

Exeter City Council  
Planning Committee  
13 January 2025

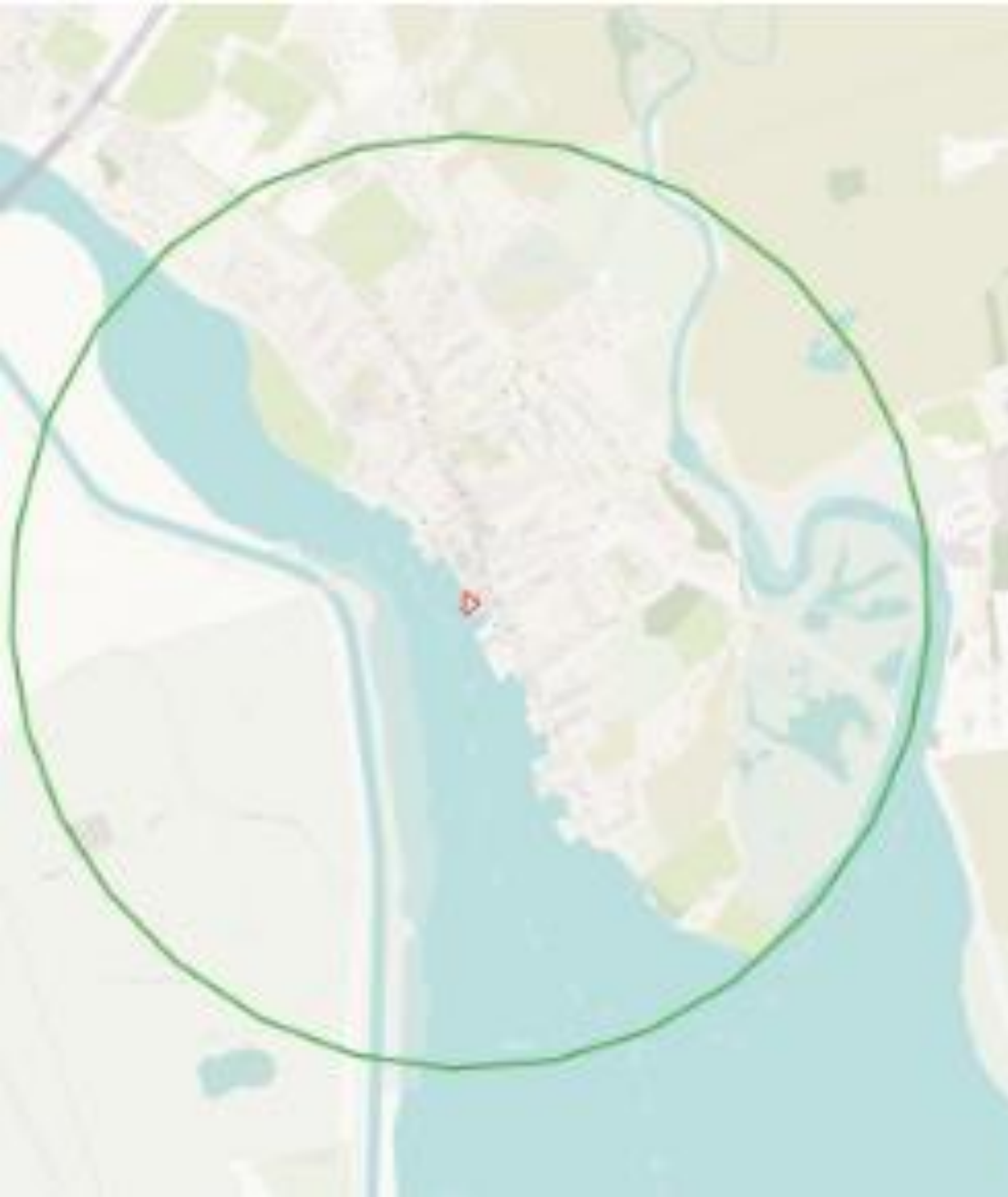
# **Application 22/1620/FUL**

**Site:** The Boat House, Ferry Road, Topsham

**Applicant:** Mr Mark Trout

**Proposal:** Redevelopment of an existing boat repair and maintenance storage shed with accommodation above.

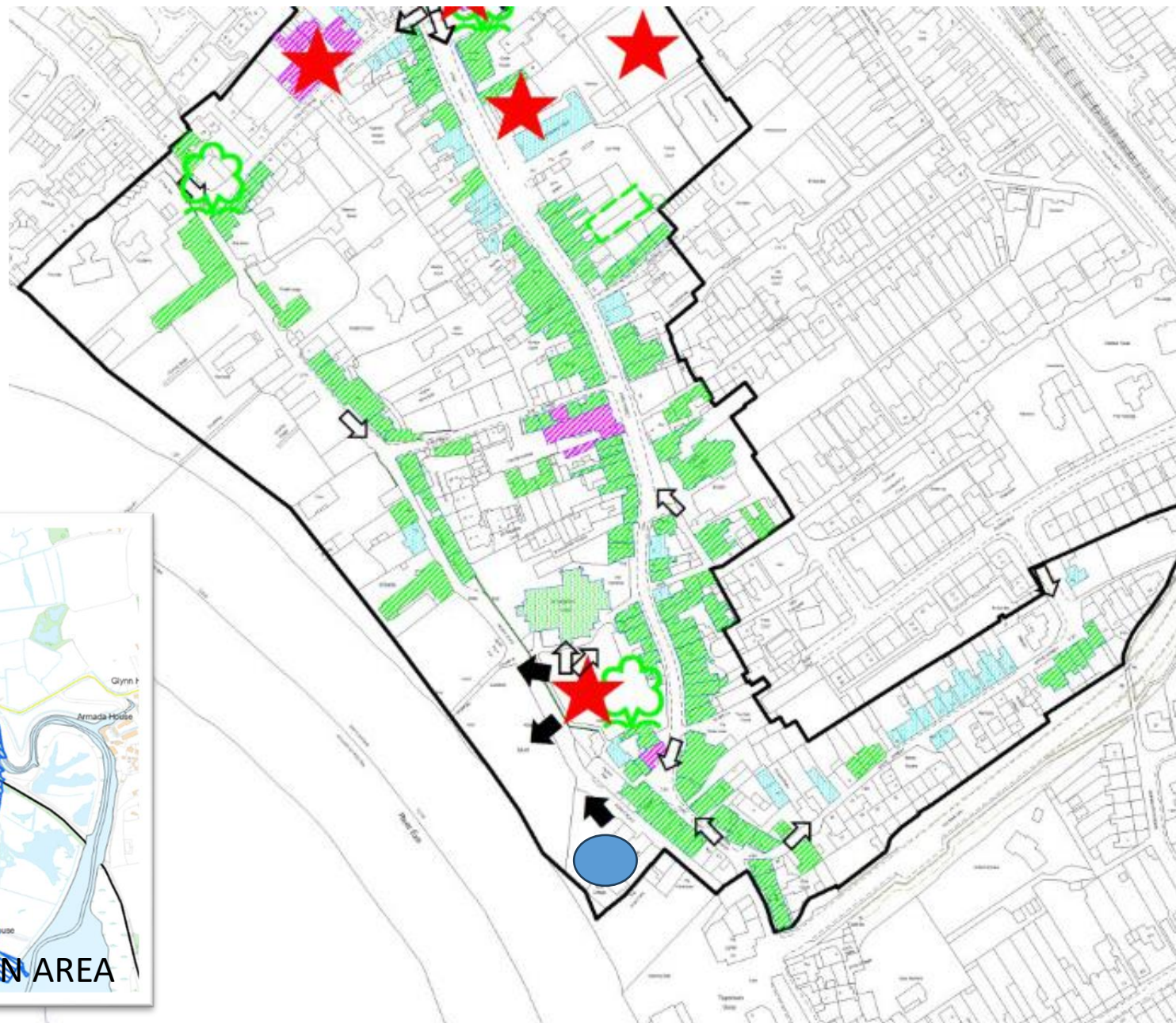
**Case Officer:** Zulema Nakata



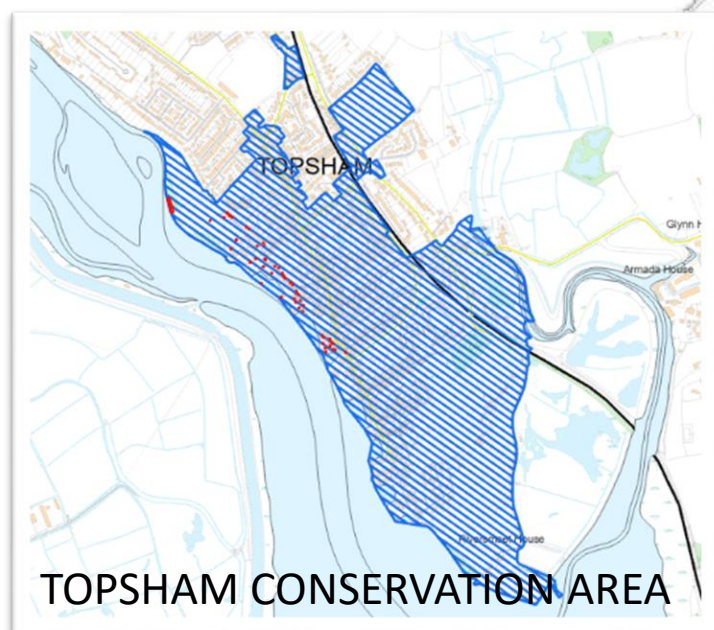
