



Appeal Decision

Site visit made on 13 November 2024

by H Faulkner BSc(Hons) MSc PGCE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 November 2024

Appeal Ref: APP/Y1110/D/24/3343761

11 Woodland Road, Devon, Exeter, EX1 3PL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr David Jones against the decision of Exeter City Council.
 - The application Ref is 24/0248/FUL.
 - The development proposed is for a new roof to garage with increase in ridge height and pitch.
-

Decision

1. The appeal is allowed and planning permission is granted for a new roof to garage with increase in ridge height and pitch at 11 Woodland Road, Devon, EX1 3PL in accordance with the terms of the application, Ref 24/0248/FUL, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawings: site location plan and proposed plans and elevations (dated Feb 2024).
 - 3) The external materials of the extension hereby permitted shall match those used in the existing building.

Main Issues

2. The main issues are the effect of the proposed development on:
 - the character and appearance of the area; and
 - the living conditions of the occupiers of The Meadows and properties on Woodland Road with particular reference to overshadowing and outlook.

Reasons

Character and Appearance

3. The appeal property is situated at the end of a cul de sac. The property has been extended and there is an existing garage within the corner of the L-shaped garden.
4. The surrounding street contains a mix of property styles with a number of the houses having detached garages. To the east of the property a new contemporary dwelling is in the process of being constructed, it also has a detached garage along with other ancillary structures in the garden.

5. The proposal seeks to increase the height of the existing garage to incorporate accommodation at first floor. The alterations would alter the pitch and increase the height of the ridge. Windows would be added to the gable along with roof lights in the roof.
6. As the garage is to the rear of the property down a long driveway it is not highly visible from the road and as such it does not stand out within the street scene. Even with the increase in height the building would remain subservient to the main house.
7. Within both close and distant views the garage would be seen within the context of the existing house and the dwelling being constructed adjacent, which is significantly taller. This property also has a garage with first floor accommodation providing an example of a larger garage in the area.
8. In terms of the materials the existing garage is clad in timber and whilst the area covered would increase, the overall impact would be minimal and it would not be viewed in the context of the street due to its setback. It would be viewed in the context of the house to the rear which also has a mix of materials.
9. Although the extended building would have accommodation at first floor level the doors mean that it retains its appearance as a garage and an ancillary building. It would not appear as a new dwelling. The guidance within the Householder's Guide to Extension Design states that garage should be single storey and whilst this is a useful guide, in this instance the context of the resultant building does not overall have a harmful visual impact.
10. Overall, the scale and design of the extended garage would be subservient to the main house and although larger than some other garages in the area would not be highly visible within the street scene. It would therefore not harm the character and appearance of the area, complying with Policies DG1 and DG4 of the Exeter Local Plan First Review (March 2005) and Policy CP17 of the Exeter City Council Core Strategy (2012) which require, among other things, development to respect patterns, be appropriate in terms of height and promote local distinctiveness. Furthermore, there is no conflict with Objectives 8 and 9 of the Core Strategy.

Living conditions

11. The garage is situated in the furthest corner of the garden away from other properties on Woodland Road, with the closest being No 11. The existing garage is visible from the rear windows, balcony and garden of No 11 and it would become more prominent once extended. However, the intervening distance between the extended building and the house is sufficiently far that it would not have an adverse impact on outlook or be overbearing. There would be minimal loss of sunlight or daylight to either the house or the garden. Other properties on Woodland Road are further away and therefore would not be affected to any greater degree.
12. The Meadows is a large dwelling to the east of the appeal site. The existing garage is hard up to the boundary with this property and is therefore visible from the rear section of the garden. The increase in height would be approximately a maximum of 1.5 metres. However, as this increase relates to a pitched roof the overall increase in mass is more limited.

13. The increase in the height of the garage would be visible from the garden, and from some rooms within the house. However, due to the limited increase in massing, it would not severely impact outlook or result in any significant loss of daylight or sunlight to the garden or the house.
14. The proposed increase to the height of the garage would not adversely affect the living conditions of properties on Woodland Road or The Meadows. The proposal would therefore comply with Policy DG4 which requires, amongst other things, residents to feel at ease in their homes and gardens.

Other Matters

15. Concerns regarding overlooking have been raised by the occupiers of the Meadows, however, the Council did not refuse the application on this basis. The proposed window in the front of the garage would face away from The Meadows. Whilst there are rooflights proposed in the roof slope these would not result in any direct overlooking due to their position in the roof and the oblique angle towards The Meadows. As such there would be no serious loss of privacy.
16. The ancillary use of the building has also been raised. The building is already in domestic use and whilst there may be an increase in activity, given the provision of an additional room, this would still be consistent with what is expected at residential properties.

Conditions

17. A condition requiring compliance with the submitted plans is necessary for reasons of certainty. A further condition requiring the materials to be as detailed within the application is also necessary, in the interest of the character and appearance of the area.
18. The Council have suggested a condition limiting construction hours to between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Bank Holidays. However, the proposal relates to a modest scheme and I have no evidence that its construction would be lengthy, involve excessive movements, working hours or that they would be carried out during anti-social hours. Given the scale of the scheme and the potential for similar structures to be built under permitted development rights, a condition restricting construction hours is not necessary in this instance.

Conclusion

19. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

H Faulkner

INSPECTOR