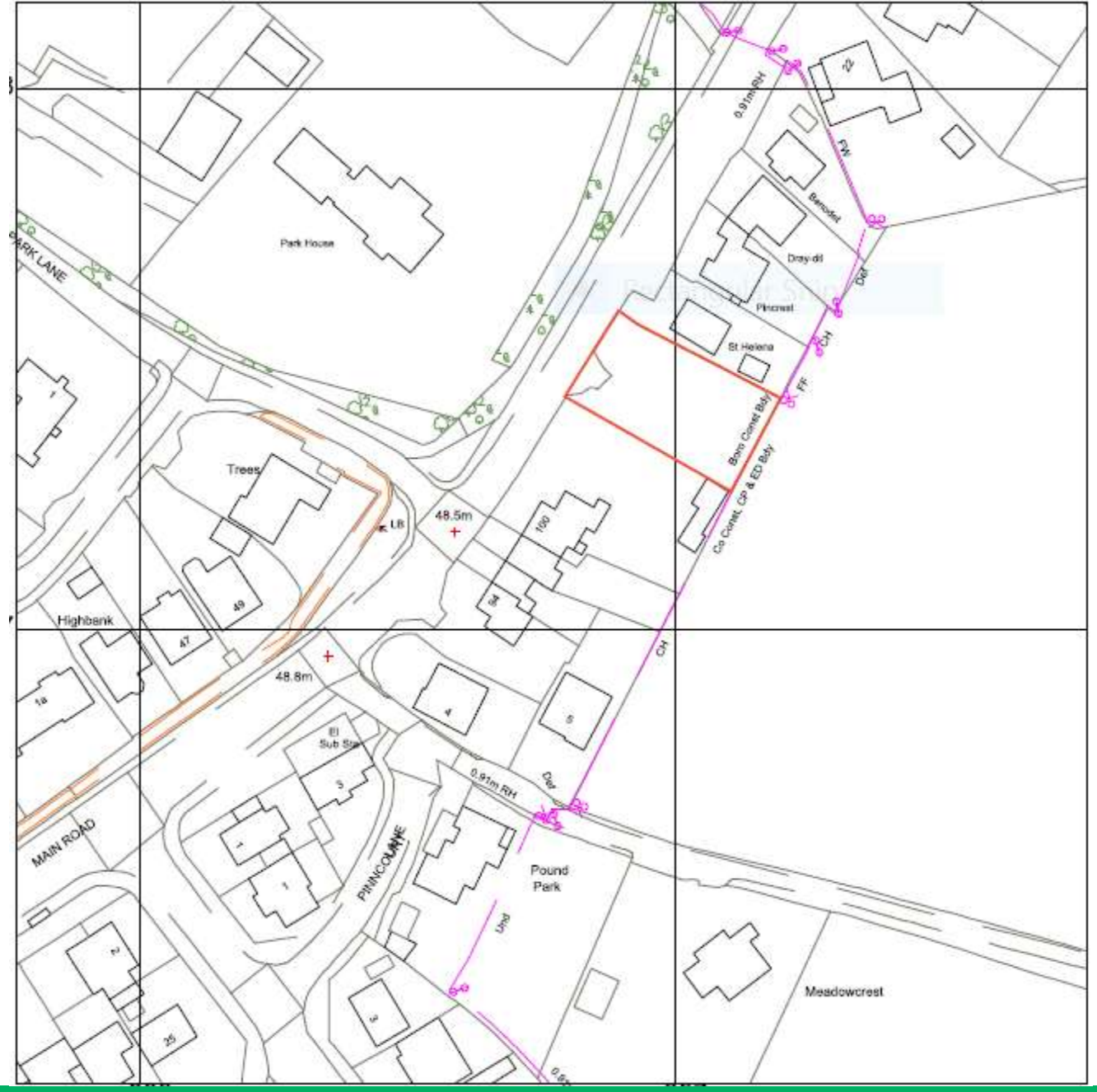
Application 20/1446/FUL

Site: 102 Main Road, Exeter (Pinhoe Ward)

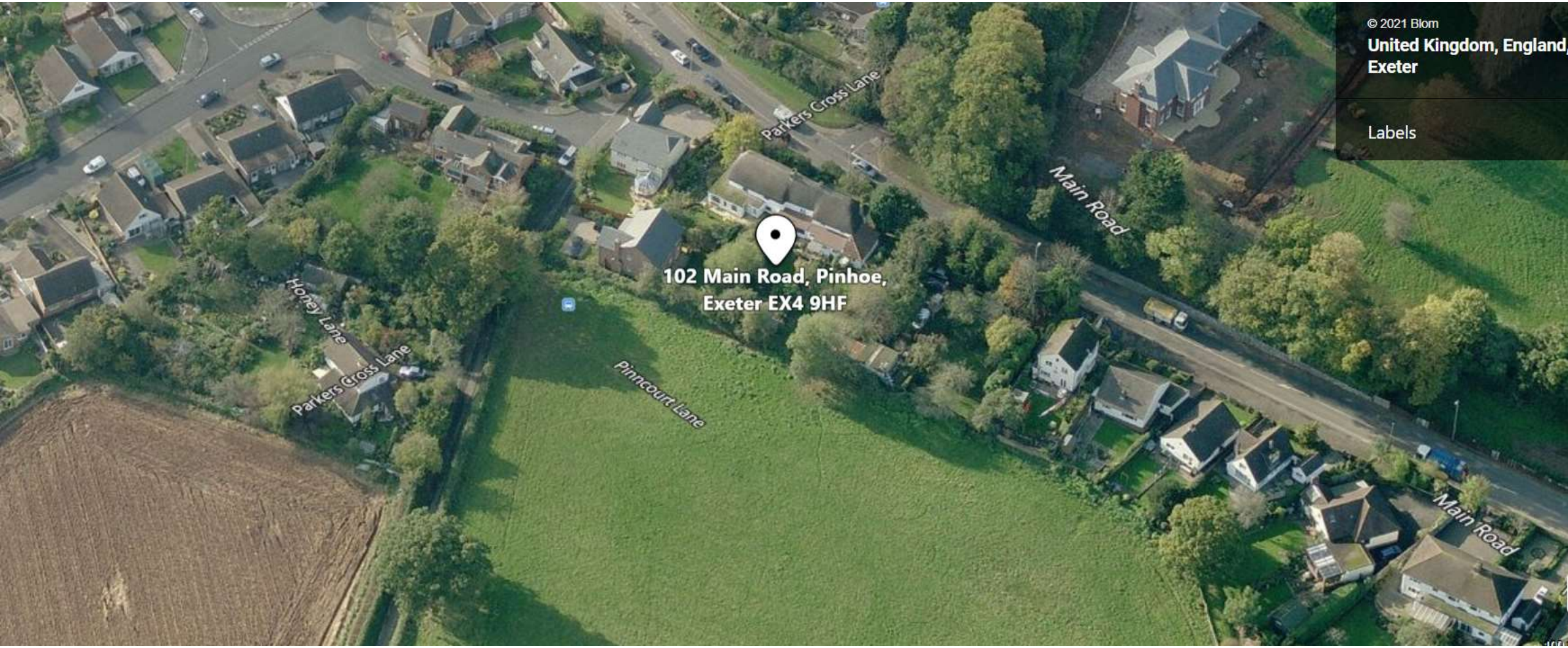
Applicant: Redfield Property Developments Ltd

