

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS LODGED**

Ref: 23/2373/PIP **Date Received** 05.06.2024
Appellant: Mr David Selway
Appeal Site: Land West of Backwells Mead Northleigh
Proposal: Permission in principle for 4no. dwellings
Planning APP/U1105/W/24/3345706
Inspectorate Ref:

Ref: 23/2548/COU **Date Received** 05.06.2024
Appellant: Paul FitzHenry
Appeal Site: Ivy Green Farm Chardstock EX13 7BY
Proposal: Change of use of existing annexe accommodation to enable dual use as either annexe and/or holiday accommodation
Planning APP/U1105/W/24/3345720
Inspectorate Ref:

Ref: 24/0088/FUL **Date Received** 06.06.2024
Appellant: Mrs Sascha Kranen
Appeal Site: 31 Oaklea Honiton EX14 1XH
Proposal: Construction of a two-storey rear extension
Planning APP/U1105/D/24/3345795
Inspectorate Ref:

Ref: 23/2167/FUL **Date Received** 07.06.2024
Appellant: Churchill Estates Management
Appeal Site: Tanyards Court Beer Road Seaton Devon EX12 2PA
Proposal: Erection of seagull netting on roof of Tanyard's Court [Retrospective]
Planning APP/U1105/W/24/3345882
Inspectorate Ref:

Ref: 23/1050/FUL **Date Received** 09.06.2024
Appellant: Mr Steve Richards
Appeal Site: Land South of 15 Halsdon Avenue Exmouth
Proposal: To erect a 2 storey 2-bed dwelling with associated amenity space.
Planning APP/U1105/W/24/3345960
Inspectorate Ref:

Ref: 24/0605/FUL **Date Received** 25.06.2024
Appellant: Mr Nigel Morgan
Appeal Site: Clapperentale Farm Escot Park Ottery St Mary Devon EX11
1LU
Proposal: Siting of rural workers dwelling (static caravan) in support of
rural business (retrospective)
Planning APP/U1105/W/24/3346991
Inspectorate Ref:

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS DECIDED**

Ref: 23/1246/FUL **Appeal Ref:** 23/00059/REF
Appellant: Mr & Mrs D Moll
Appeal Site: Flat 2 7 Louisa Terrace Exmouth EX8 2AQ
Proposal: Proposed window/doors, revised terrace and guarding
(amended fenestration opening detail)
Decision: **Appeal Dismissed** **Date:** 19.06.2024
Procedure: Written representations
Remarks: Delegated refusal, conservation and amenity reasons upheld
(EDLP Policies D1, EN9, EN10 and NP Policies EN1, EB2).
BVPI 204: **Yes**
Planning APP/U1105/W/23/3334501
Inspectorate Ref:

Ref: 23/2155/FUL **Appeal Ref:** 24/00001/REF
Appellant: Mr & Mrs D Moll
Appeal Site: Flat 2 7 Louisa Terrace Exmouth Devon EX8 2AQ
Proposal: Proposed window/door
Decision: **Appeal Allowed** **Date:** 19.06.2024
(with conditions)
Procedure: Written representations
Remarks: Delegated refusal, conservation and amenity reasons
overruled (EDLP Policies D1, EN9, EN10).

The Inspector considered that the proposed door would feature glazing bars that match the style used in most of the building's façade, although enlarging the existing window to accommodate the door would still alter the fenestration at the front of the building. The existing window would not however need to be enlarged a great deal to accommodate the door and taking into account the set back from the street and the intervening hedge and balustrade, these changes would be relatively inconspicuous when seen from pavement level.

The Inspector concluded that the overall appearance of the building and wider Conservation Area would be preserved and there would be no impact on the setting of nearby listed buildings. As such, there would be no conflict with Policies D1 and EN10 of the Local Plan.

