



Appeal Decision

Site visit made on 6 January 2021

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 January 2021

Appeal Ref: APP/U1105/D/20/3261076

108 Exeter Road, Exmouth EX8 1QH

- 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 Mr Tim Thorn against the decision of East Devon District Council.
 - The application Ref 20/0946/FUL, dated 5 May 2020, was refused by notice dated 18 September 2020.
 - The development proposed is construction of single storey rear extension, dormer window to rear and front with balcony.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. I have taken the description of development from the appeal form and the Council's decision notice as it most accurately describes the proposal.
3. During the appeal the appellant submitted permission Ref 20/2083/FUL, granted on 12 November 2020, which approved the works to 108 Exeter Road encompassed within the appeal proposal aside from the front dormer and associated balcony. As this evidence came into being after the appeal was submitted, and as it was of relevance to my assessment, I had regard to it.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

5. 108 Exeter Road is a dwelling at the end of a short terrace of three. It fronts a street scene characterised by separate terraces of varietal appearance and scale, many of which retain a pleasing aesthetic through the repetitive use of architectural features, such as bay and dormer windows. Despite some modest alteration, No 108's terrace remains a well-designed building, owing to its overall balance and the cohesive detailing of its dwellings, which are unified under a prominent and largely unadorned principal roof slope.
6. The rear dormer and single storey extension would be discreetly located to the more utilitarian, and therefore less sensitive, back part of the property. However, from Exeter Road, the front dormer and balcony would together dominate No 108's roofslope, extending almost from its eaves to its ridge and across most of its width, with a notably large glazed opening. These elements would be detrimental to the proportions of the property frontage and that of

the wider building. Moreover, as they would be introduced to only one side, the balanced composition of the terrace frontage would be lost.

7. Whilst dormers are prevalent across Exeter Road, each terrace here is read as an individual set piece and it is the uniform absence of dormers which partly defines the positive character of the building frontage in this case. Dormers elsewhere, original or otherwise, do not therefore serve to legitimise the harm that would arise. Whilst I acknowledge the appropriateness of the other elements of the scheme, and the general updating of the property that is envisaged, these matters do not justify the harmful elements of the proposal.
8. Consequently, the proposal would have an unacceptable effect on the character and appearance of the area. It would conflict with the design aims of Policies Strategy 6 and D1 of the East Devon Local Plan 2013-2031 (adopted 2016), Policies EB1 and EB2 of the Exmouth Neighbourhood Plan 2018-2031 (made 2019) and the National Planning Policy Framework (the Framework).

Other Matters

9. I have also noted that discussions were held between the Council and the appellant during the planning application process and also the absence of any objection from consultees and interested parties. However, these matters have not been determinative in my reasoning.

Conclusion

10. I therefore find that the proposal would conflict with the development plan when read as a whole and that there are no other considerations, including the Framework, that outweigh the conflict.
11. For the reasons outlined above and taking all matters raised into account, I conclude that the appeal should be dismissed.

Matthew Jones

INSPECTOR