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Exeter City Council

61 Thornton Hill
EXETER
EX4 4NR
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1A Rosebarn Avenue New dwelling with associated access and parking 21/1796/FUL

Planning sub-committee of Exeter Civic Society is glad to note that the applicant has further reduced the design of the dwelling to a house of more modest proportions with dimensions and height more in keeping with those in the neighbourhood. Although we object to fewer design points we consider that the basic premise, which regards the site as an available building plot, is untenable.

First we must mention the rear windows of the first floor which are shown as having obscure glazing and possibly incapable of being opened, presumably to avoid overlooking the garden of 170 Pennsylvania Road which Mr Davies also owns. Although it is not unusual for a bathroom to have obscure glass this is not desirable for the staircase window (which in this case extends to the ground floor) and it is certainly objectionable that the rear window of bedroom 3 is intended to be obscured to preserve the privacy of the distant distal end of the garden of 170 Pennsylvania Road. That room should have a full rear outlook. The treatment of the garden of the new house is not convincingly described in full enough detail when we recall the very poor horticultural provision for the rebuilt 1A. The documents do not make clear the type of cladding to be used on the kitchen/dining room extension nor why this is not faced in brick, but these, including the glazing, are minor points which could be settled if the application were to be approved.

However we remain unable to accept the site as a vacant plot. It certainly was not so before the present applicant built a wall across the site close to the rear of the existing house, a wall for which no application seems to have been made and no permission was given. In fact the wall seems to 'exist' differently at different times, its configuration differing from one application to another. Presumably the actual structure was built by the applicant in order to temporarily store building materials safely separated from the new version of 1A itself and its occupants and to reinforce the impression of the area of destroyed garden as a vacant lot. We hope that the Council will consider requiring the removal of this temporary wall and that meanwhile the present application will be refused.

Pamela Wootton

for the Planning sub-committee of Exeter Civic Society.