BVPI 204: **Yes**
Planning APP/U1105/W/24/3336452
Inspectorate Ref:

Ref: 23/0810/FUL **Appeal Ref:** 24/00011/HH
Appellant: Mr Alan Stevenson
Appeal Site: 8 Mill Street Sidmouth EX10 8DF
Proposal: Proposed two storey rear extension
Decision: **Appeal Allowed** **Date:** 19.06.2024
(with conditions)
Procedure: Householder
Remarks: Delegated refusal, amenity reasons overruled (EDLP Policy D1 and NP Policy 6).

The Inspector considered that the proposal would follow a similar style and appearance to other two storey additions found along the rear elevation of the terrace. It would also appear subservient in terms of its building mass to the host property.

Having regard to the amenity of neighbours, the Inspector considered that the openings to the rear of the properties to the east will not be impacted by the proposal, due to the orientation of the proposal, an intervening footpath and the separation distances involved.

The Inspector concluded that whilst the proposal would lead to an increase in building mass, the living conditions currently experienced by the occupiers of neighbouring properties would not be unduly prejudiced as a consequence. The proposal would not therefore conflict with Policy 6 of the SVNP and Policy D1 of the EDLP and paragraph 135 of the Framework.

BVPI 204: **Yes**
Planning APP/U1105/D/24/3341105
Inspectorate Ref:

Ref: 23/1477/FUL **Appeal Ref:** 23/00047/REF
Appellant: Mrs Charlotte Macadam
Appeal Site: Parmiters Combyne Axminster EX13 8TE
Proposal: Change of use of land to residential garden.
Decision: **Appeal Dismissed** **Date:** 25.06.2024
Procedure: Written representations
Remarks: Delegated refusal, countryside protection and landscape reasons upheld (EDLP Strategies 7, 46).
BVPI 204: **Yes**
Planning APP/U1105/W/23/3331844
Inspectorate Ref:

Ref: 23/2031/FUL **Appeal Ref:** 24/00015/REF
Appellant: Mr and Mrs Gaskin
Appeal Site: Castlewell Stockland Devon EX14 9DB
Proposal: Demolition of existing building. Replacement dwelling and associated works.
Decision: **Appeal Dismissed** **Date:** 25.06.2024
Procedure: Written representations
Remarks: Delegated refusal, landscape and amenity reasons upheld (EDLP Policies D1, H6 & Strategy 46, and NP Policies NE1, BHE3).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3340405
Inspectorate Ref:

Ref: 23/1888/FUL **Appeal Ref:** 24/00020/REF
Appellant: Mr and Mrs Peek
Appeal Site: Land Adjacent Irongate Lodge Escot Park Ottery St Mary
Proposal: Proposed dwelling and removal of timber structures and a summerhouse.
Decision: **Appeal Dismissed** **Date:** 25.06.2024
Procedure: Written representations
Remarks: Delegated refusal, accessibility and conservation reasons upheld (EDLP Policies H4, TC2, EN8, EN9 & Strategies S1, 3, 5B, 7, 27 and NP Policies NP1, NP2).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3341824
Inspectorate Ref:

Ref: 23/1451/FUL **Appeal Ref:** 23/00043/HH
Appellant: John Shiel
Appeal Site: Seagull House 1 Morton Crescent Exmouth EX8 1BE
Proposal: Extension to front entrance and render existing boundary wall.
Decision: **Appeal Dismissed** **Date:** 27.06.2024
Procedure: Written representations
Remarks: Delegated refusal, conservation reasons upheld (EDLP Policies EN9, EN10 and NP Policies EB2, EN1).
BVPI 204: **Yes**
Planning APP/U1105/W/23/3331313
Inspectorate Ref:

Ref: 23/0176/FUL **Appeal Ref:** 24/00013/HH
Appellant: Mrs Eileen Wilkins
Appeal Site: Whiteleaf Poltimore EX4 0AD
Proposal: The construction of a fence between the property and the road to replace a 10 foot high Leylandii hedge (retrospective)
Decision: **Appeal Allowed** **Date:** 01.07.2024
(no conditions)
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons overruled (EDLP Policy D1, Strategies 7, 48).

