

Exeter City Council
Planning Committee
27 March 2023

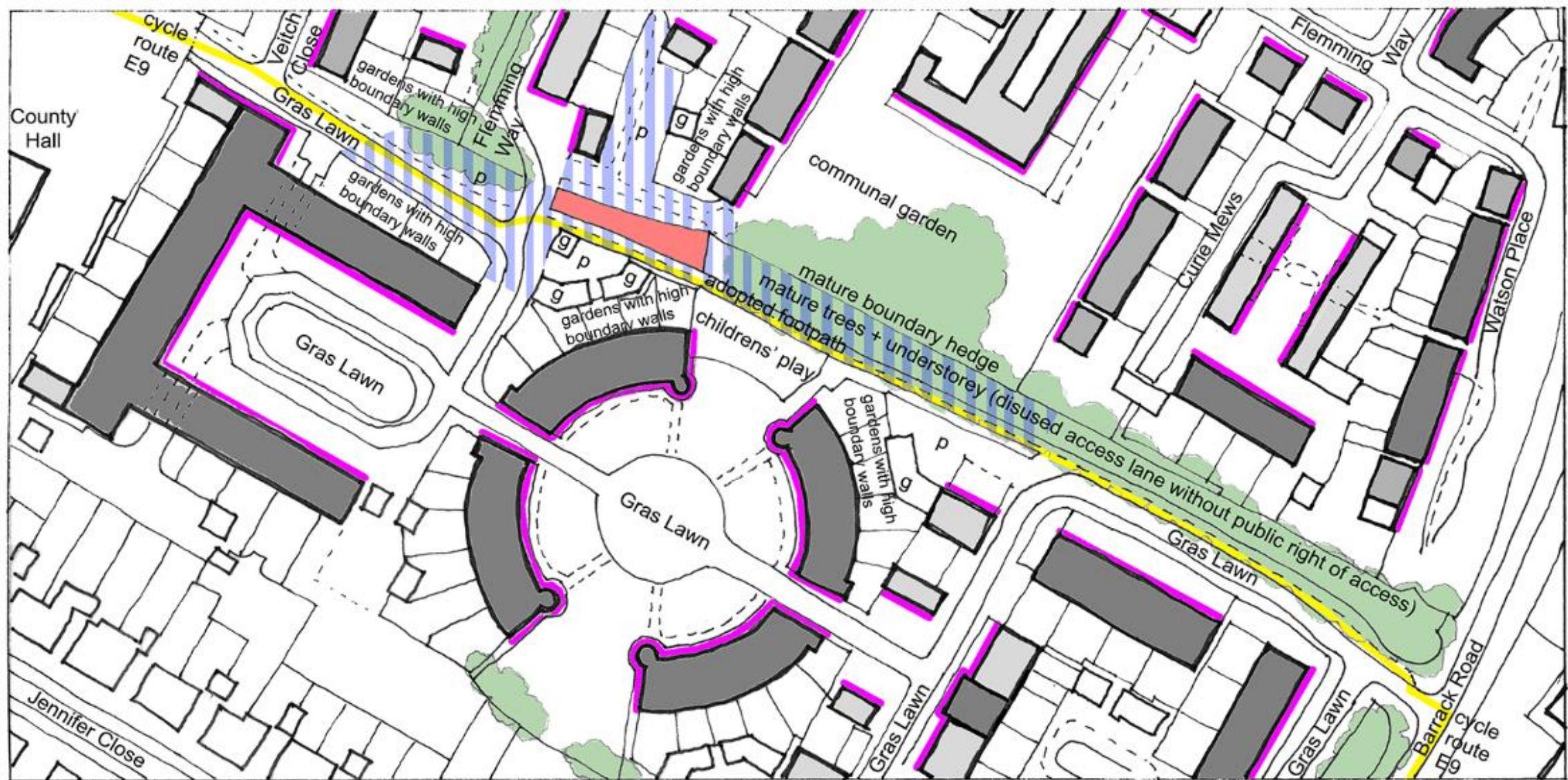
Application 22/1177/FUL

**Site: Land Adjacent To Gras Lawn And Fleming Way,
Gras Lawn, Exeter**