Proposal: Construction of new dwelling with parking, landscaping and associated works

Case Officer: Robert Russell

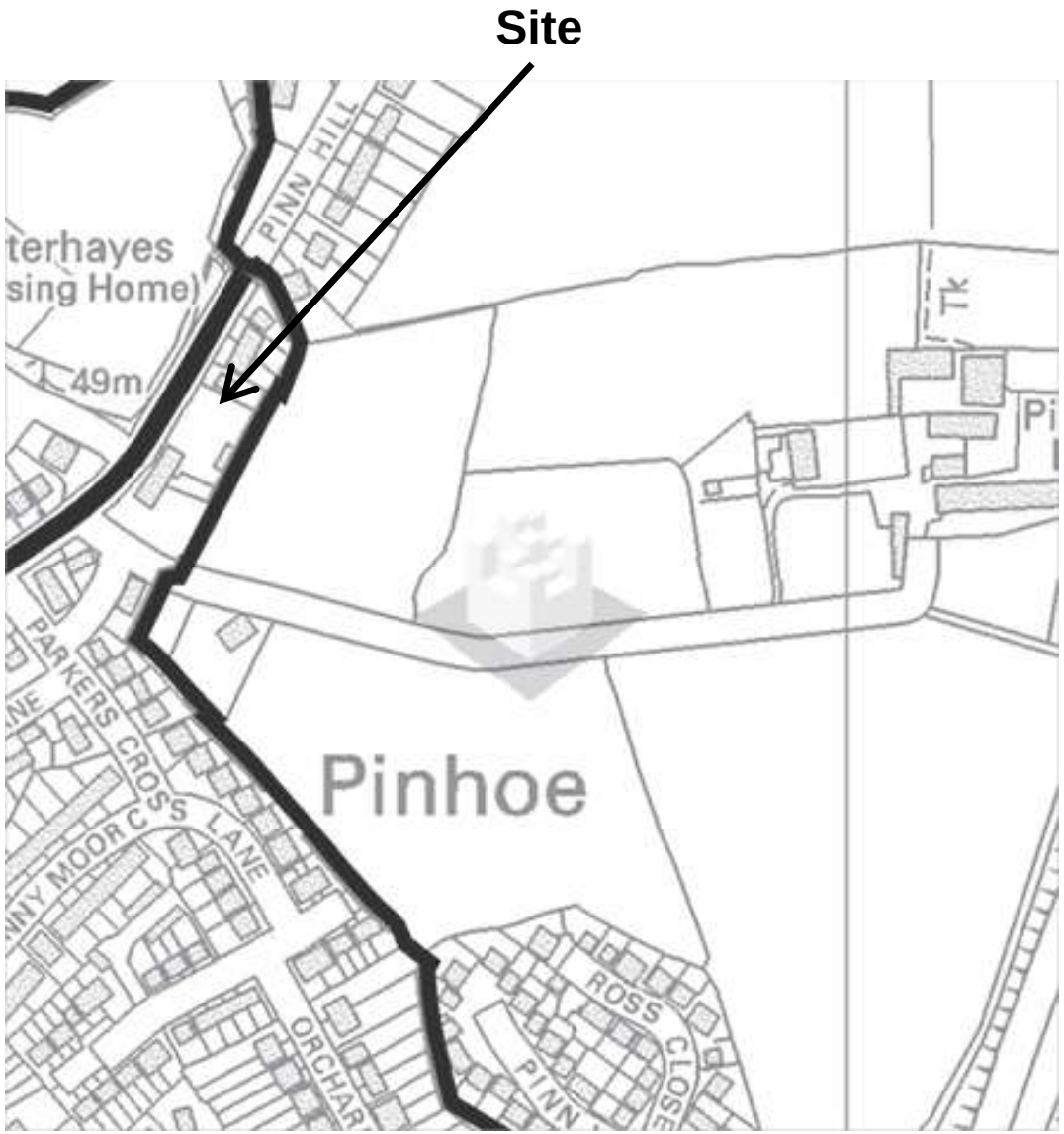


SITE LOCATION PLAN


© 2021 Blom
United Kingdom, England,
Exeter
Labels
Parkers Cross Lane
Main Road
102 Main Road, Pinhoe,
Exeter EX4 9HF
Honey Lane
Parkers Cross Lane
Pinncourt Lane
Main Road