The Inspector acknowledged that due to its height, the fence blocks views into the appeal property from the lane outside. This reduces the openness of the lane outside the property and introduces a hard edge in place of the vegetation that is seen elsewhere along this part of the road frontage.

However, the Inspector considered that the fence occupies a relatively short section of lane, and the area maintains an open and verdant appearance overall, even outside the appeal property. There is a similar section of wooden fencing in the vicinity and so the materials are in general keeping with the surroundings.

The Inspector concluded that the fence is not an unduly prominent feature and has an acceptable effect on the character and appearance of the area. There is no conflict with Policy D1, Strategy 7 or Strategy 48 of the Local Plan which aim to protect local distinctiveness.

BVPI 204: **Yes**
Planning APP/U1105/D/24/3339590
Inspectorate Ref:

East Devon District Council List of Appeals in Progress

App.No: 23/0027/CPL
Appeal Ref: APP/U1105/X/23/3330294
Appellant: Mr Gary Burns
Address: Salcombe Regis Camping and Caravan Park Salcombe
Regis Devon EX10 0JH
Proposal; Proposed lawful development for the use of land for the siting
of static caravans.
Start Date: 17 October 2023
Procedure:
Hearing
Questionnaire Due Date: 31 October 2023
Statement Due Date: 28 November 2023
Hearing Date: 2 July 2024

App.No: 22/0686/MFUL
Appeal Ref: APP/U1105/W/23/3323252
Appellant: Mr Troy Stuart
Address: Hill Barton Business Park Sidmouth Road Clyst St Mary
Proposal; Change of use of land for the purposes of parking, associated
with the existing operations at Hill Barton Business Park, for a
temporary period of 3 years
(retrospective application)
Start Date: 26 October 2023
Procedure:
Hearing
Questionnaire Due Date: 2 November 2023
Statement Due Date: 30 November 2023
Hearing Date: 30 July 2024

App.No: 23/1111/OUT
Appeal Ref: APP/U1105/W/23/3332359
Appellant: Mr A Watts
Address: Land Adjacent 1 Ball Knapp Dunkeswell Honiton EX14 4QQ
Proposal; Outline application with all matters reserved for the erection of
one dwelling
Start Date: 16 January 2024
Procedure:
Written Reps.
Questionnaire Due Date: 23 January 2024
Statement Due Date: 20 February 2024

App.No: 23/0017/CPE
Appeal Ref: APP/U1105/X/23/3333743
Appellant: Mr Paul Sparks
Address: Barn Close Combe Raleigh Honiton EX14 4SG
Proposal; Certificate of existing lawful development to confirm material start to planning ref. 02/P0677 and breach of condition 3 (landscaping details).
Start Date: 19 January 2024
Procedure:
Written Reps.
Questionnaire Due Date: 2 February 2024
Statement Due Date: 1 March 2024

App.No: 23/1224/FUL
Appeal Ref: APP/U1105/W/23/3333794
Appellant: Mrs Elaine Paget
Address: The Barn Annexe 2 Lower Court Cottages Fluxton Ottery St Mary EX11 1RL
Proposal; Subdivision of 2 Lower Court Cottages, with creation of vehicular access and parking to serve new independent property
Start Date: 12 February 2024
Procedure:
Written reps.
Questionnaire Due Date: 19 February 2024
Statement Due Date: 18 March 2024

App.No: 23/0809/LBC
Appeal Ref: APP/U1105/Y/23/3329576
Appellant: Mrs Jill Bayliss
Address: Flat above Flix Hair Design Market Place Colyton EX24 6JR
Proposal; Retention of 2no. first floor windows on front elevation
Start Date: 19 February 2024
Procedure:
Written reps.
Questionnaire Due Date: 26 February 2024
Statement Due Date: 25 March 2024

App.No: 23/0102/FUL
Appeal Ref: APP/U1105/W/23/3334808
Appellant: Mr Gary Conway
Address: 9 Tip Hill Ottery St Mary EX11 1BE
Proposal; Erection of a new dwelling in land to the rear of 9 Tip Hill.
Start Date: 27 February 2024
Procedure:
Written reps.