**SITE LOCATION/ARIEL VIEW**







- Grade II\* Listed Buildings
- Grade II Listed Buildings
- Locally Listed Buildings
- Areas of Important Trees
- Positive spaces



## CONSTRAINTS – DESIGNATED HERITAGE ASSETS





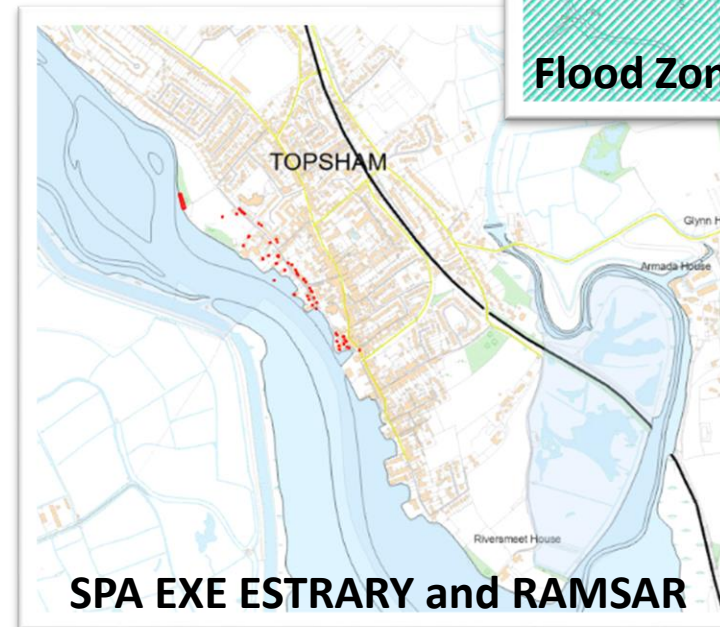
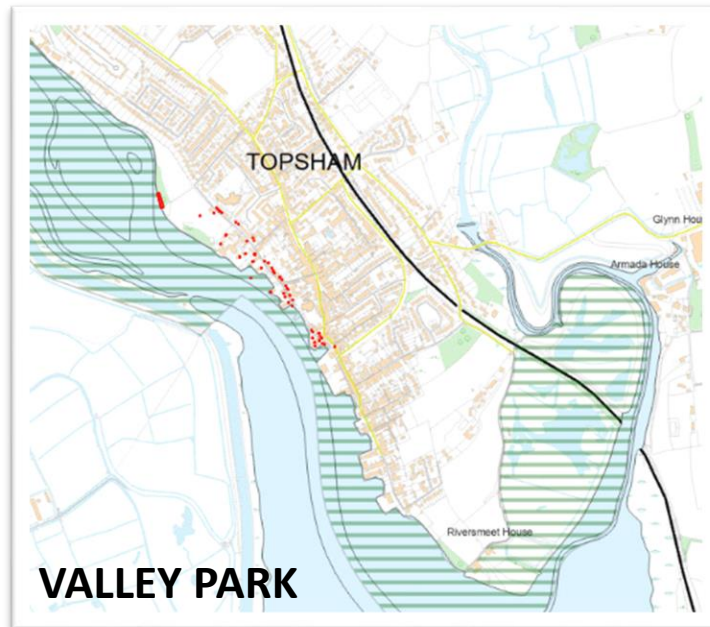
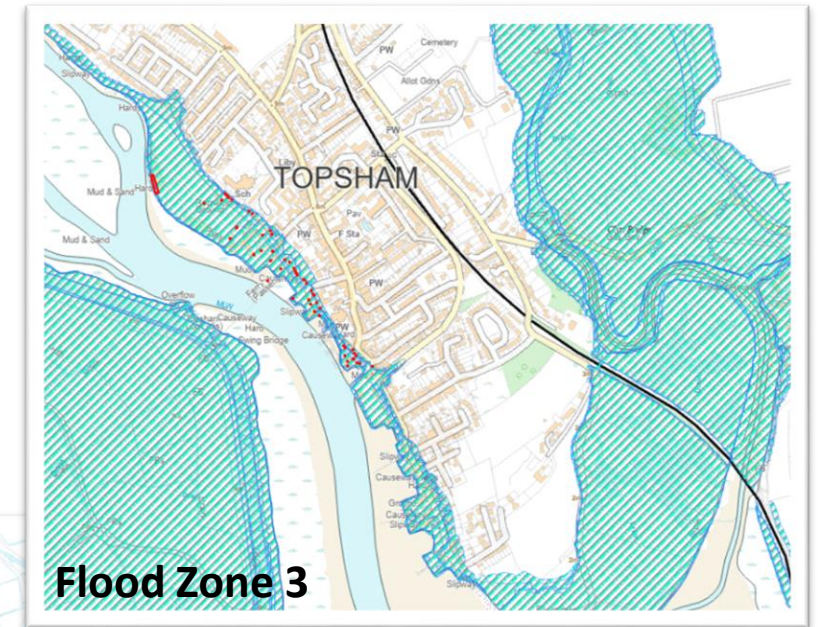
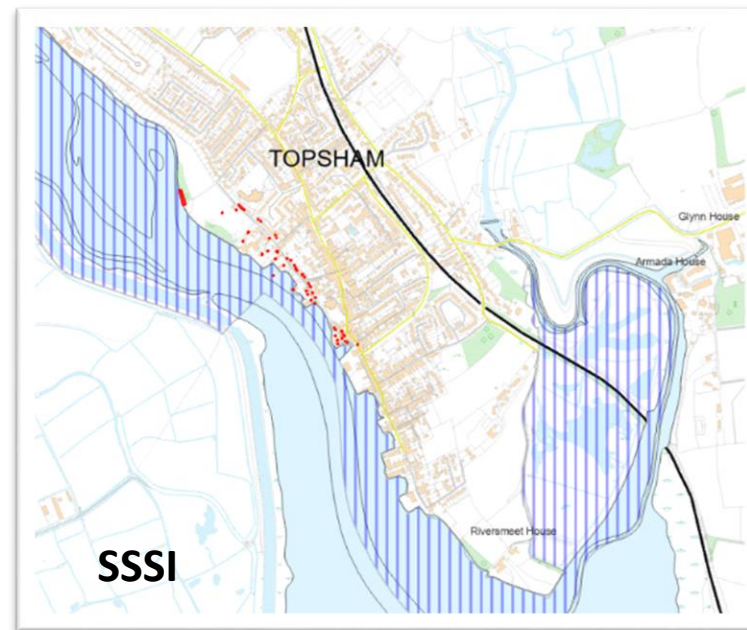
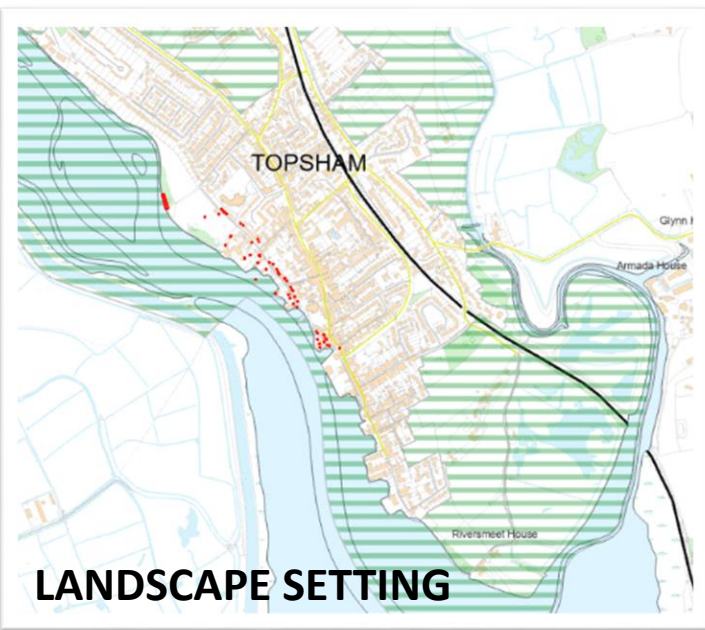
1950s