Applicant: Mr Matthew Macan

**Proposal: Construction of two 1-bedroom 2-person
dwellings with external space, landscaping and
associated works.**

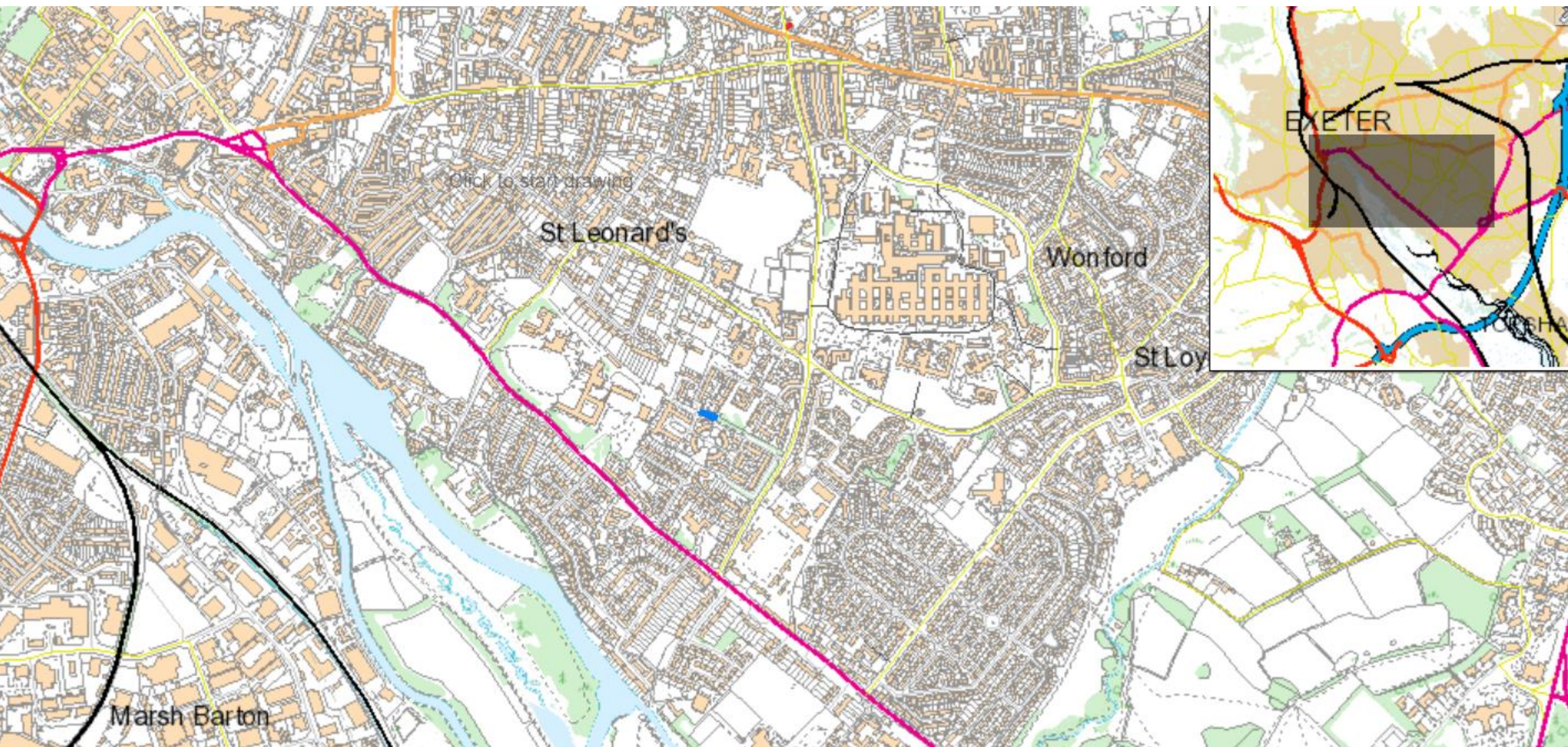
Case Officer: Robert Russell



0 10 20 30 40 50 100 metres



SITE LOCATION PLAN



SITE LOCATION



AERIAL VIEW



STREET VIEW



PHOTOS