AERIAL VIEW

PHOTOS



Local Plan First Review 1995-2011 Proposals Map

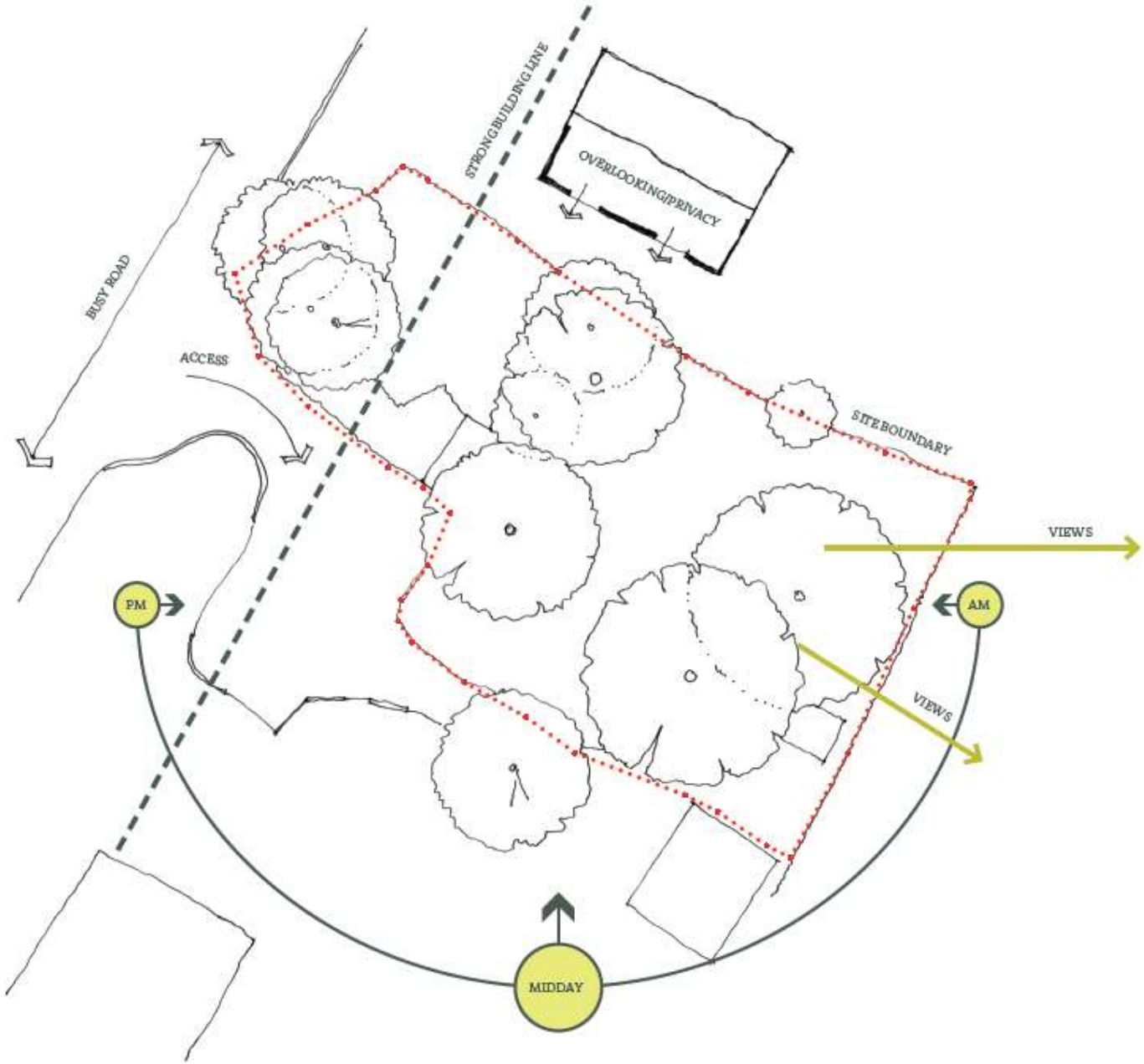
- **Exeter Local Development Framework Core Strategy**

  Objectives 1, 3, 5, 8 and 9
  CP1 Spatial Approach
  CP4 Density
  CP15 Sustainable Construction
  CP16 Green Infrastructure
  CP17 Design and Local Distinctiveness
  CP18 Developer Contributions

- **Exeter Local Plan First Review 1995-2011**

  AP1 Design and Location of Development
  H1 Search Sequence
  H2 Location Priorities
  T1 Hierarchy of Modes
  T2 Accessibility Criteria
  T3 Encouraging Use of Sustainable Modes
  C2 Listed Buildings
  C5 Archaeology
  EN5 Noise
  DG1 Objectives of Urban Design
  DG4 Residential Layout and Amenity
  DG6 Vehicle Circulation and Car Parking in Residential Development
  DG7 Crime Prevention and Safety