Today

**View from steps of Grade II\* Listed St Margarets Church**





# CONSTRAINTS – ENVIRONMENTAL/ECOLOGICAL





**SITE PHOTOS**



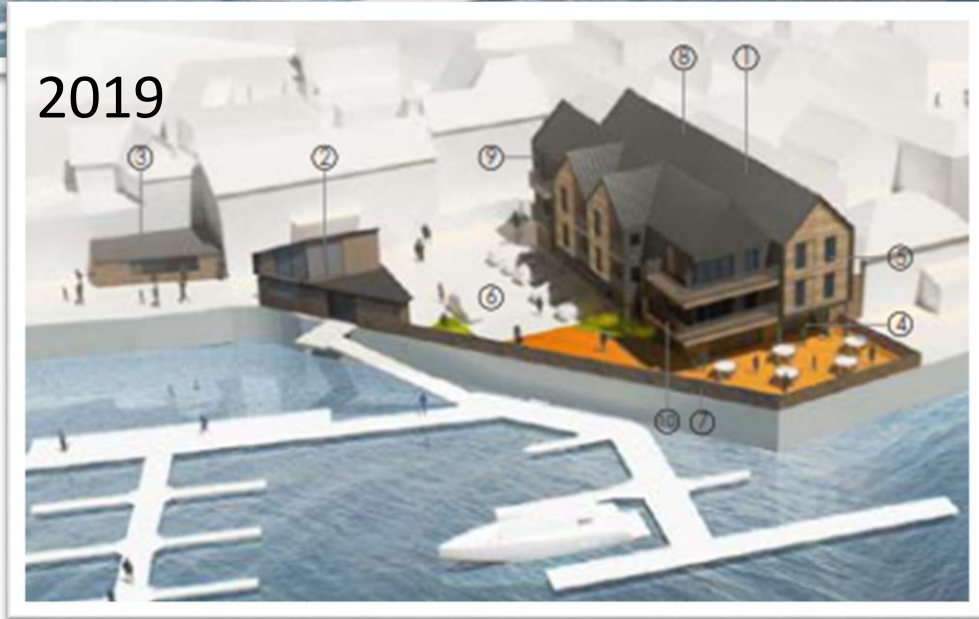


**SITE PHOTOS**

2018



2019



2020

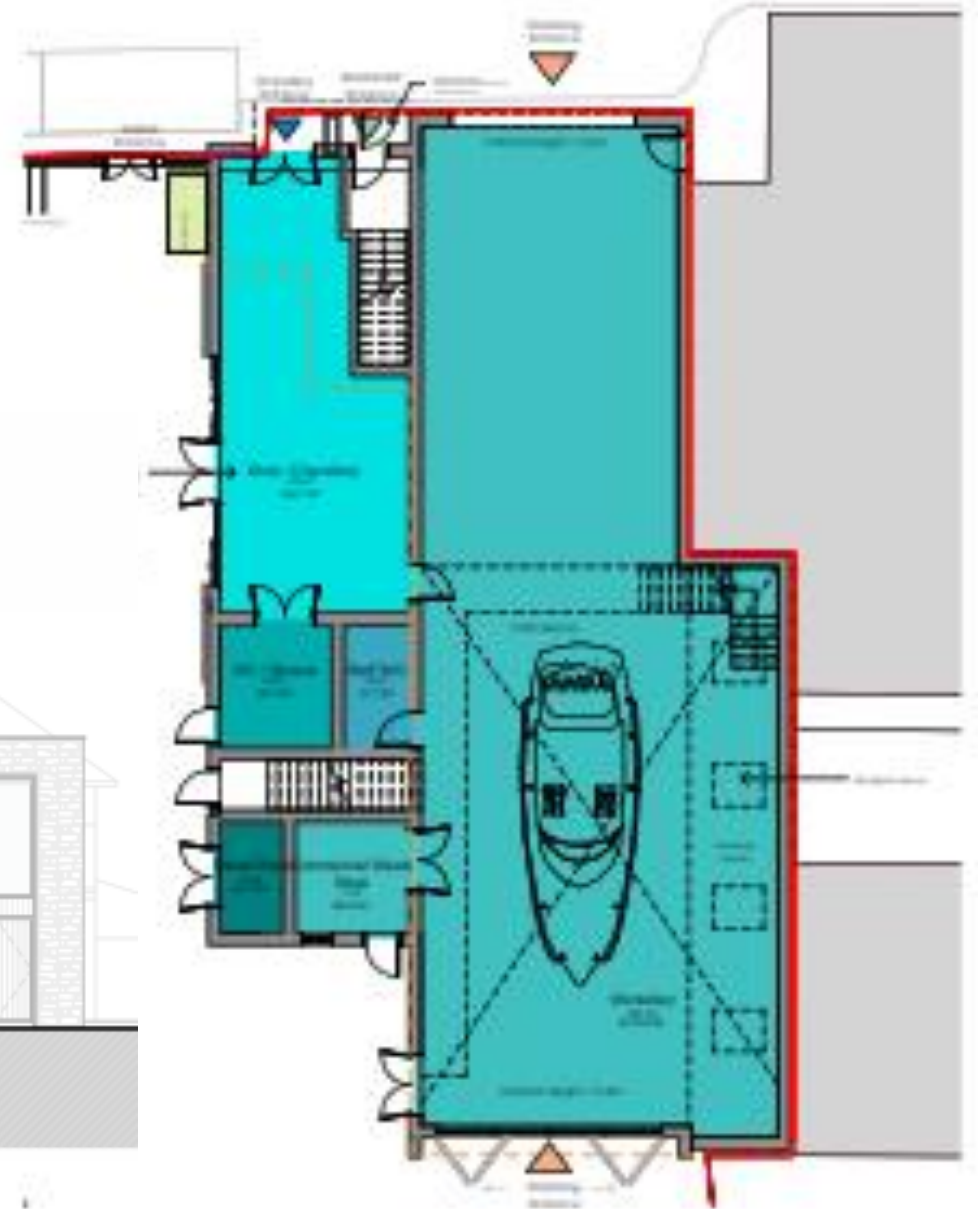


