

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 5th September 2022
Report of: City Development Strategic Lead
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

- 3.1 [21/1513/FUL](#) – **2 Baring Crescent** – *Two storey side extension.*

The application was for a two storey side extension, which extended beyond the rear elevation facing Heavitree Road by 2.2m. The application was refused because it was considered to be an unsympathetic form of development that would lack subservience, and would be detrimental to the character and appearance of the existing building; would be detrimental to the streetscene, and would not preserve the character and appearance of the conservation area; and, would be harmful to neighbouring amenity due to overbearing and impact on outlook.

The Inspector agreed that as a result of extending towards Heavitree Road, materials, and eaves height extending above the existing eaves, the extension would appear as a dominant addition lacking subservience. They also noted the extension would have less than substantial harm to the conservation area. As there would be no public benefit from the proposal (only private benefit to the home owner), greater weight was given to preserving the character of the conservation area.

With regard to the impact on the neighbour, the Inspector disagreed with the Council, and said the proposed extension would not create a significant impact on outlook from St. Luke's house.

Accordingly, the appeal was dismissed.

4. New Appeals

- 4.1 [22/0320/FUL](#) – **7 Rexona Close** – *Single storey side and rear extension.*
- 4.2 [22/0337/ADV](#) – **Selco Builders Warehouse, Marsh Barton Road** - *4 No. non-illuminated fascia signs around top of building.*

Ian Collinson
Director of 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

Contact for enquiries: Democratic Services (Committees) - Tel: 01392 265275