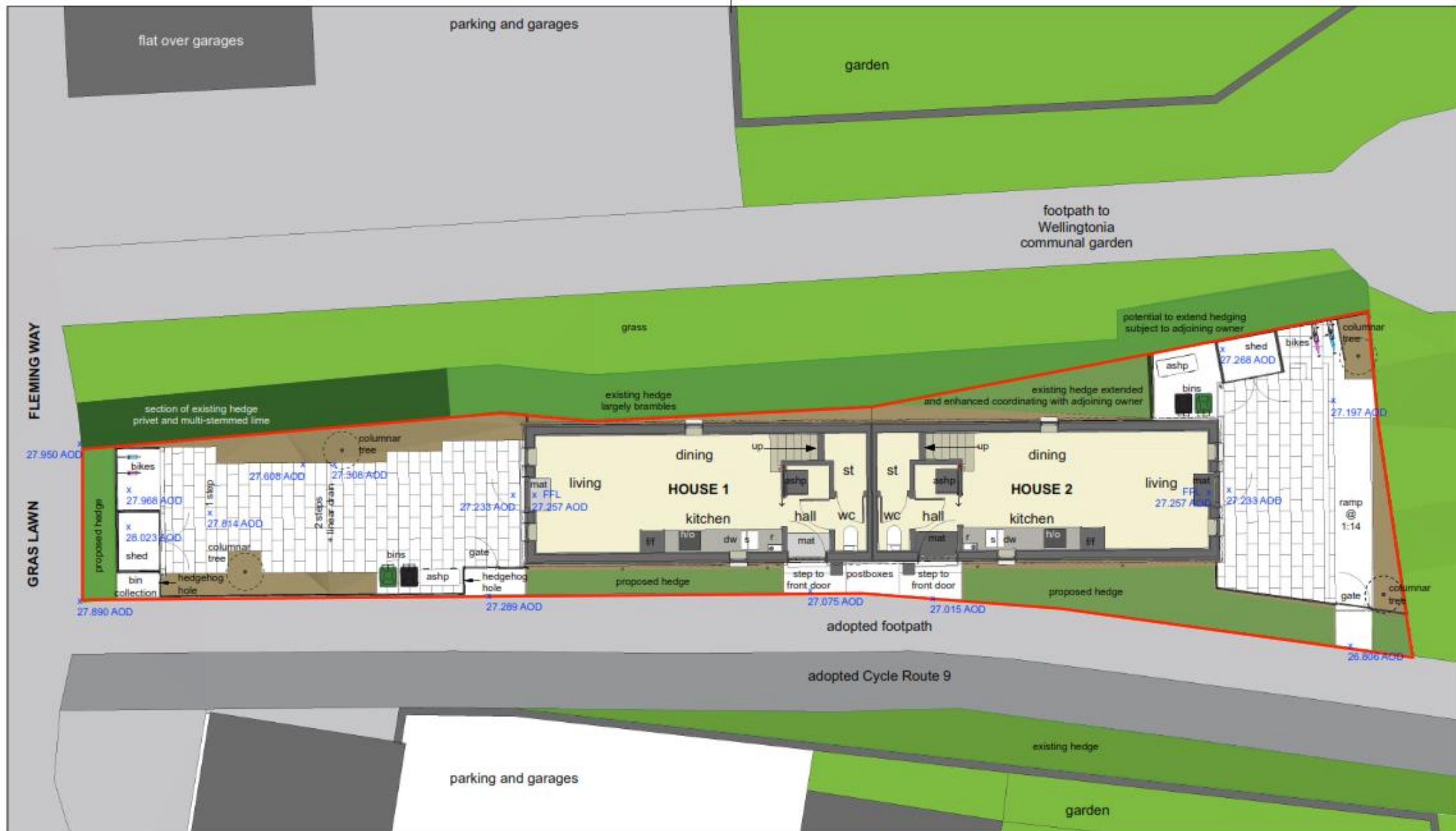
PHOTOS



PHOTOS



PHOTOS



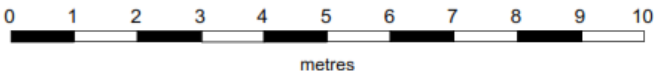
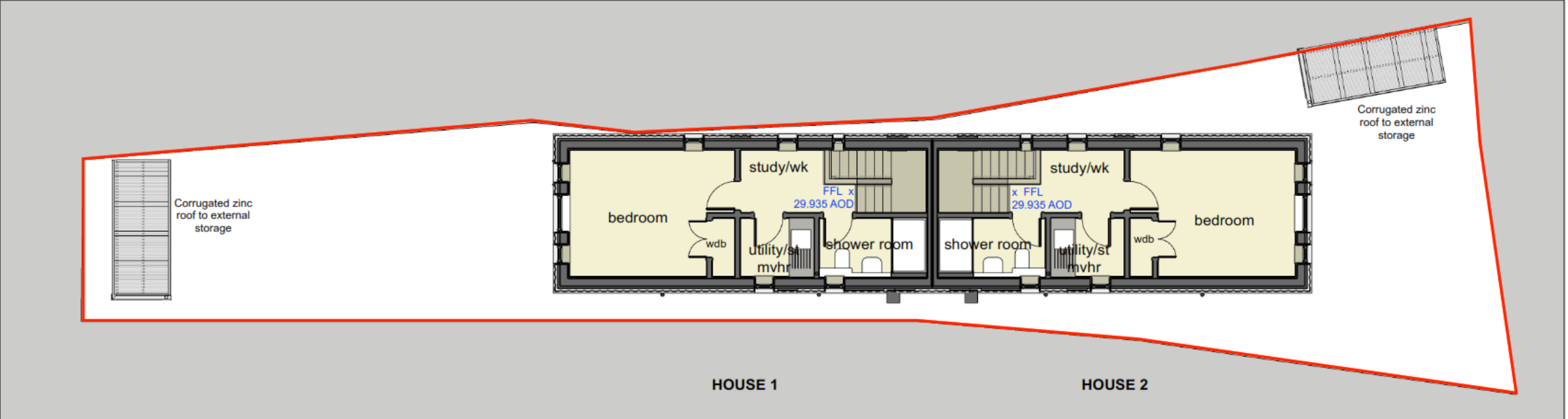
SITE AND GROUND FLOOR PLAN @ 1:100



