

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 25th May 2023
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 [22/0153/FUL](#) – **Land South of 15 The Fairway** – *New Two Storey Dwelling.*

Planning permission has been granted by the Planning Inspectorate for a new dwelling on this site.

Land at the end of The Fairway, a cul-de-sac off Aldrin Road in Pennsylvania, had been developed around ten years ago following the granting of planning permission for 3 detached dwellings (Refs. 11/1149/OUT and 13/4464/RES). This application related to a small area at the entrance to this site. An earlier application for a dwelling on this land had already been refused by the Council in January 2022 (Ref. 21/0945/FUL) where it had expressed concerns about the principle of a dwelling on the site and the quality of amenity it provided. At appeal, the Inspector had no concerns about the former but refused consent in respect of some matters relating to the latter.

In considering this application, therefore, the Council was already constrained by the decisions that had been made previously particularly in relation to the principle of a dwelling on the site. Its objections to the revised scheme were the impact of the proposal on the privacy enjoyed by the occupiers of neighbouring dwellings and the quality of amenity provided the future occupiers of the development itself. In both cases, the Inspector identified that the level of harm would not be significant and, as a result, allowed the appeal.

4. New Appeals

- 4.1 [22/1206/FUL](#) – **45 Pennsylvania Road** – *Construction of 2 storey rear extension (retrospective application).*
- 4.2 [22/0397/FUL](#) – **47 Union Road** - *Purpose-built student accommodation for 10 rooms.*

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