PLANNING POLICY STATUS

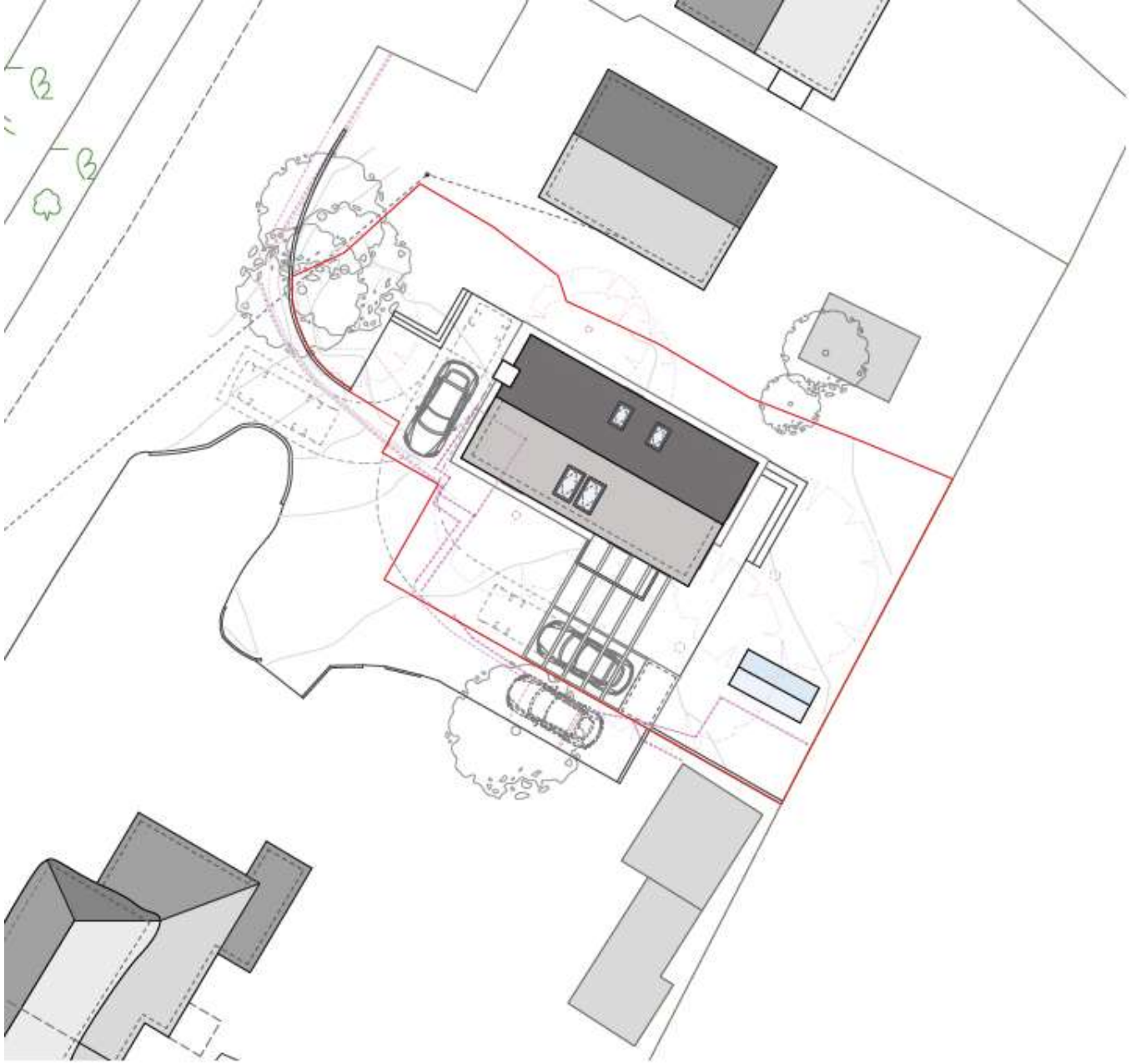


1. The site is located within the setting of a Grade II Listed Building.

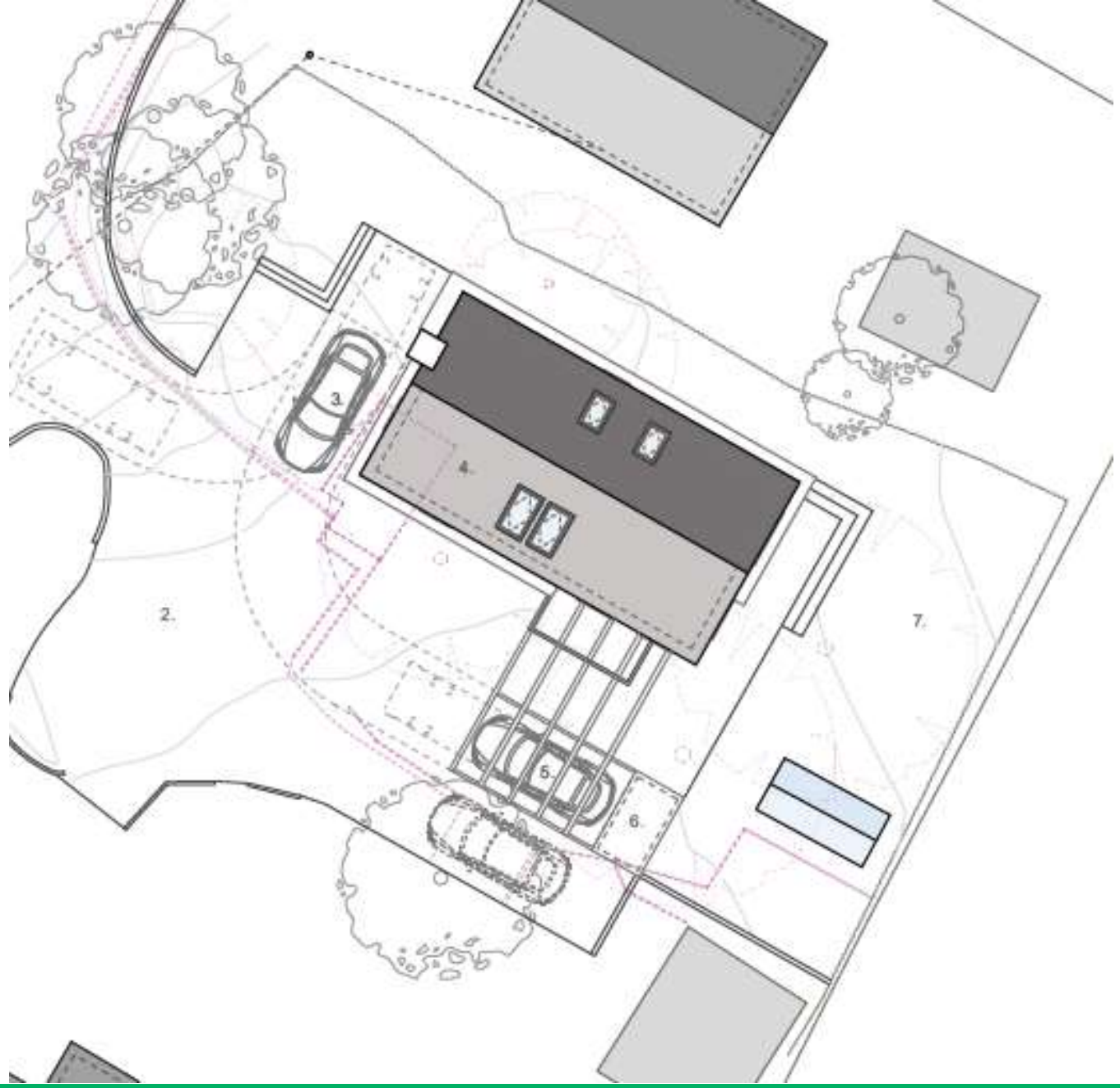
2. The site is accessed off a Classified B Road and the existing access point is substandard in terms of visibility splay distances.

CONSTRAINTS

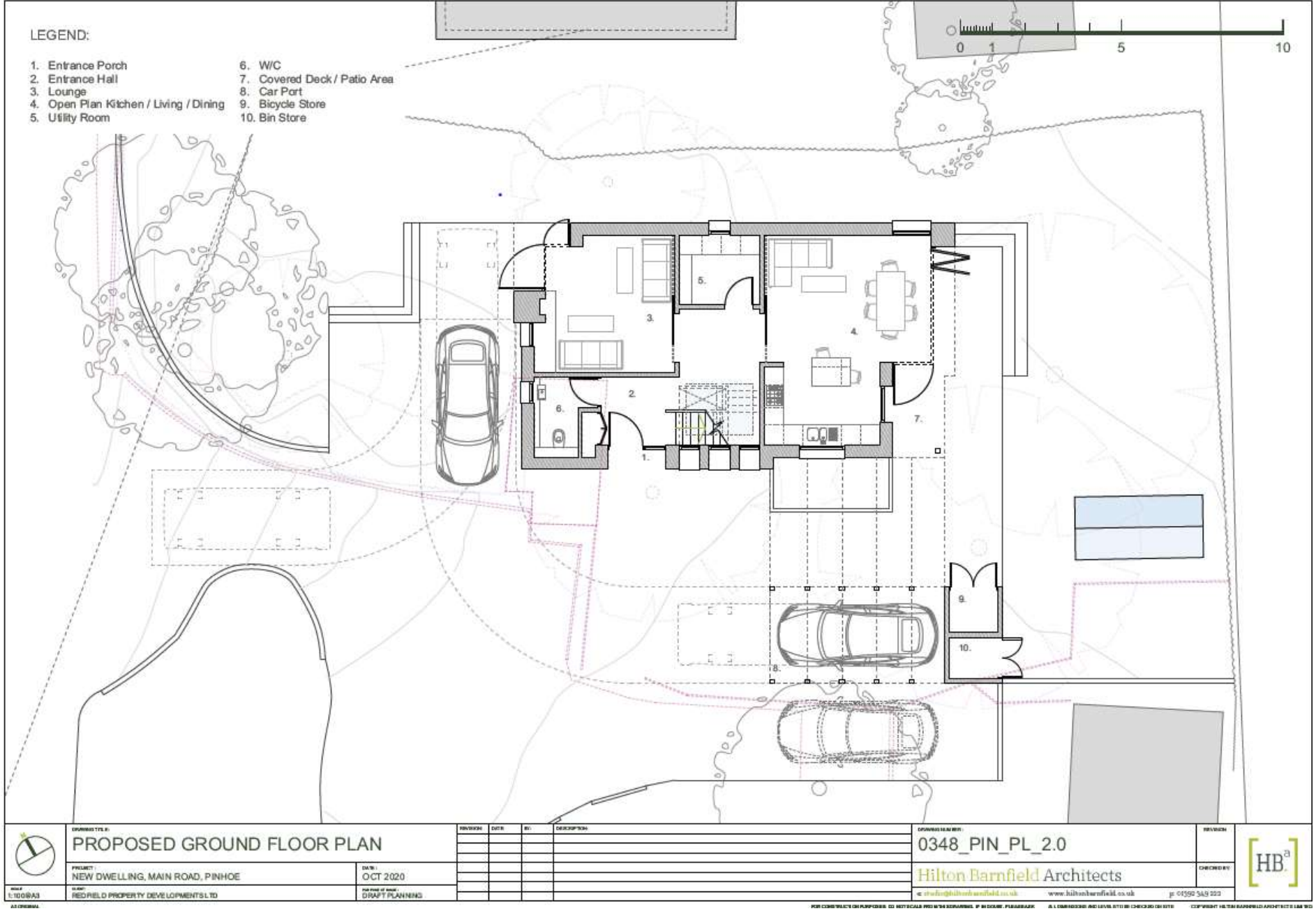
- New two storey four bedroom detached dwelling house and private garden
- Allocated parking, turning head and site access widening works
- Contemporary design and use of high quality material finishes
- Integral garage, cycle parking and bin storage