Questionnaire Due Date: 5 March 2024
Statement Due Date: 2 April 2024

App.No: 22/1377/FUL
Appeal Ref: APP/U1105/W/23/3331872
Appellant: Mr & Mrs D Branker
Address: Site Of Spillers Cottage Shute EX13 7QG
Proposal; Construction of a dwelling (retrospective) for occupation while the dwelling permitted under reference 21/0535/VAR is constructed, after which the first dwelling will be demolished
Start Date: 5 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 12 March 2024
Statement Due Date: 9 April 2024

App.No: 23/1270/CPE
Appeal Ref: APP/U1105/X/24/3339119
Appellant: Mr and Mrs C M Summers
Address: The Olde Dairy Hunthays Farm Awliscombe Honiton EX14 3QB
Proposal; Application for a Lawful Development Certificate (CLUED) submitted under section 171B(3) of the Town and Country Planning Act 1990 (as amended) for the use of the building known as The Olde Dairy as an independent dwelling.
Start Date: 14 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 28 March 2024
Statement Due Date: 25 April 2024

App.No: 22/2582/FUL
Appeal Ref: APP/U1105/W/23/3332347
Appellant: Mr Justin Werb
Address: Barnards (land adjoining) Harepath Hill Seaton EX12 2TF
Proposal; Erection of one dwelling and associated works.
Start Date: 20 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 27 March 2024
Statement Due Date: 24 April 2024

App.No: 23/1279/FUL
Appeal Ref: APP/U1105/W/23/3335680
Appellant: Mr Alban Connell
Address: Land Adjacent Poppins Goldsmith Lane All Saints
Proposal; Conversion of an agricultural barn to form a 1-bedroom dwelling.
Start Date: 26 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 2 April 2024
Statement Due Date: 30 April 2024

App.No: 22/0349/OUT
Appeal Ref: APP/U1105/W/23/3334118
Appellant: Mr & Mrs Reeves
Address: Kilmore House Poltimore Exeter EX4 0AT
Proposal; Outline application for an exception site comprising of 4 affordable houses and 2 open market houses
Start Date: 3 April 2024
Procedure:
Written reps.

Questionnaire Due Date: 10 April 2024
Statement Due Date: 8 May 2024

App.No: 23/0332/FUL
Appeal Ref: APP/U1105/W/24/3337198
Appellant: Mrs H Mitchell
Address: Land Adjacent to The Gardens Blackhorse
Proposal; Construction of 5 dwellings with associated new vehicular access off Blackhorse Lane, parking and landscaping
Start Date: 8 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 15 April 2024
Statement Due Date: 13 May 2024

App.No: 23/2209/FUL
Appeal Ref: APP/U1105/W/24/3336804
Appellant: Gill Parry
Address: 1A Jarvis Close Exmouth Devon EX8 2PX
Proposal; Revised proposals for the construction of a two storey dwelling with associated car parking and amenity space [Previously submitted under 22/1516/FUL]
Start Date: 8 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 15 April 2024
Statement Due Date: 13 May 2024

App.No: 22/1973/MOUT
Appeal Ref: APP/U1105/W/24/3336475
Appellant: ALD Developments (Mr A Davis)
Address: Land East of Sidmouth Road Ottery St Mary
Proposal; Outline application with some matters reserved (access) for the residential development of up to 63 dwellings and associated infrastructure.
Start Date: 10 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 17 April 2024
Statement Due Date: 15 May 2024

App.No: 23/2535/PIP
Appeal Ref: APP/U1105/W/24/3338889
Appellant: Mr Gary Moore (The Land & Planning Consultancy Ltd)
Address: Land Adjacent Elsdon House Elsdon Lane West Hill
Proposal; Permission in principle for the demolition of an existing greenhouse and the construction of two dwellings
Start Date: 15 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 22 April 2024
Statement Due Date: 20 May 2024