Nigel Grange Architect

Project Gras Lawn 2nr 1B/2P Houses

PROPOSED SITE AND GROUND FLOOR PLAN

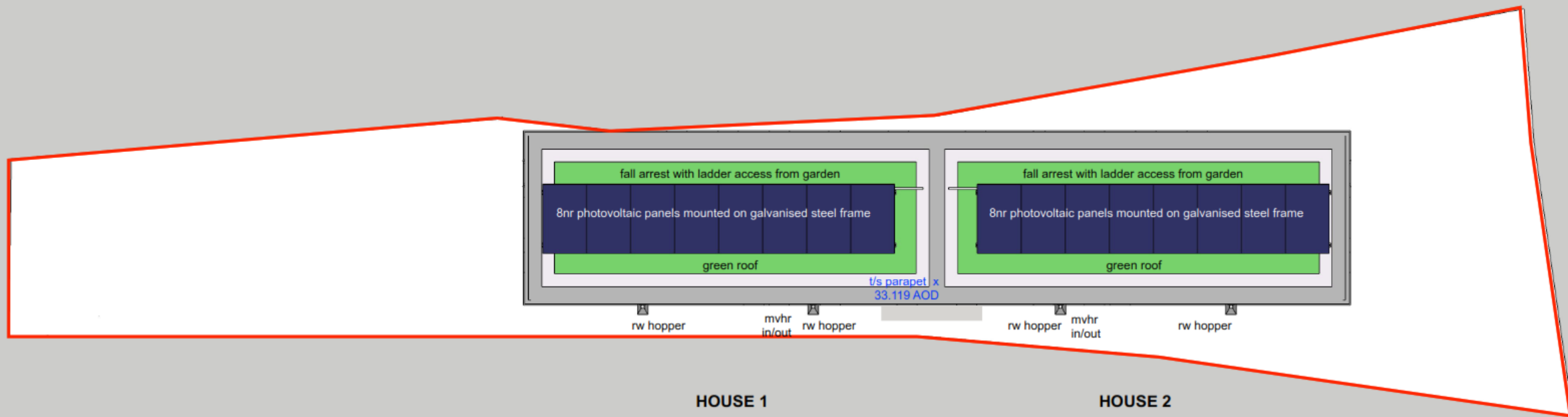


FIRST FLOOR PLAN @ 1:100

Nigel Grainge Architect			
Stage Developed Design			
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project Gras Lawn 2nr 1B/2P Houses	
Drawing Title	
FIRST FLOOR AND ROOF PLANS	
Scale	Date Created Drawn Checked Drawing Number
1:100 @ A3	31 December 2022 NG NG GL DD - 102 rev A

PROPOSED FIRST FLOOR PLAN

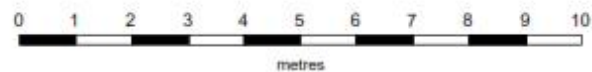


ROOF PLAN @ 1:100

PROPOSED ROOF PLAN



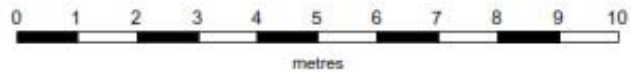
SOUTH ELEVATION @ 1:100



Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	SOUTH ELEVATION		
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
88 A3	Drawing Number		
	GL DD - 103 rev A		

PROPOSED SOUTH ELEVATION



NORTH ELEVATION @ 1:100

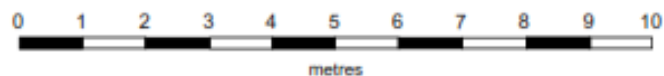
Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	NORTH ELEVATION		
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
at A3	Drawing Number		
	GL DD - 104 rev A		

PROPOSED NORTH ELEVATION



EAST ELEVATION @ 1:100



WEST ELEVATION @ 1:100

Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

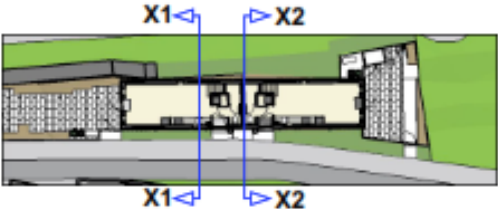
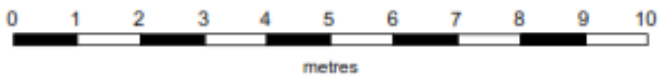
Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	EAST AND WEST ELEVATIONS		
Scale	Date Created	Drawn	Checked
1:100 @ A3	31 December 2022	NG	NG
			Drawing Number
			GL DD - 105 rev A