**EARLIER SUPERSEDED SCHEME**



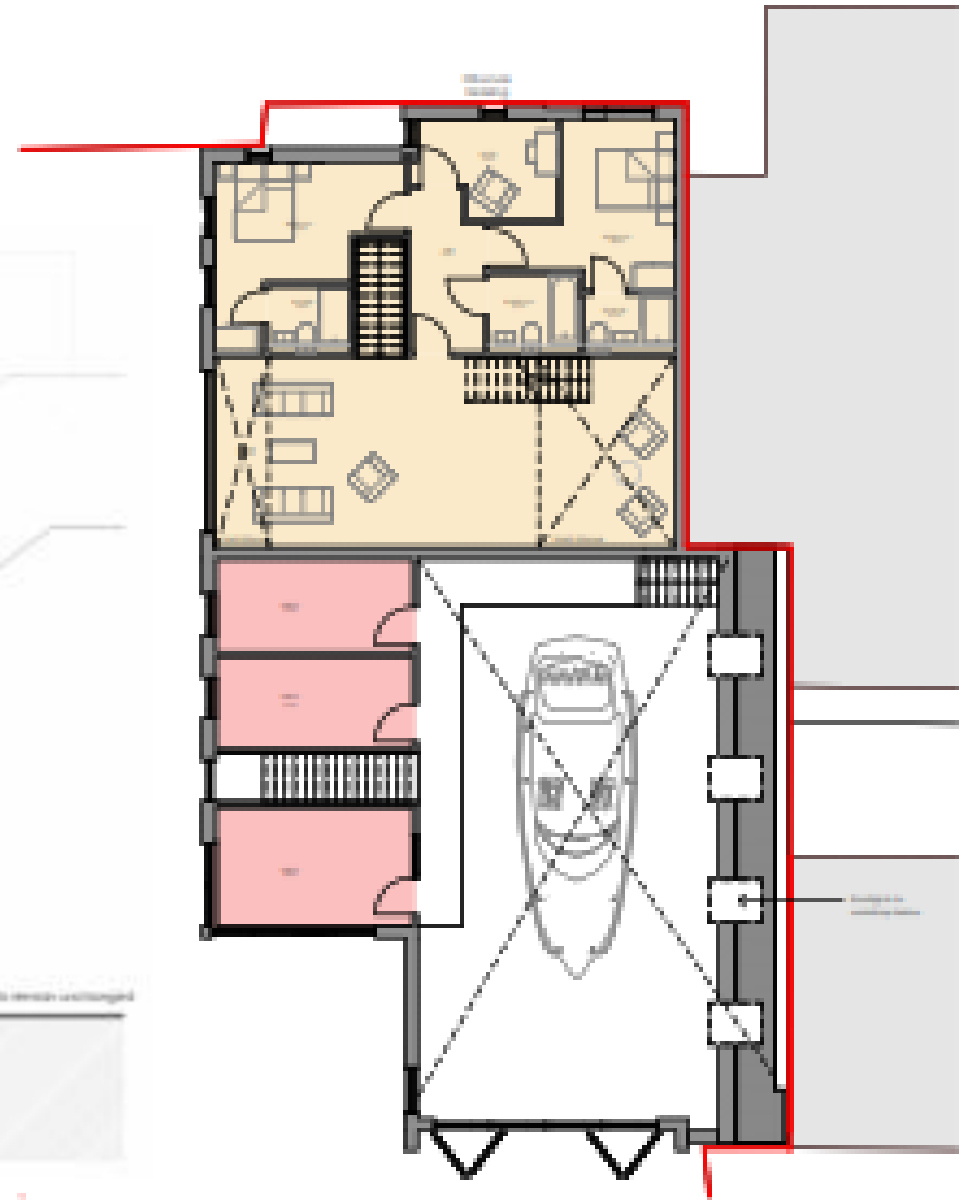


**REVISED/CURRENT SCHEME**

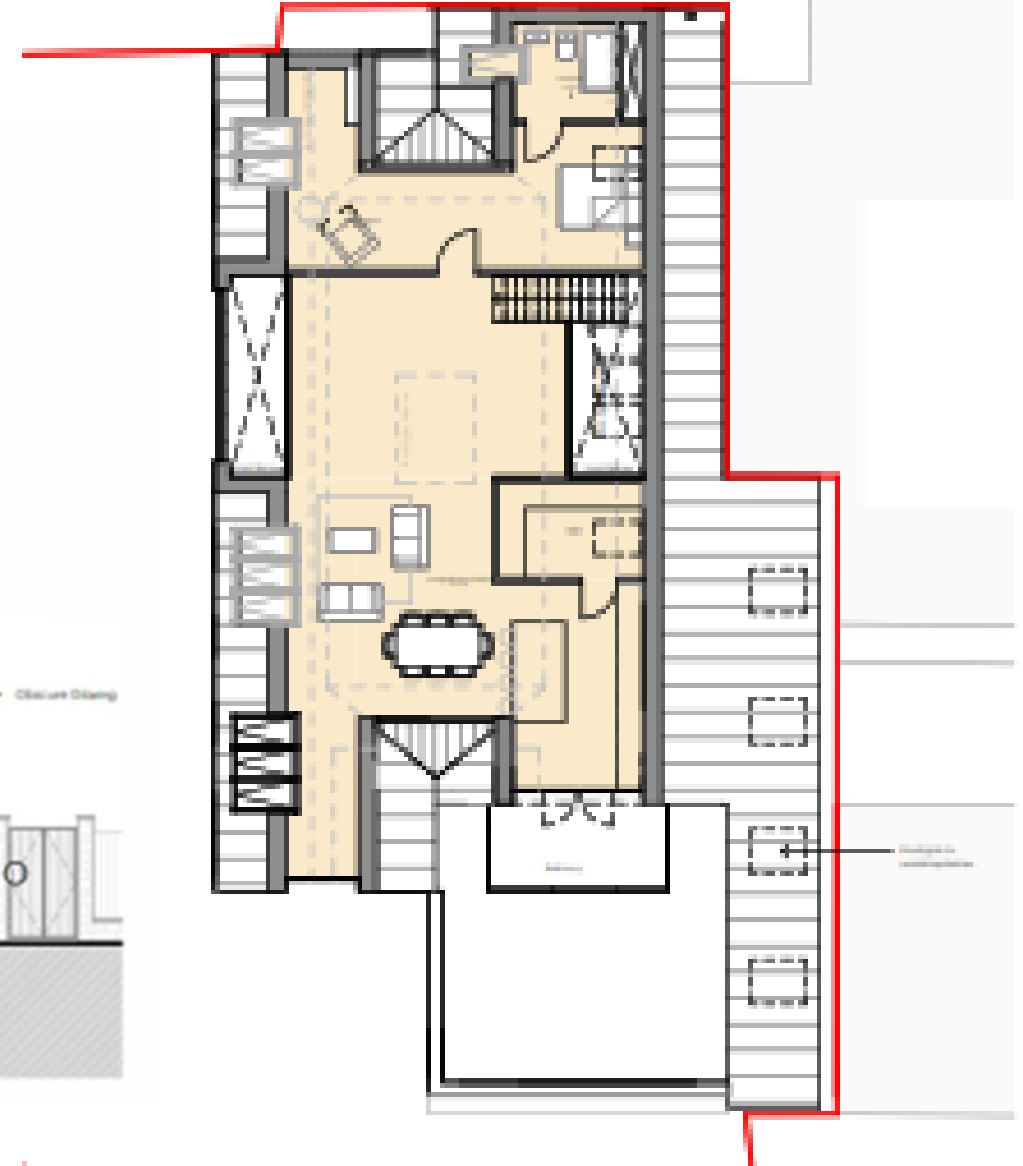


**PROPOSED SIDE ELEVATION and GF PLANS**



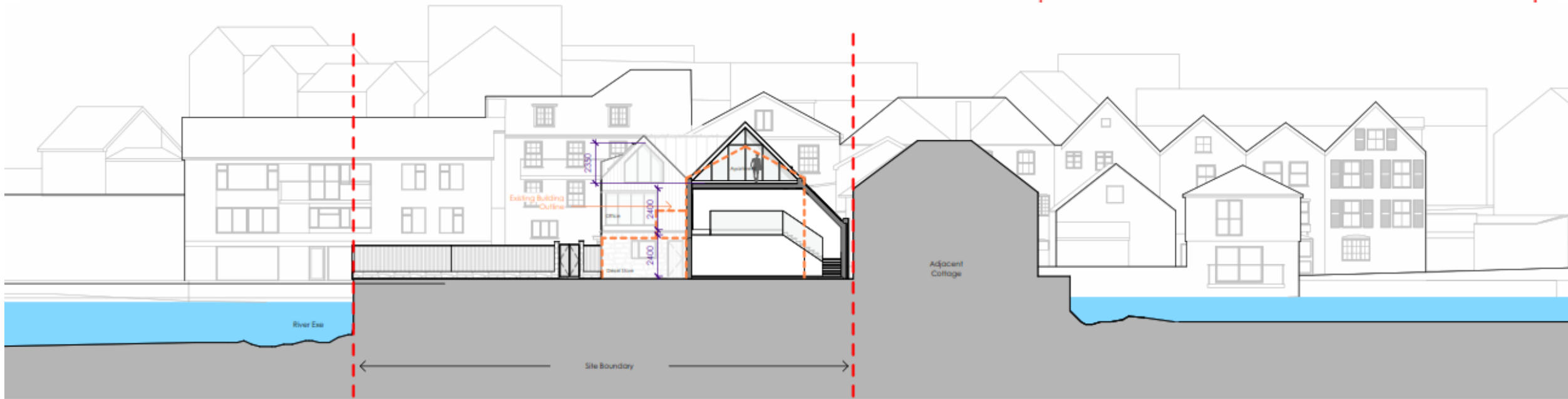
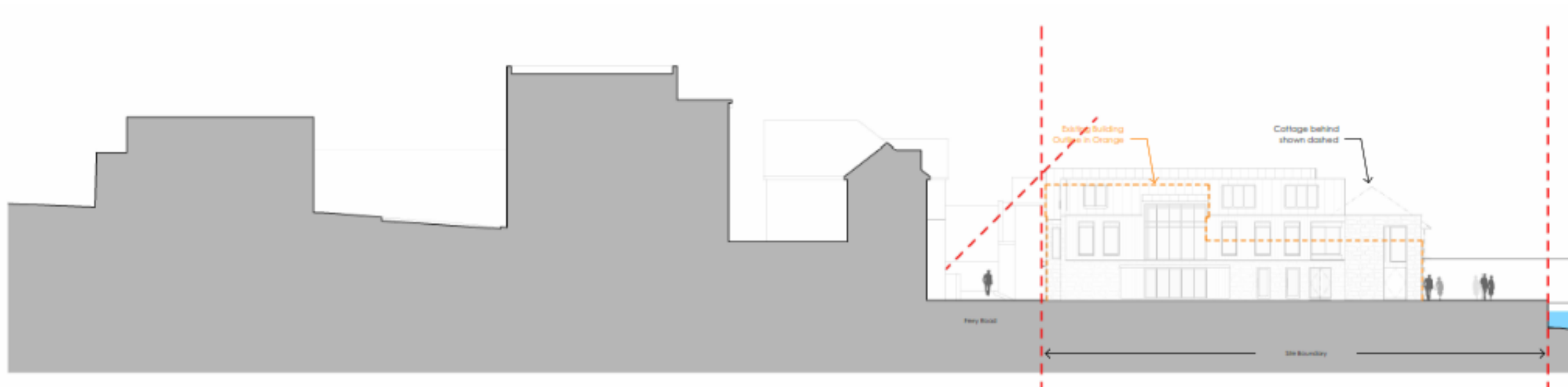


**PROPOSED RIVER FRONT ELEVATION and 1<sup>st</sup> FLOOR PLANS**



**PROPOSED FERRY ROAD ELEVATION and FLOOR PLANS**





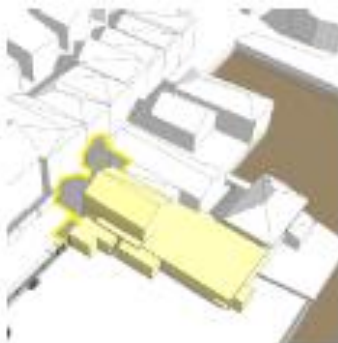
# SECTIONS



10:00



12:00



16:00



10:00



12:00



16:00

MIDSUMMER - EXISTING

MIDSUMMER- PROPOSED



10:00



12:00



16:00



10:00



12:00



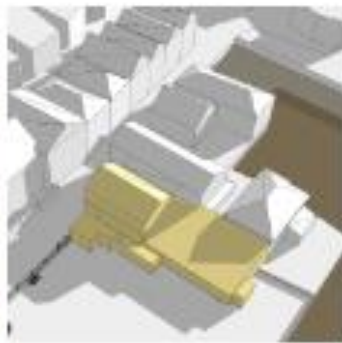
16:00

WINTER EQUINOX - EXISTING

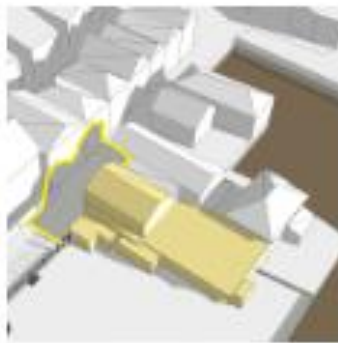
WINTER EQUINOX - PROPOSED



10:00



12:00



16:00



10:00



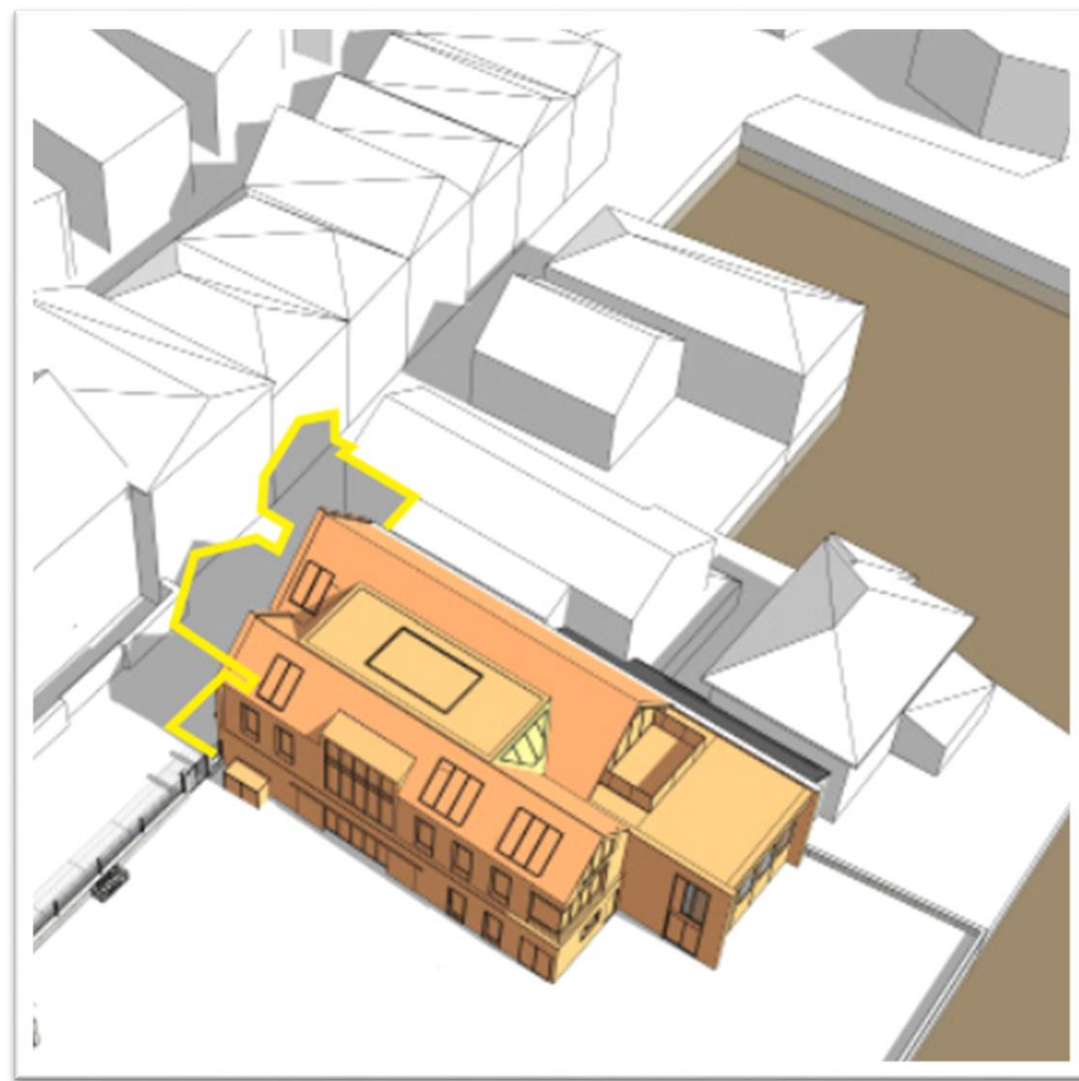
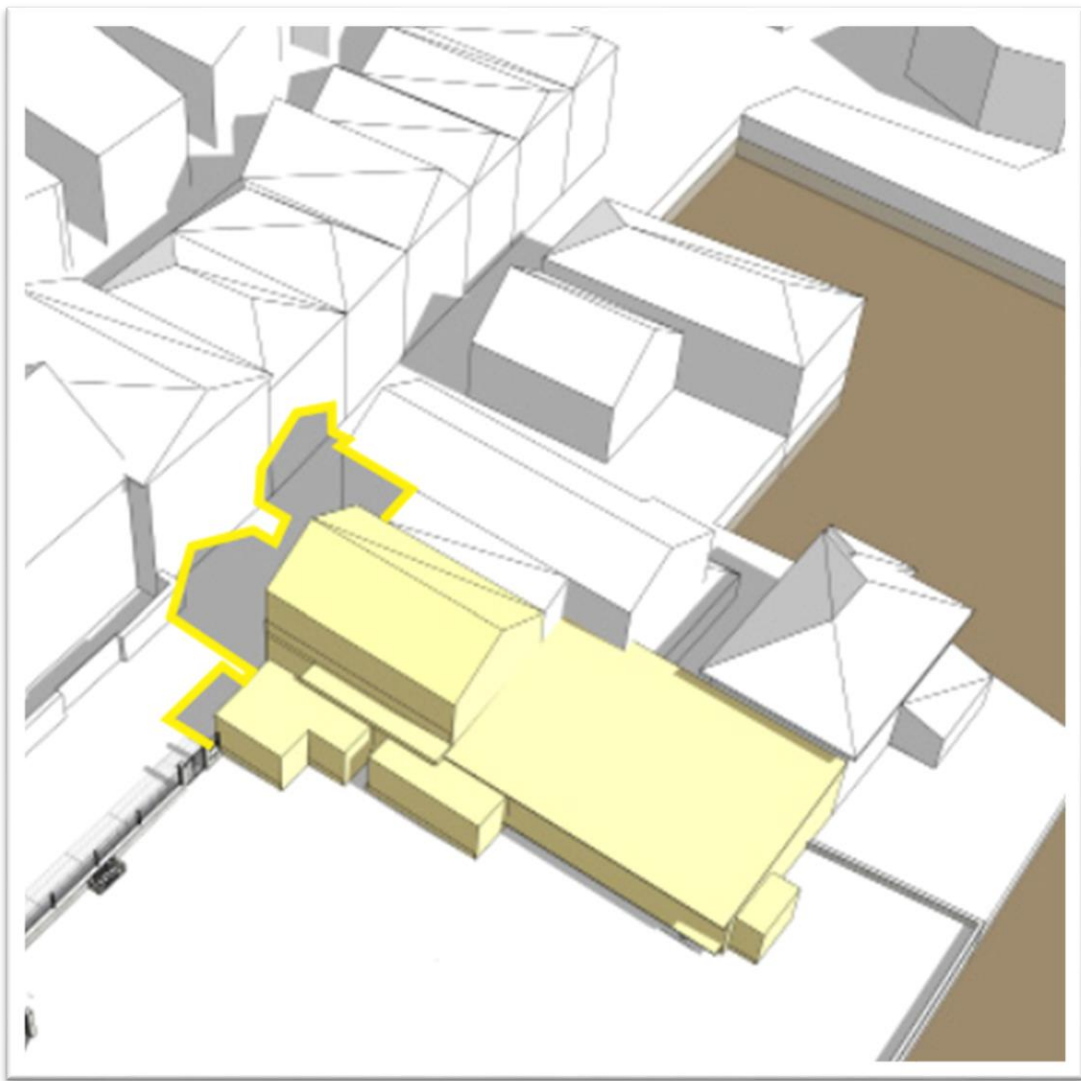
12:00



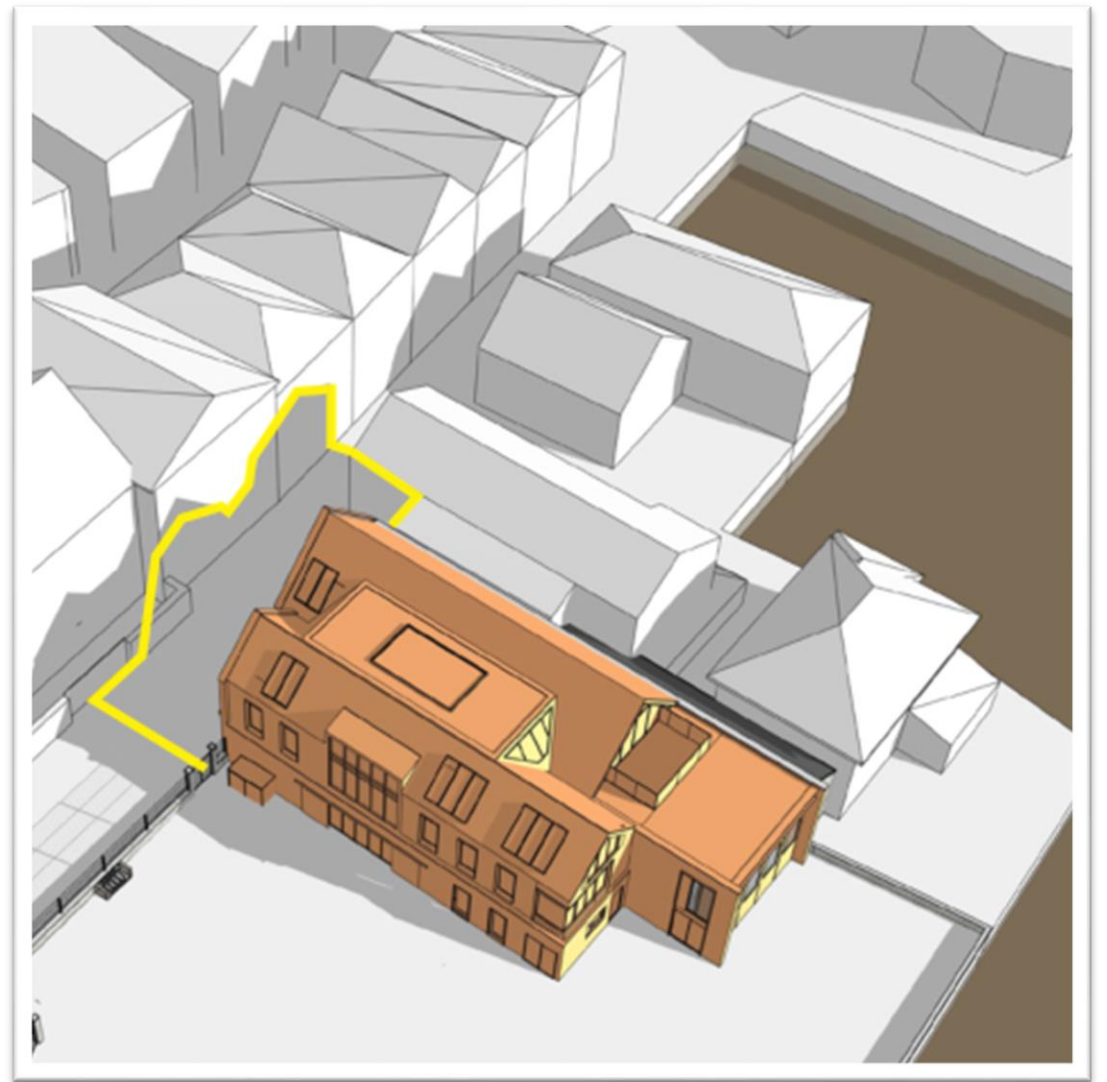
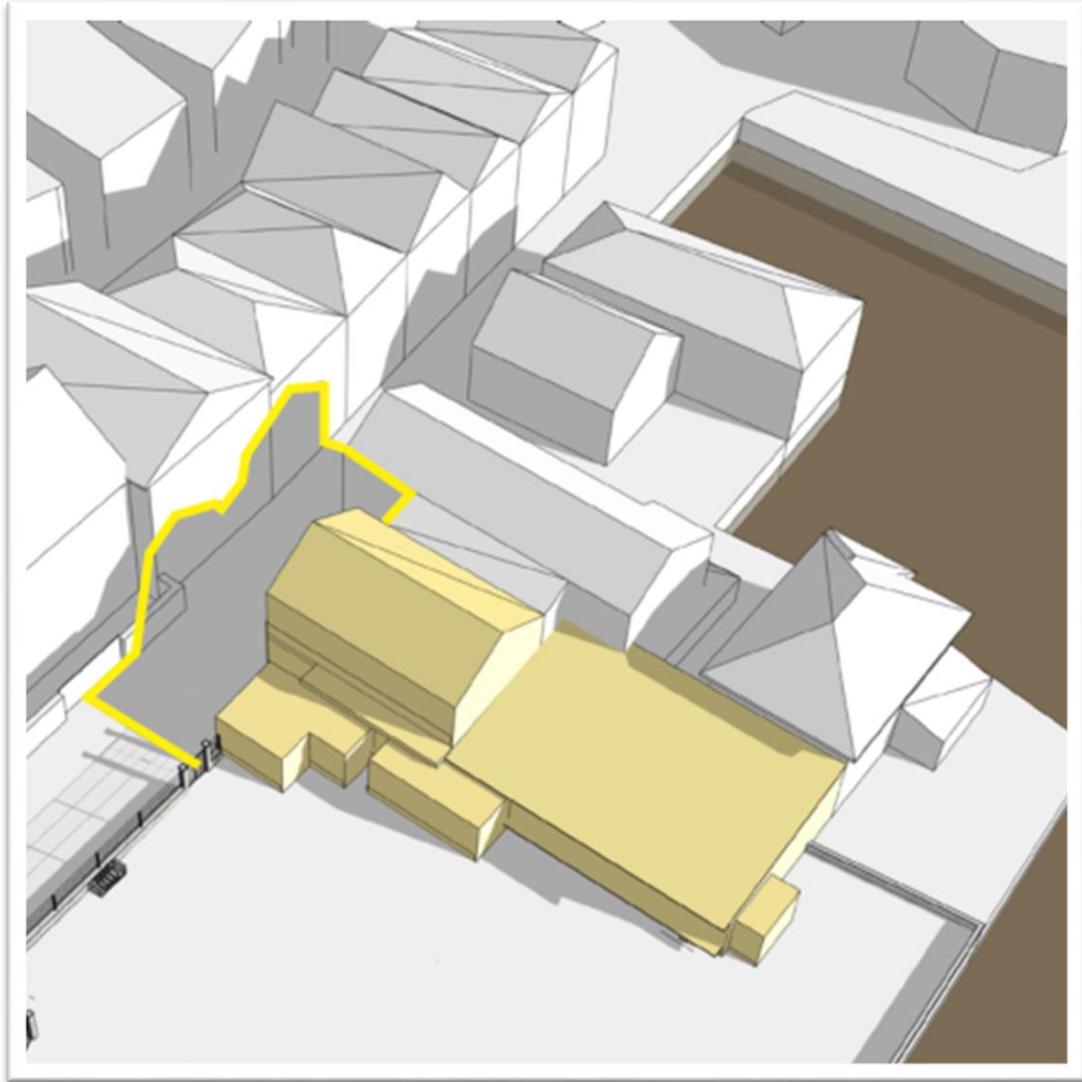
16:00

