

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 7th October, 2024
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 (19/07/2024).

2. Recommendation:

2.1 Members are asked to note the report.

3. Appeal Decisions

3.1 [23/1102/FUL](#) **1 Chudleigh Road, Alphington.** *Temporary planning permission for retention of storage container.* **Planning Inspectorate Decision Issued: 21st August, 2024**

Appeal is Allowed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/D/24/3336849 \(planninginspectorate.gov.uk\)](#)

3.2 [23/1245/PMI](#) **14 Sylvan Road, Pennsylvania.** *Permission in principle application for demolition of existing garage and construction of 1no. detached dwelling (C3 Use Class).* **Planning Inspectorate Decision Issued: 22nd August, 2024**

Appeal Dismissed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/W/24/3344015 \(planninginspectorate.gov.uk\)](#)

3.3 [22/1330/FUL](#) **St Andrews Yard, Willeys Avenue.** *Change of use of mixed use B8 storage and sui generis car sales to B8 storage and distribution use only.* **Planning Inspectorate Decision Issued: 23rd August, 2024**

Appeal is Dismissed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/W/23/3335001 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/23/3335001)

- 3.4 [23/0691/FUL](#) **1 Nicholas Road, Heavitree.** *Construction of rear dormer and hip to gable roof extension (Retrospective Application).* **Planning Inspectorate Decision Issued: 28th August, 2024**

Appeal is Allowed.

The main issue was the effect of the proposal on the character and appearance of the host dwelling and the street scene.

The Council considered that due to the size and use of non-matching cladding as the external material, the works presented an unsympathetic top-heavy addition, that dominated the rear roof scape, and was harmful to the character and appearance of the dwelling and the street scene.

The Inspector observed a noticeable proportion of dwellings with loft conversions in the area, with dormers clad in composite cladding in various shades of grey, and this was now an integral part of the street scene. The Inspector also noted the cladding used on the neighbour at 3 Nicholas Road.

The Inspector said “the hip to gable element respects the appearance of others in the area and the use of grey composite cladding within the gable end is consistent with other gables in the local area and blends in with the use of such cladding in the immediate area. Accordingly, this element of the scheme respects and blends in readily with its surroundings. The proposed dormer covers most of the rear roof slope and is similarly clad in a grey composite cladding. Due to its combined size, form, height and the colour of its cladding the proposed dormer element dominates the rear roof- slope. Together with the large dormer at No.3 they dominate the roof-slope of the pair of dwellings and appear top heavy”.

The Inspector gave considerable weight to the principle that similar works could be carried out without requiring planning permission, and that large flat roof dormers are an integral part of the area. They also considered the choice of composite cladding and the grey colour would provide consistency with the neighbouring dwelling. The works were considered to comply with policy and was allowed with no conditions as the development had already been completed.

For the Decision Notice, see:

[Reference: APP/Y1110/D/24/3345794 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/d/24/3345794)

- 3.5 [22/1335/FUL](#) **75 & 75a Fore Street, Topsham.** *Conversion of uninhabited two bedroom maisonette into two self-contained one bedroom flats and installation of free-standing balcony, bin and bicycle storage in rear courtyard.* & [22/1336/LBC](#) *Conversion of uninhabited two bedroom maisonette into two self-contained one bedroom flats with associated internal alterations, removal of chimney and replacement rear door, installation of free-standing balcony in rear courtyard and*

alterations to rear of ground floor commercial unit **Planning Inspectorate Decision Issued: 23rd September, 2024.**

Appeal Dismissed.

< PLANNING OFFICER'S SUMMARY TO FOLLOW >

For the Decision Notice, see:

[Reference: APP/Y1110/W/24/3336432 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/24/3336432)

[Reference: APP/Y1110/Y/23/3330653 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/y/23/3330653)

3.6

3.7

4. New Appeals

- 4.1 **23/0691/FUL** 1 Nicholas Road, Heavitree. *Construction of rear dormer and hip to gable roof extension (Retrospective Application).* **Start Date:** 19th July, 2024

For case details, see:

[Reference: APP/Y1110/D/24/3345794 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/d/24/3345794)

- 4.2 **23/1320/OUT** Land at St Bridget's Nursery, Topsham. *Outline planning application for the demolition of existing buildings and structures and the phased development of up to 350 dwellings and associated infrastructure and open space. (All matters reserved except access).* **Start Date:** 11th September, 2024

For case details, see:

[Reference: APP/Y1110/W/24/3350940 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/24/3350940)

- 4.3 **24/0130/FUL** Manor Court, Dix's Field. *Formation of new office ground floor entrance to Units 1 and 2 with additional lighting. New Signage for the building. Additional Cycle Storage.* **Start Date:** 17th September, 2024.

For case details, see:

[Reference: APP/Y1110/W/24/3348838 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/w/24/3348838)

- 4.4 **24/0466/FUL** 54 Hurst Avenue, Priory. *Two-storey side extension.* **Start Date:** 25th September, 2024.

For case details, see

[Reference: APP/Y1110/D/24/3350975 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/app/y1110/d/24/3350975)

4.5

4.6

Ian Collinson
Strategic Director for Place, 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