
Appeal Decision

Site visit made on 11 October 2016

by **C J Ball** DArch DCons RIBA IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 November 2016

Appeal Ref: APP/Y1110/D/16/3155986
39 Beacon Heath, Exeter EX4 8NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Martin Chan against the decision of Exeter City Council.
 - The application Ref 16/0656/03, dated 23 May 2016, was refused by notice dated 25 July 2016
 - The development proposed is the erection of a lean-to conservatory to the front elevation.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a lean-to conservatory to the front elevation at 39 Beacon Heath, Exeter EX4 8NR in accordance with the terms of the application Ref 16/0656/03, dated 23 May 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the plans submitted with the application.

Main issue

2. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the street scene.

Reasons

3. This semi-detached property fronts onto Beacon Heath, sitting within a row of pre- and post-war terraced, semi-detached and detached houses. This eclectic mix of dwellings is arranged along the north side of the road, facing south across mostly green open space. Most have extensive areas of driveways or parking space in front, with some attractive gardens. I saw that many of the properties in the street have had substantial extensions added to their street frontage, ranging from enclosed porches and living room extensions to conservatories, although the properties in the immediate vicinity of the site remain much as originally built. Many of these have projecting bay windows. Overall, a defining characteristic of the street is its variety of frontage projections
4. The proposal involves the addition of a lean-to conservatory to the street frontage of No.39. It would be built of upvc framework on red brick dwarf walls. The eastern elevation would be obscure-glazed to protect the privacy of

the adjoining occupiers and, since the frontages are south facing, there would be extremely limited overshadowing or loss of outlook. Sufficient parking space would remain. The form of construction would be consistent with other extensions in the street, with the brickwork matching that used in the mix of brick-built and rendered front elevations.

5. I consider that this modest proposal would clearly reflect the scale, nature and variety of the existing street frontage. While the Council's Extension Design Guide SPD advises generally against front extensions, here they are a strong characteristic of the street scene. The proposal would respect the existing pattern of development in the street, in accordance with the Design Guide. It would relate well to the established urban grain of Beacon Heath and, in its form and materials, would reflect local distinctiveness, contributing positively to the established townscape quality of the street as a whole. I consider that the proposed addition of a lean-to conservatory would comply with Policy DG1 of the Exeter Local Plan First Review, so that the proposal would be consistent with the local development plan for the area.
6. I find that the proposal would have no harmful effect on the character and appearance of the street scene so that it should be permitted. I consider it necessary and reasonable to add the conditions suggested in the Officer's report. On that basis, for the reasons given above, I conclude that the appeal should be allowed.

Colin Ball

Inspector