# SHADOW STUDY





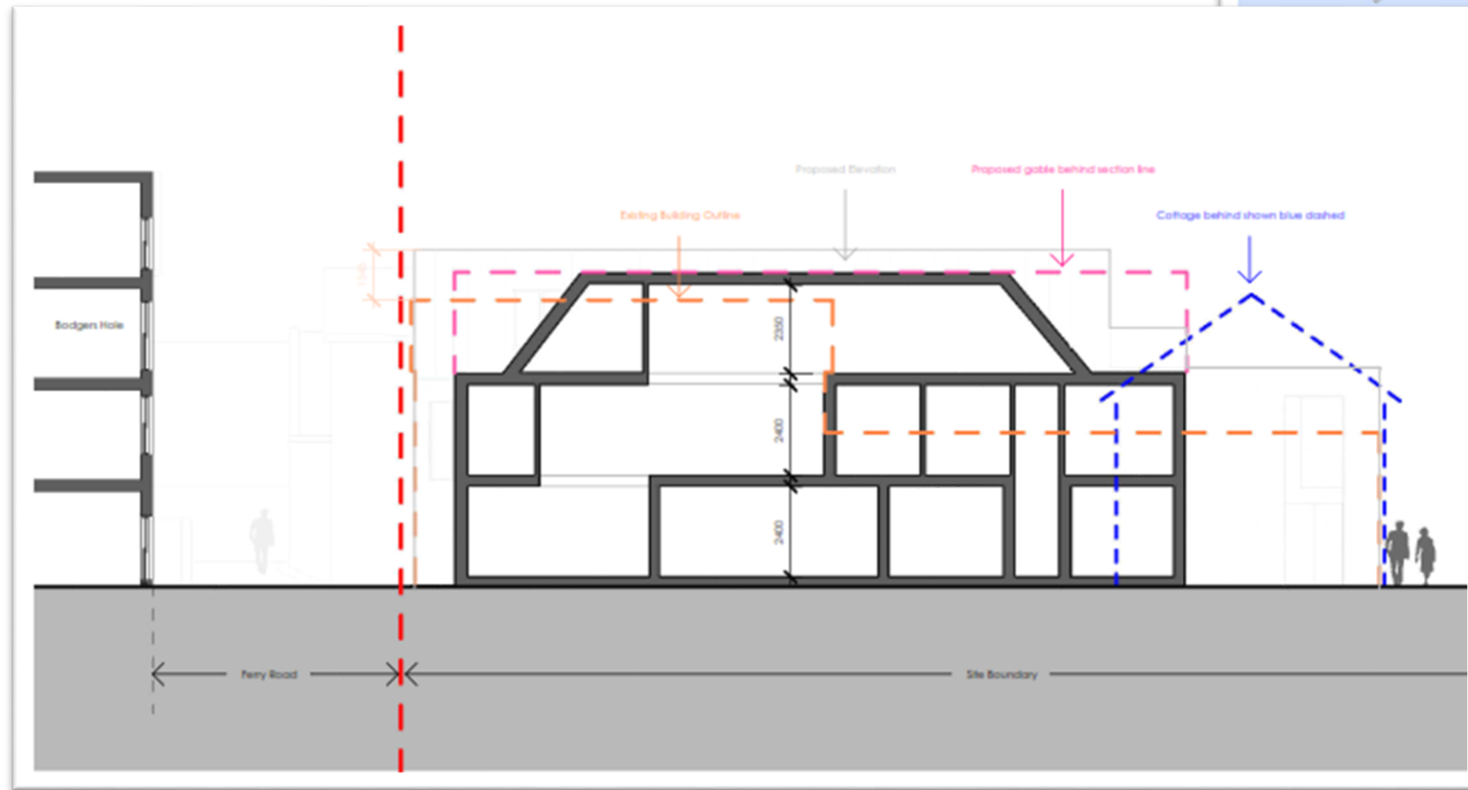
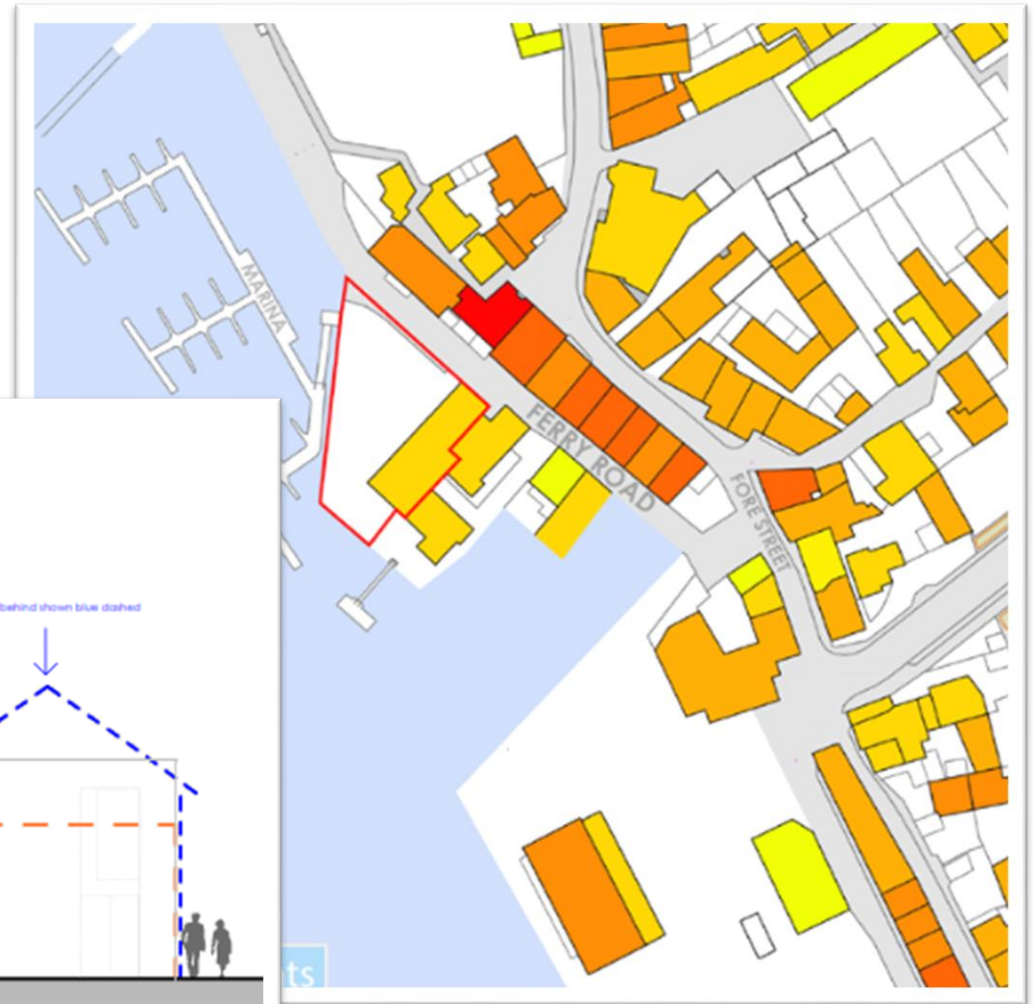
**SPRING EQUINOX 16:00**