PROPOSED EAST AND WEST ELEVATIONS



SECTION X1 @ 1:100

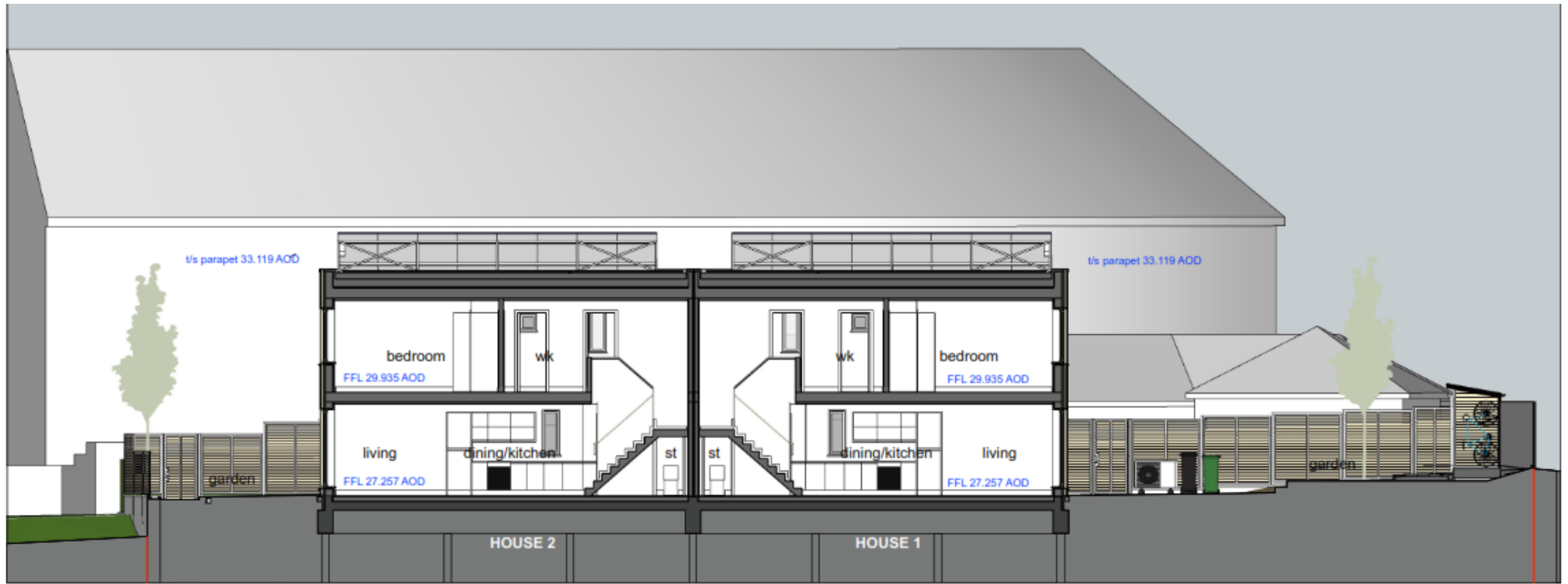
SECTION X2 @ 1:100



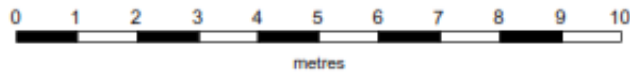
Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	SECTIONS X1 AND X2		
Scale	Date Created	Drawn	Checked
1:100 @ A3	31 December 2022	NG	NG
		Drawing Number	
		GL DD - 106	