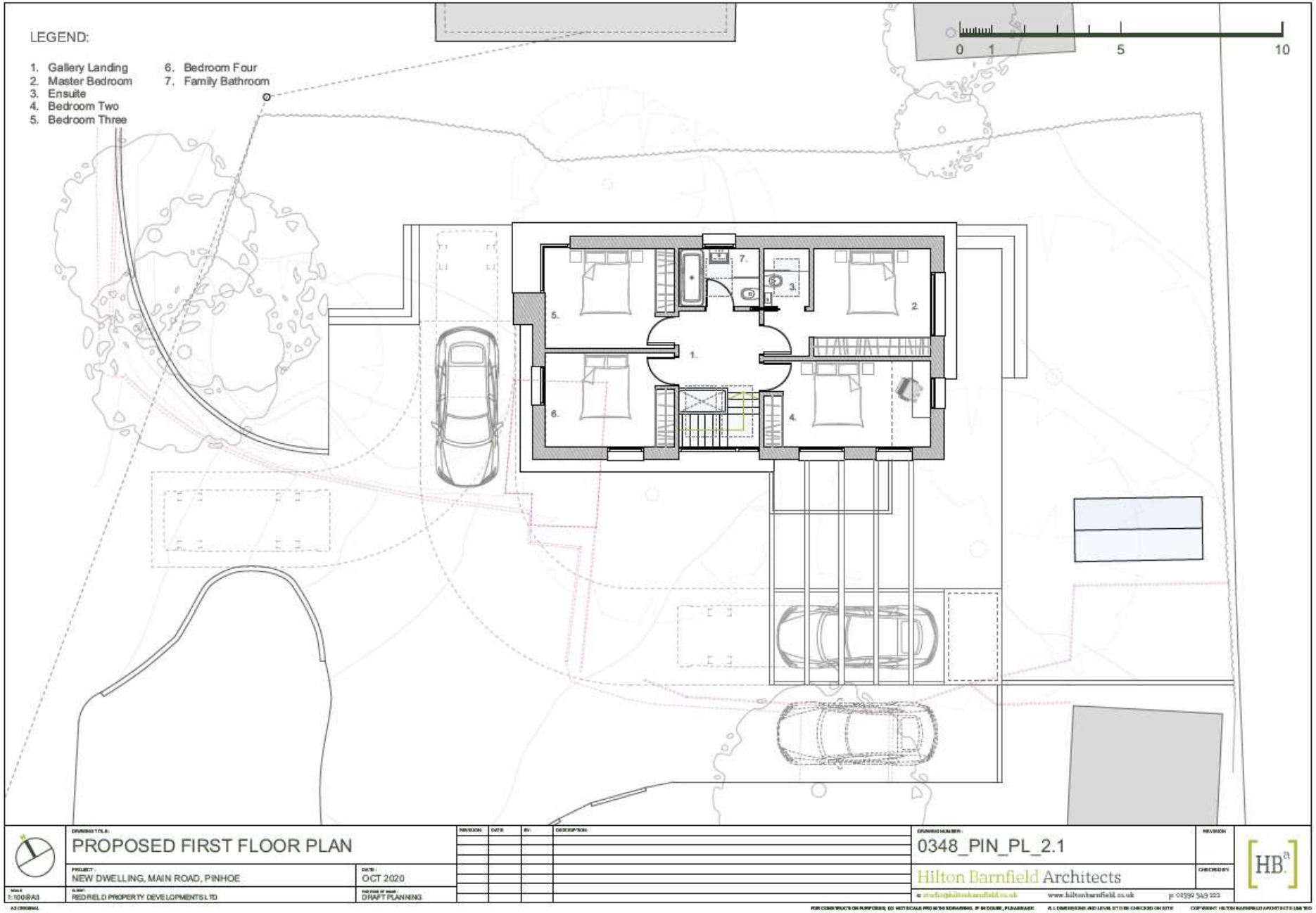
PROPOSAL OVERVIEW



PROPOSED SITE PLAN



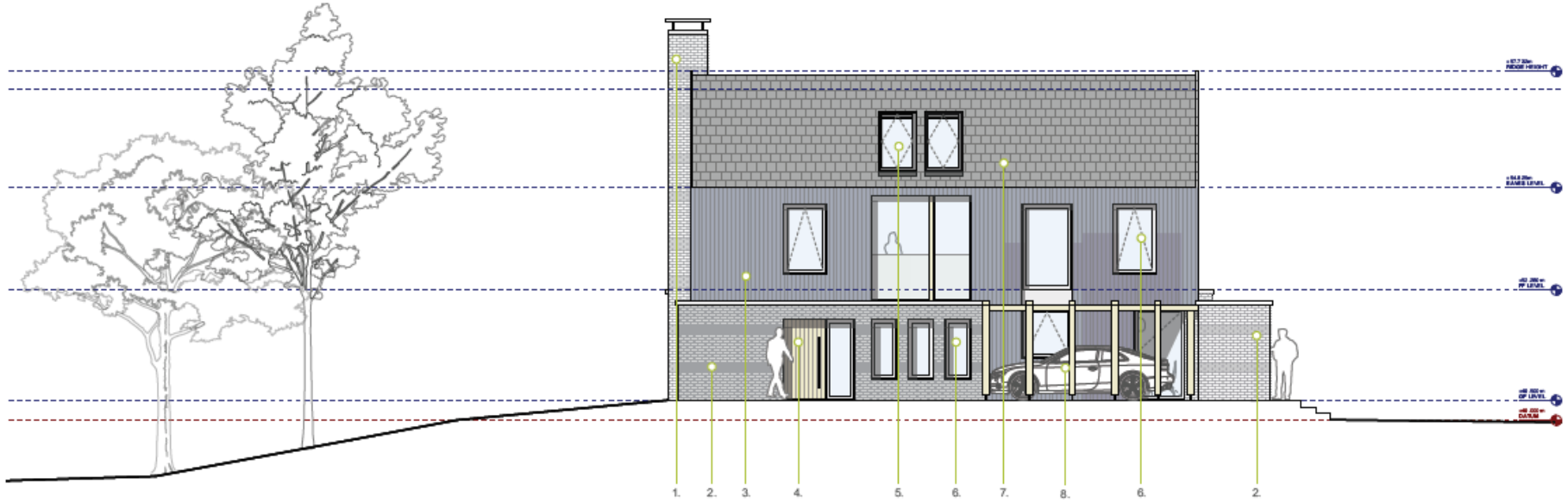
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

