

7th September 2016

Charlie Bladon
Planning Officer
Exeter City Council

16/0851/03 Hickling Cottage, Taddyforde

The Planning sub-committee of Exeter Civic Society wishes to object to this application on several grounds. Although we feel that the present dilapidated garage needs repair we do not think that to designate the proposed structure as a Garden Room is valid, nor is it certain that the workshop would remain a workshop. The provision of a full bathroom and sauna on the upper ground floor, presumably with power and water and sewage facilities laid on, and the fact that kitchen facilities could be easily installed on the lower floor leads us to wonder whether this new build may be intended to function as a unit separate from the main house. As the lay-out plans are not adequate it is not clear whether it would still be possible to reach the triangular area of garden without passing through the new building. This piece of garden should not be cut off from the main house.

As no dimensions of the whole property and the road are given it is not possible to assess the effect on neighbouring properties and on the narrow road which serves a main area of Taddyforde, but it seems probable that even one car parked outside the one-time garage would badly affect access within the estate. Improved plans, would help to clarify intervisibility concerns.

Planning committee would prefer that this application should be refused, but that if approval is considered, restrictions should be laid on the future occupation of the building confirming that it can only be used as part of the main house.

On behalf of the Planning sub-committee of Exeter Civic Society.

Pamela Wootton