PROPOSED X1 AND X2 SECTIONS



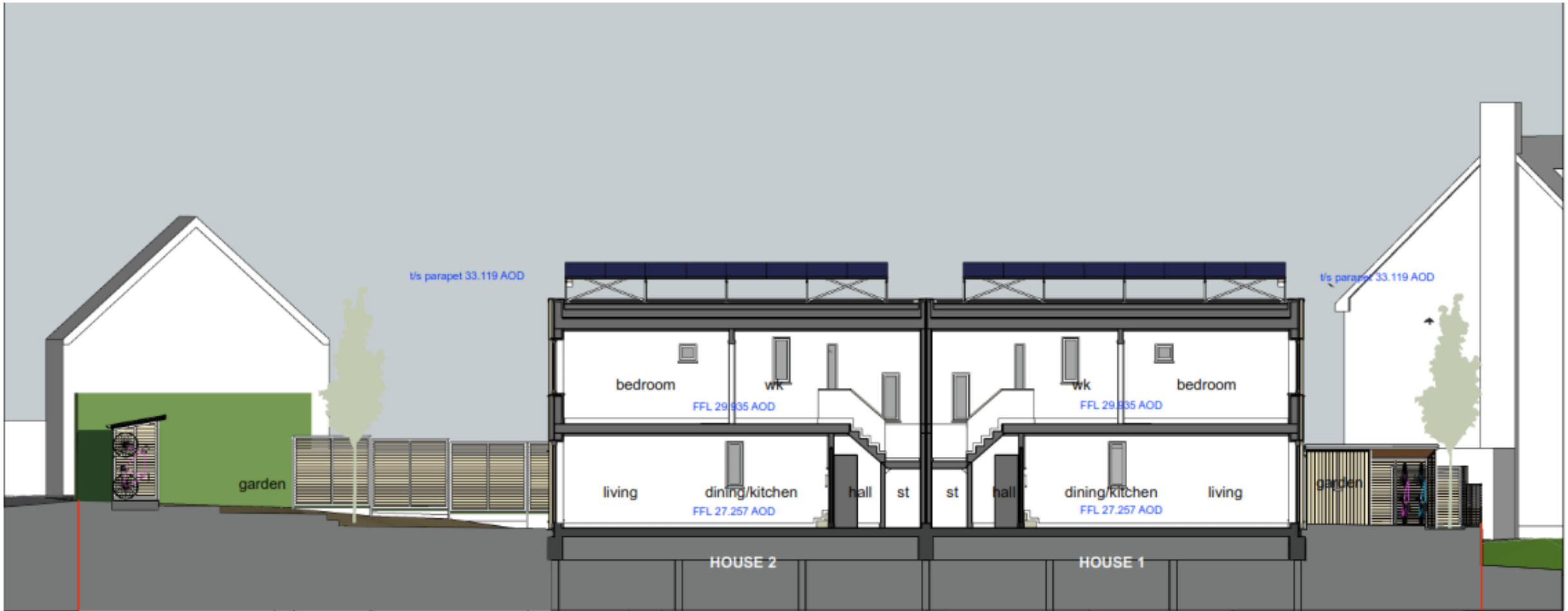
SECTION Y1 @ 1:100



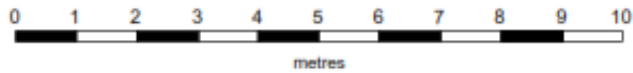
Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project Gras Lawn 2nr 1B/2P Houses					
Drawing Title					
SECTION Y1					
Scale	Date Created	Drawn	Checked	Drawing Number	
1:100 @ A3	31 December 2022	NG	NG	GL DD - 107	