LEGEND:

1. Brick Chimney & Stack
2. Facing Brickwork
3. Vertical Timber Cladding
4. Timber Garage Door
5. Velux Skylight(s)
6. Grey PPC Aluminium Glazing Units(s)
7. Natural Slate Tiles
8. Timber Frame Canopy
9. Projecting Timber Window Reveal



1 PROPOSED SOUTH ELEVATION
1:100 @ A3

0 1 5 10

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	PROJECT: NEW DWELLING, MAIN ROAD, PINHOE					Hilton Barnfield Architects
	DATE: OCT 2020					
SCALE: 1:100@A3	CLIENT: REDFIELD PROPERTY DEVELOPMENTS LTD					
	FOR PURPOSE OF ISSUE: DRAFT PLANNING					

REVISION

CHECKED BY

HB.a

e: studio@hiltonbarnfield.co.uk www.hiltonbarnfield.co.uk p: 01392 349 222

A3 ORIGINAL

FOR CONSTRUCTION PURPOSES, DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT, PLEASE ASK ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE

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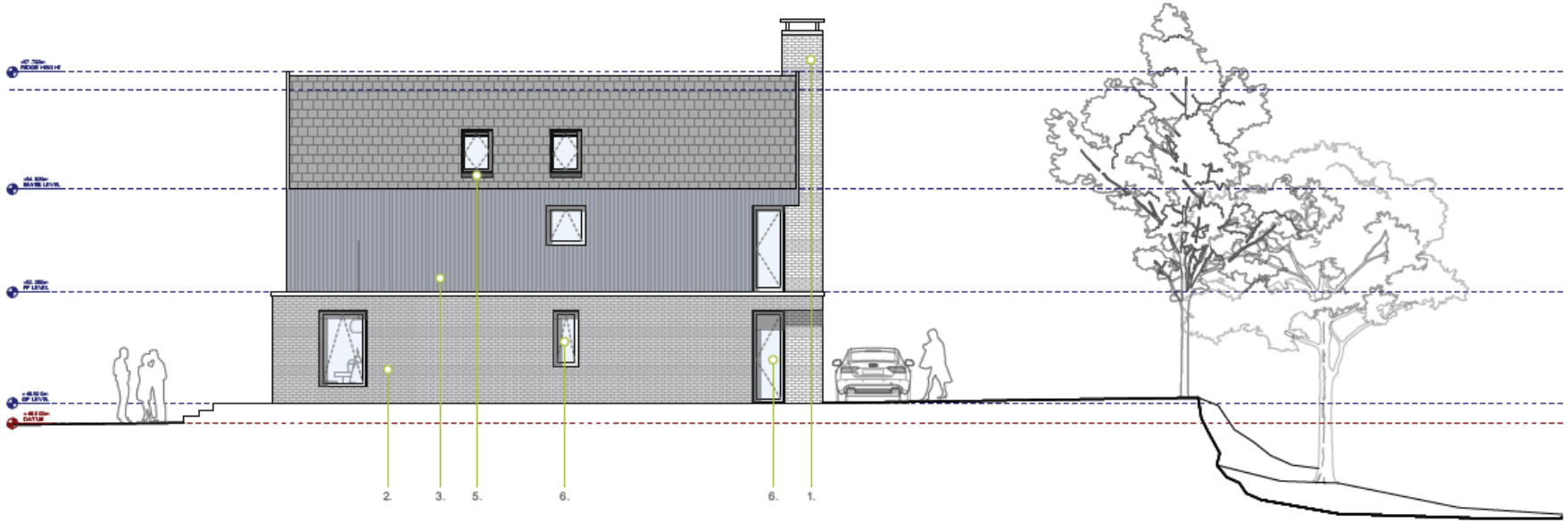

1 PROPOSED NORTH ELEVATION
1:100 @ A3

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PROJECT: NEW DWELLING, MAIN ROAD, PINHOE	DATE: OCT 2020					Hilton Barnfield Architects	CHECKED BY
SCALE 1:100@A3 / CLIENT: REDFIELD PROPERTY DEVELOPMENTS LTD	FOR PURPOSE OF ISSUE: DRAFT PLANNING					e: studio@hiltonbarnfield.co.uk www.hiltonbarnfield.co.uk p: 01392 349 222	

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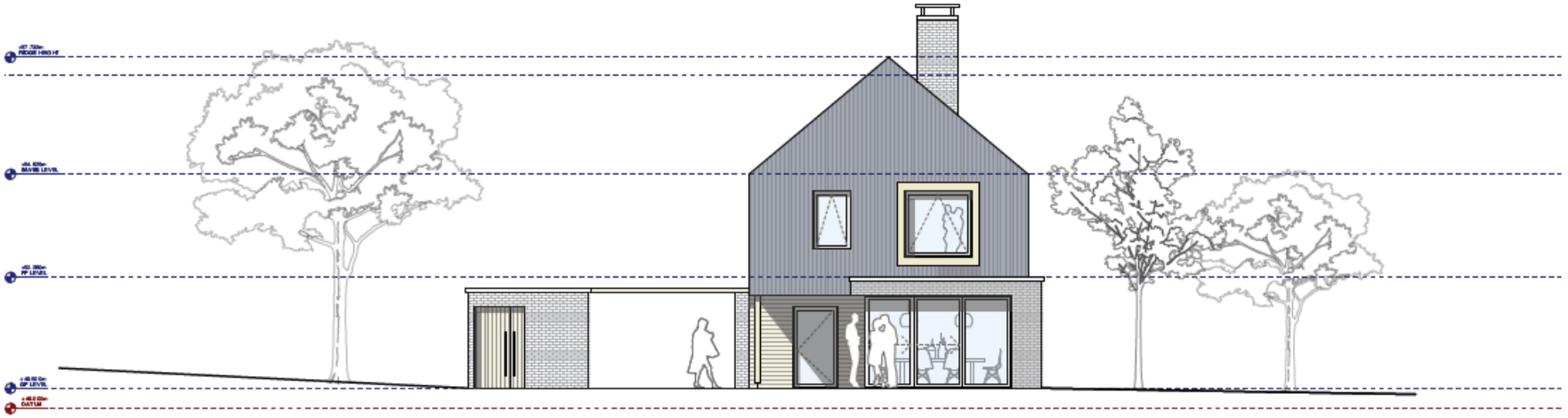