App.No: 23/1829/FUL
Appeal Ref: APP/U1105/W/24/3336569
Appellant: Mr Harry Carter
Address: H Carter and Sons 50 High Street Budleigh Salterton EX9 6LJ
Proposal; Replacement shop front and installation of 2no new UPVC windows to replace existing bay windows
Start Date: 16 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 23 April 2024
Statement Due Date: 21 May 2024

App.No: 23/1115/FUL
Appeal Ref: APP/U1105/W/24/3339579
Appellant: Antony Paul
Address: 24 Cherry Close Honiton Devon EX14 2XT
Proposal; Construction of a new dwelling.
Start Date: 23 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 30 April 2024
Statement Due Date: 28 May 2024

Ref.No: 21/F0358
Appeal Ref: APP/U1105/C/24/3342728
Appellant: Mr Barry Hooper
Address: Higher Wick Farm, Luppitt
Proposal; Appeal against the serving of an enforcement notice in respect of the change of use of a former agricultural barn to a steel fabrication workshop.
Start Date: 25 April 2024
Procedure:
Inquiry
Questionnaire Due Date: 9 May 2024
Statement Due Date: 6 June 2024
Inquiry Date: 13 August 2024

App.No: 24/0017/FUL
Appeal Ref: APP/U1105/W/24/3340283
Appellant: Ms Sam Knighton
Address: The Maltsters Arms Greenway Woodbury Exeter EX5 1LN
Proposal; Retrospective application for retention of marquee to be used as ancillary accommodation to the Maltster's Public House
Start Date: 7 May 2024
Procedure:
Written reps.
Questionnaire Due Date: 14 May 2024
Statement Due Date: 11 June 2024

App.No: 23/1472/FUL
Appeal Ref: APP/U1105/W/24/3339709
Appellant: Mr Darren Pyne
Address: 18 Colleton Way Exmouth Devon EX8 3PX
Proposal; Separating existing property into two dwellings including gardens and driveways and addition of front porch.
Start Date: 14 May 2024
Procedure:
Written reps.
Questionnaire Due Date: 21 May 2024
Statement Due Date: 18 June 2024

App.No: 23/1978/FUL
Appeal Ref: APP/U1105/W/24/3341070
Appellant: Mr & Mrs Dan and Claire McCandlish
Address: Land Adjacent to Park House Plymtree
Proposal; Proposed new dwelling and relocated site access with associated landscaping and parking
Start Date: 23 May 2024
Procedure:
Written reps.
Questionnaire Due Date: 30 May 2024
Statement Due Date: 27 June 2024

App.No: 23/2540/VAR
Appeal Ref: APP/U1105/W/24/3341698
Appellant: Mr and Mrs Anthony
Address: Land South Of Underhill Close Lymptone
Proposal; Variation of conditions 1 (Approved plans), 8 (Privacy screen) and 9 (Void space) of 22/2410/RES (Application for approval of reserved matters (appearance, landscaping, layout and scale) for the construction of a predominantly single storey dwelling following outline application (20/0933/OUT) (pursuant to the grant of outline planning permission appeal ref: APP/U1105/W/21/3282445) to update the house design and drawing reference numbers
Start Date: 28 May 2024
Procedure:
Written reps.
Questionnaire Due Date: 4 June 2024
Statement Due Date: 2 July 2024

App.No: 23/1333/FUL
Appeal Ref: APP/U1105/D/24/3341610
Appellant: Mr. & Mrs. M. Luckman
Address: Perky Pool Cottage Talaton Road Whimble Exeter EX5 2QZ
Proposal; Proposed extension to garage, including addition of external stair with bin store beneath, formation of half hipped roof extension on the rear elevation and alteration to fenestration.
Start Date: 29 May 2024
Procedure:
Householder
Questionnaire Due Date: 5 June 2024

App.No: 23/2244/FUL
Appeal Ref: APP/U1105/W/24/3341596
Appellant: Mr Lee Galan
Address: The Firs Woodbury Salterton Exeter EX5 1ER
Proposal; