

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 19th June 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 [22/1073/FUL](#) – **30 Barley Lane** – *Roof extension including dormer window at rear of dwelling.*

The application relates to a modest twentieth century bungalow across the road from Barley Lane School. The proposed scheme includes raising the roof ridge of the property and adding a large flat roof dormer window on the rear to create 3 new bedrooms at first floor level (and 5 in total). The Council's Householder's Guide to Extension Design Supplementary Planning Document seeks to ensure that dormers do not harm the character and appearance of buildings by dominating the roof and are primarily required to provide light rather than headroom. Although the Agent pointed to the existence of flat roof dormers elsewhere in the vicinity, the Council observed that many of these were some distance away or part of the original design of dwellings built around 60 years ago (which in any case did not wholly dominate the roof). The Agent also argued that, as a fallback position, a large dormer window could be built under Permitted Development without raising the roof ridge. Nonetheless, the Council refused planning permission on the grounds of poor design. A Juliet balcony on the dormer was also considered to harm neighbouring residential amenities, particularly in respect of overlooking.

The Inspector also noted the fallback position but concluded that "the combination of the proposed dormer and raising of the ridge by 300mm ... would create a top heavy addition to the property when viewed together with the ground floor. This change to the roofscape would be prominent and visible in the Barley Lane street scene and would interrupt the pattern of development that currently exists with the identical bungalows either side". It was also agreed that the inclusion of a Juliet balcony would harm neighbouring residential amenities.

Consequently, the appeal has been dismissed.

- 3.2 [22/0928/FUL](#) – **32 Hawthorn Road** – *Two-storey side extension.*

This proposal relates to a property on the Wonford housing estate, which has a strong character and layout including a uniformity of design/materials and open corners. This scheme, for a two storey side extension, would have resulted in the partial closing of one of those open corners. The Council therefore refused planning permission because of the

detrimental impact on the appearance of the area as well as concerns about harm to neighbouring residential amenities.

The Inspector dismissed the appeal and agreed that “the openness and spaciousness of corner amenity areas is a key part of the character of the area, which would be eroded and disrupted by the appeal proposal”. On neighbouring residential amenity, the Inspector also concluded that there would be a negative impact on outlook from No. 3 Laurel Road.

4. New Appeals

4.1 [22/1337/LED](#) – 66 Merrivale Road – *Construction of a single storey annex within the rear garden.*

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