1 PROPOSED EAST ELEVATION
1:100 @ A3

0 1 5 10

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	PROJECT: NEW DWELLING, MAIN ROAD, PINHOE	DATE: OCT 2020		Hilton Barnfield Architects	CHECKED BY	
SCALE: 1:100@A3	CLIENT: REDFIELD PROPERTY DEVELOPMENTS LTD	FOR PURPOSE OF ISSUE: DRAFT PLANNING		e: studio@hiltonbarnfield.co.uk www.hiltonbarnfield.co.uk p: 01392 349 222		

A3 ORIGINAL

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PROPOSED EAST ELEVATION

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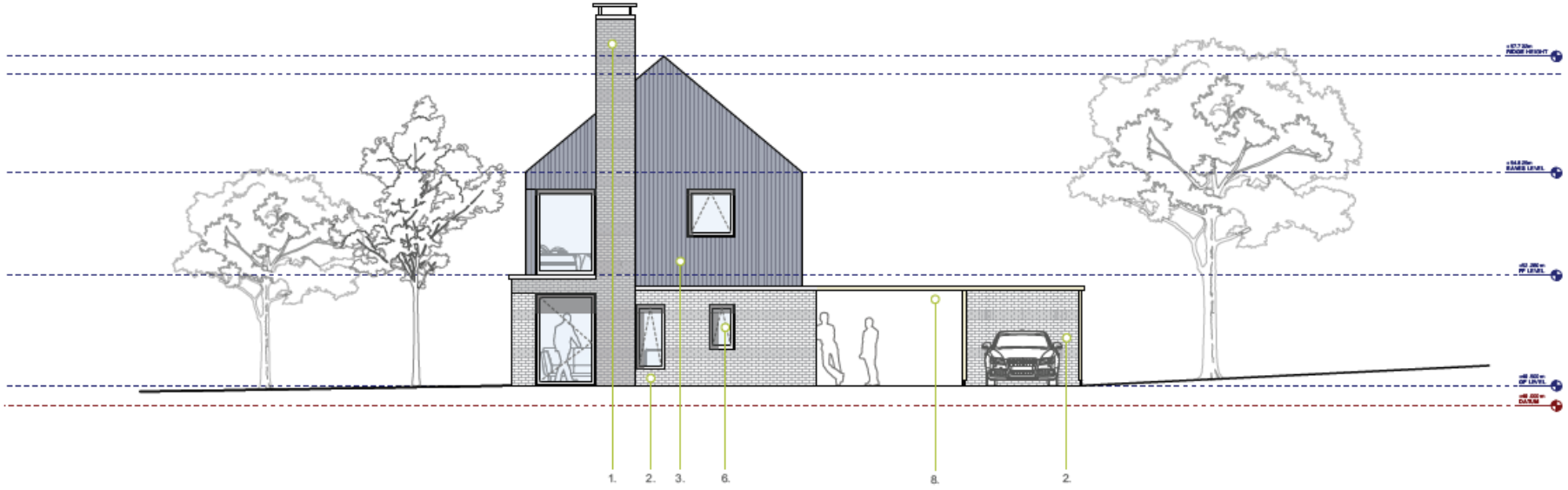

1 PROPOSED WEST ELEVATION
1:100 @ A3

0 1 5 10

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SCALE: 1:100@A3	CLIENT: REDFIELD PROPERTY DEVELOPMENTS LTD	PURPOSE OF ISSUE: DRAFT PLANNING	e: studio@hiltonbarnfield.co.uk www.hiltonbarnfield.co.uk p: 01392 349 222		

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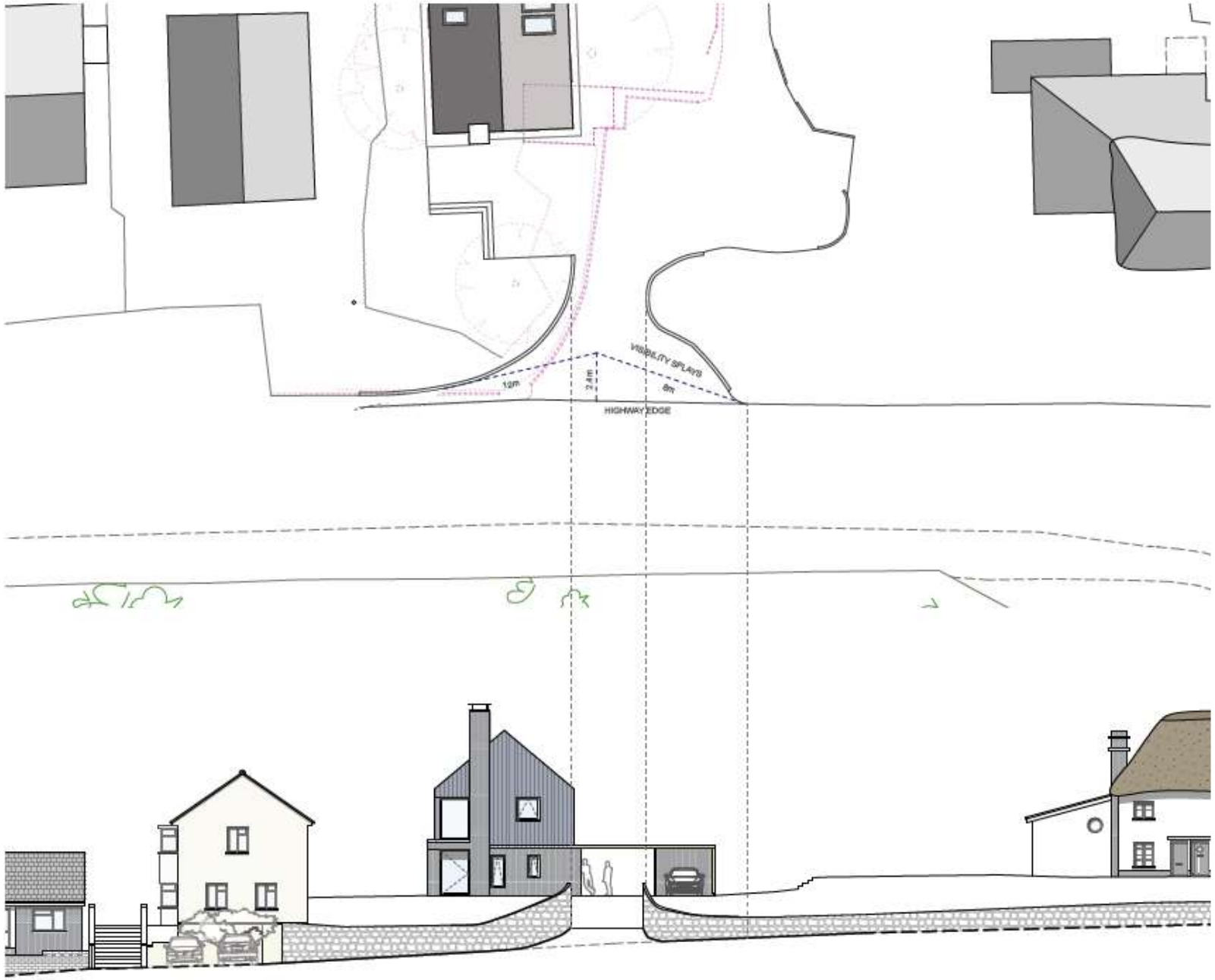
PROPOSED WEST ELEVATION

ILLUSTRATIVE IMAGE



PROPOSED ACCESS AND HIGHWAY VISIBILITY

SUMMER SOLSTICE

08:00 AM EXISTING

12:00 PM EXISTING

04:00 PM EXISTING

08:00 AM PROPOSED

12:00 PM PROPOSED

04:00 PM PROPOSED

SHADOW ANALYSIS

EQUINOX

08:00 AM EXISTING

12:00 PM EXISTING

04:00 PM EXISTING

08:00 AM PROPOSED

12:00 PM PROPOSED

04:00 PM PROPOSED

SHADOW ANALYSIS

WINTER SOLSTICE

08:00 AM EXISTING

12:00 PM EXISTING

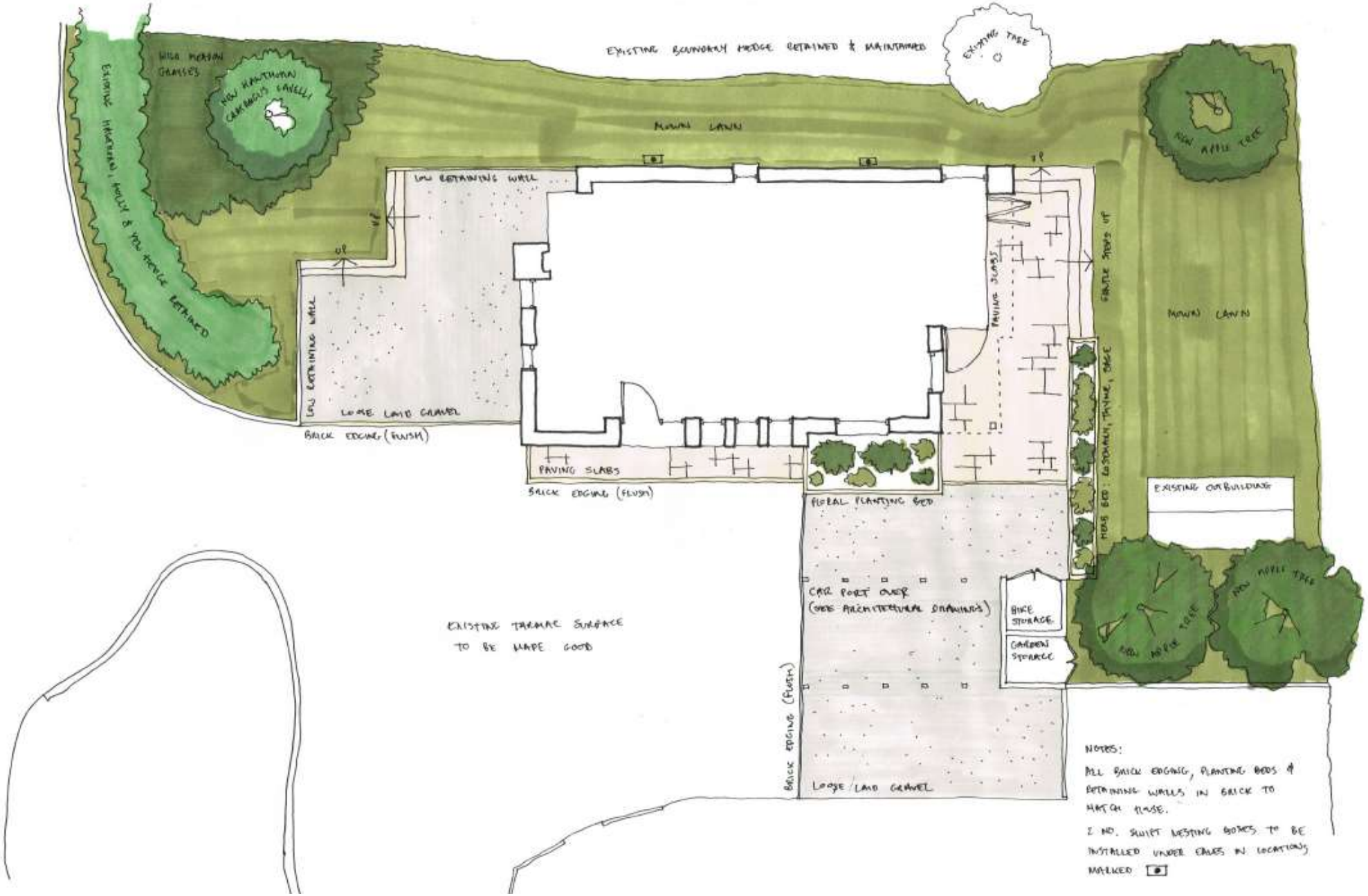
04:00 PM EXISTING

08:00 AM PROPOSED

12:00 PM PROPOSED

04:00 PM PROPOSED

SHADOW ANALYSIS



PROPOSED LANDSCAPING PLAN

- **Devon County Council Highways** – no objection subject to the implementation of conditions prior to occupation.

- **East Devon District Council** – no response received.

- **Exeter City Council Environmental Health** – recommend condition to control construction working hours.

- **Exeter City Council Heritage** – heritage impact less than substantial and no objections raised.

CONSULTEES

12 contributors – 11 objections, 0 neutral and 1 supportive

Issues raised in objections

- Loss of trees;
- Impact upon wildlife and biodiversity;
- Impact upon highway and pedestrian safety;
- Impact upon air quality;
- Overdevelopment;
- Inappropriate design and adverse impact upon the character and appearance of the local area;
- Impact upon designated heritage assets;
- Overshadowing and loss of natural light;
- Overlooking and loss of privacy.

Issues raised in supportive response

- Highway visibility and public safety;
- Good/ optimal use of underutilised land;
- Visual amenity and the character and appearance of the local area;
- Impact upon neighbouring residential amenities;
- High-quality specification, design and appearance.

REPRESENTATIONS

A. Grant planning permission subject to conditions

And the following conditions: (See Planning Committee Report/Additional Information Sheet)

OFFICER RECOMMENDATION