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61 Thornton Hill
EXETER
EX4 4NR
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185 Topsham Road. Rebuild of current rear extension with extension of footprint. Demolition WC structure, off landing. Relocation of family bathroom. Dormer with en-suite on second floor.

[21/0469/FUL](#) and [21/0470/LBC](#)

Planning sub-committee has considered these applications and wishes to object to several features of the proposals.

We consider that the information provided is not entirely adequate. The Design and Heritage statement gives very little attention to heritage matters beyond the Listing statement and the photographs carry no text indicating how they fit in to the existing or original structure of the house and they are in any case limited to the ground floor.

The continuous slate roof covering all four houses is an original feature of the terrace and we consider that it would be detrimental to add a dormer to its rear slope. The dormer, although large, would give very little extra space to the bedroom at the expense of truncating part of the wooden structure of the roof and possibly weakening it. No evidence is offered of the plumbing needed to supply water or to remove waste from the proposed en suite bathroom, and indeed this might not be practicable.

Although on the first floor the text refers to converting a front bedroom to a bathroom, the plans do not show which bedroom this would be. That proposal is acceptable but the request to remove the existing Victorian bathroom is not, as that with others are a feature of the terrace, illustrating the history of these notable houses. No valid reason is given for its removal but it is clear from the ground floor plans that it would impede the full extent of the proposed glazed roof.

The proposals for the ground floor seem to greatly improve the present awkward facilities and Planning sub-committee has no objection to the extension, except for the point at which the extent of the glazed roof would require removal of the Victorian bathroom. We hope that this can be redesigned.

We do however reiterate that addition of a dormer to the rear roof and demolition of the Victorian bathroom are both unacceptable and we trust that the application will be refused.

Pamela Wootton

For Planning sub-committee of Exeter Civic Society.