PROPOSED Y1 SECTION



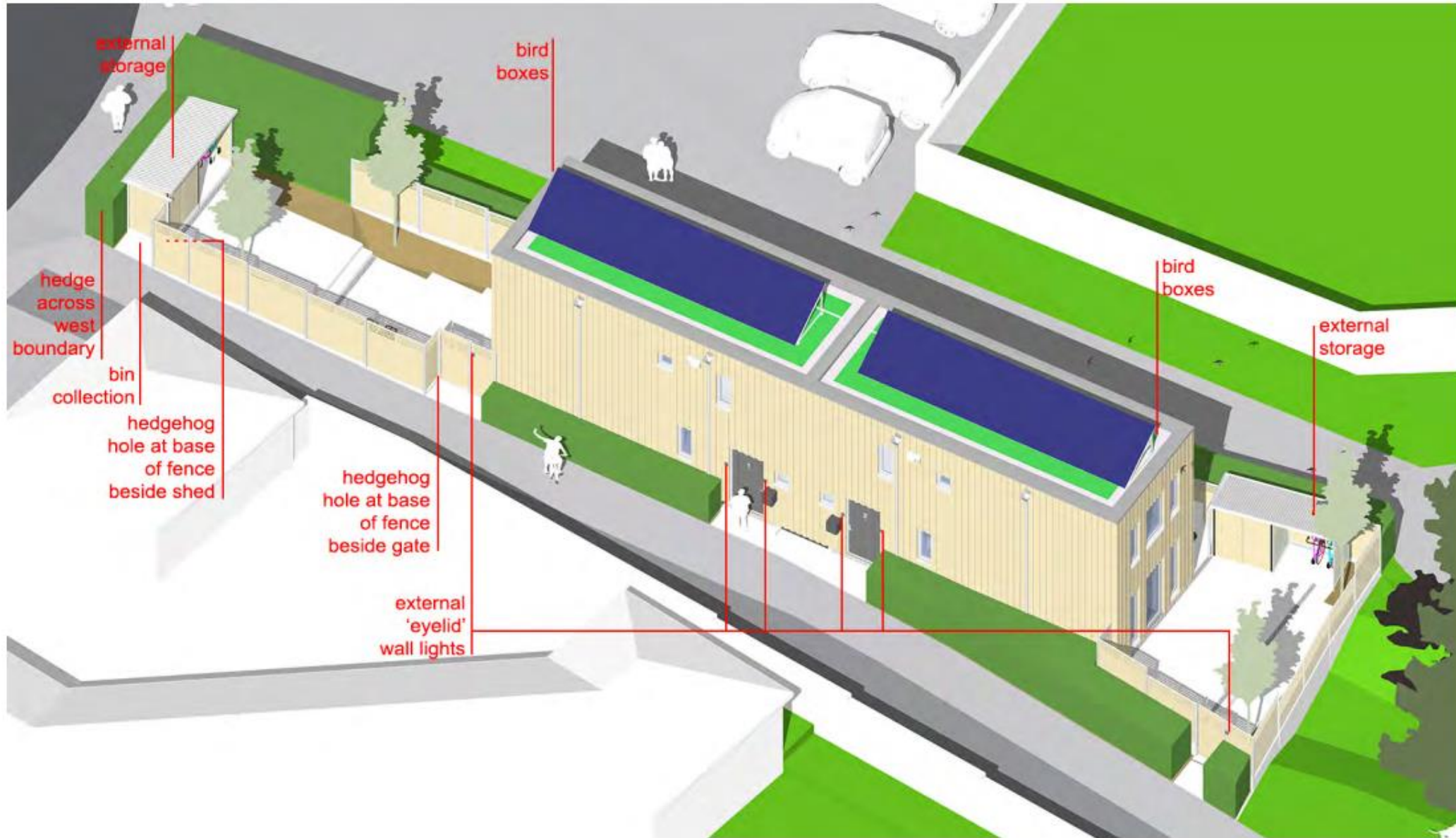
SECTION Y2 @ 1:100



Nigel Grainge Architect			
Stage Developed Design			
Rev	Description	By	Date
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Project Gras Lawn 2nr 1B/2P Houses			
Drawing Title SECTION Y2			
Scale	Date Created	Drawn	Checked
1:100 @ A3	31 December 2022	NG	NG
Drawing Number GL DD - 108 rev A			

PROPOSED Y2 SECTION



Aerial view showing proposed minor amendments to the current planning application proposals

ILLUSTRATIVE IMAGE – AERIAL VIEW



External storage and secure, covered bike storage have been added to both gardens with related minor amendments to the proposed paving, planting beds and trees, as illustrated below for House 1 and top right for House 2.



Materials follow the pattern set by the boundary fencing, with galvanised steel posts, panel frames, and roof framing. Wall panels clad with horizontal timber boarding, and vertical boarded double doors. Corrugated zinc sheeting to cover the roofs with galvanised or zinc plated steel rainwater goods. The roof soffit and internal linings to the sheds in plywood.



External lighting has been added with an 'eyelid' wall light (as illustrated above) on both sides of each front door and on one side of each garden gate. 'Eyelid' lights will avoid adding any unnecessary spill of light up into the night sky.

ILLUSTRATIVE IMAGES – STREET VIEW, EXTERNAL STORAGE & ACCESS

- Principle of development
- Scale, design, impact on character and appearance
- Impact on amenity
- Access and parking
- Wildlife and biodiversity
- 5 Year Housing Land Supply

KEY ISSUES

The proposal is for developing a windfall site; no planning policy reasons for refusal have been identified. It is recommended that planning permission is granted for the proposed scheme, subject to several planning conditions including for external materials and architectural detailing, land contamination, noise impact assessment, energy efficiency, surface water drainage, landscaping, tree protection, secure cycle parking, bird nesting boxes, construction and environmental management plan, and permitted development rights removal.

Grant planning permission subject to conditions.

RECOMMENDATION