



Appeal Decision

Site visit made on 5 June 2024

by J Evans BA(Hons) AssocRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 June 2024

Appeal Ref: APP/Y1110/D/24/3341219

50 Langaton Lane, Exeter EX1 3SL

- 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 Mrs Sarah Tosdevine & Ms Leila Chakmakchi against the decision of Exeter City Council.
 - The application Ref: 23/1303/FUL, dated 12 October 2023, was refused by notice dated 18 January 2024.
 - The development proposed is described as a first floor extension.
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Decision

1. The appeal is dismissed

Preliminary Matters

2. I have revised the description of the development to better reflect the proposal before me.

Main Issue

3. The main issue is the effects of the development on the character and appearance of the area.

Reasons

4. 50 Langaton Lane is a C20 semi-detached dwelling, with its first floor accommodated within its roof space with boxed shaped dormers to the front and rear. The property is positioned on a corner with Ash Farm Close, and as a result the front, side and rear of the building, and in particular the location for the proposed first floor extension above an existing single storey lean-to, are readily visible from the street scene.
5. I have been made aware that planning permission is in place (Ref: 23/0799/FUL) for a smaller first floor extension. Unlike the proposal before me, the approved extension steps back from the forward line of the existing dormer windows and roofline to the front, and also steps back from the footprint of the existing ground floor lean-to where it fronts towards Ash Farm Close.
6. Whilst the proposed extension before me would step down from the main ridgeline of the appeal property similar to the approved development referenced above, otherwise it lacks a degree of subservience as the form of the proposals to the front elevation would reflect what already exists on the property. It would thereby result in a further elongation of the building form of

the appeal property as it is perceived collectively with the neighbouring property to the east. Unlike the planning permission that is in place, the proposal would not step back to the front, which would ultimately help to create a break in the overall massing of the proposals and reduce the perception of an elongated building form.

7. Regrettably, I am of a view that the resultant effects of the proposal would result in an overly dominant building form that would appear at odds with the appeal properties existing characteristics and the immediate surroundings as a result.
8. Therefore, I find that the proposal would conflict with Policy CP17 of the Exeter Local Development Framework Core Strategy 2012 and Saved Policy DG1 of the Exeter Local Plan First Review 1995-2011, which collectively, amongst other matters, seek to secure development that promotes local distinctiveness and compliments character and local identity.

Conclusions

9. For all the above reasons, having regard to all matters raised, I conclude that the appeal should be dismissed.

J Evans

INSPECTOR