**WINTER EQUINOX 16:00**



Key:



# BUILDING HEIGHTS



**VISUALISATION**





**VISUALISATIONS**

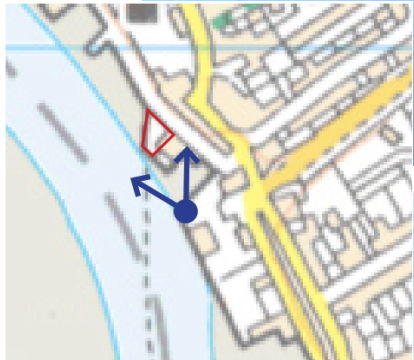


**LVIA – VIEWPOINT 1**





**LVIA – VIEWPOINT 2**



**LVIA – VIEWPOINT 3**



## 2<sup>nd</sup> round 35 objections, 3 support

- Excessive scale
- Excessive height
- Excessive volume
- Excessive glazing, not in keeping with waterfront character
- Impact on privacy
- Overshadowing
- Loss of light
- Ground level differences/stability
- Lack of CGI visuals
- Views
- Increased flood risk elsewhere
- Over intensification of the use
- Loss of remnants of original stone barn
- Highways – parking, congestion, pedestrian and cycle safety
- Noise and Pollution
- Plans Inaccurate
- Not sufficient notice for consultations
- Materials out of keeping
- Residential is not essential to the boatyard
- Potential change of use in future

## OBJECTIONS

## 3 support

- employment opportunities
- locally run business
- existing buildings and boatyard have a poor appearance
- improve sustainability of the buildings, modern insulation
- in keeping with the older buildings and recent developments along the riverside
- materials in keeping with surrounding
- sympathetically and responsibly designed
- a significant improvement



- **Historic England:**

Raised no objection and is not opposed to redeveloping the boat repair facility in principle, HE recommends:

1. The Council ensures any harm is "clear and convincingly justified"
2. All opportunities to minimize harm should be explored, including reducing upper levels
3. Any remaining harm must be weighed against the public benefits

- **ECC Principal Heritage Officer:**

Raised no objections following the revisions to the original scheme. They considered that their initial concerns had been addressed

- **ECC Principal Urban Design and Landscape Officer:**

Raised no objections following significant revisions to the scheme, subject to a condition requiring submission of material samples for approval.

- **Impact historic assets** – impacts on St Micheals Church (Grade II\*) and
- The proposal has been significantly scaled down and redesigned to achieve a balance between the exemplary design befitting the historic location and the practical functionality required for a boatyard, an important heritage feature of Topsham, whereby the public benefit are considered to outweigh the less than substantial harm to the heritage asset.
- **Impact on neighbours' amenity** – Design changes to incorporate rooms in the roof space, limit massing and height to minimise overshadowing, while obscure glazing prohibits overlooking on Ferry Road. The infill between the dual pitch roof, slopes inward, minimising its appearance. The glazing fronting the river has been reduced and the balcony above the flat roof workshop is set well back. 4.7m from the front elevation, to minimised overlooking.
- **Flood Risk** – The residential 'more vulnerable use' is existing, does not represent a new or significantly intensified use, it will be positioned above the design flood event level and the FRA confirms that the development will be safe for its lifetime and incorporates mitigation measures
- **Ecology - Impact upon European Designations (Shadow HRA)** - the City Council, as the Competent Authority, has chosen to adopt the Shadow Habitats Regulations Assessment (HRA) to ensure the development will not adversely affect the integrity of the designated sites

## KEY PLANNING ISSUES

## RECOMMENDATION

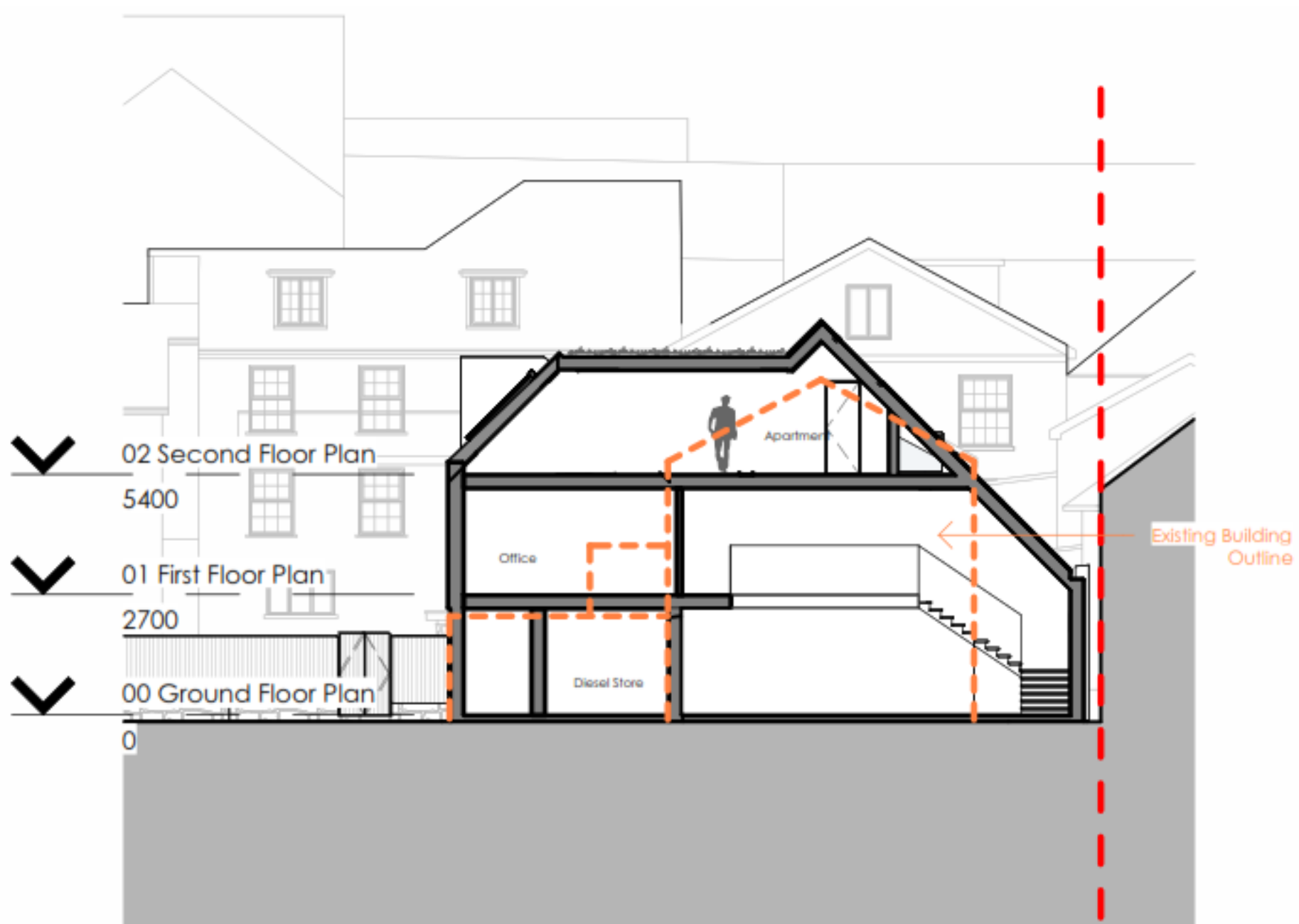
DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO **GRANT PERMISSION**  
SUBJECT TO CONDITIONS FOR THE FOLLOWING :

- Construction Traffic and Environmental Management Plan
- Land Contamination
- Waste Audit Statement
- Surface Water Drainage
- Mitigation measures European Wildlife designations
- Ecological Mitigation
- Construction Hours
- Noise Assessment
- Materials
- Cycle Parking
- Sustainability Statement Mitigation





# 1888 and 1906 OS Map



## SECTIONS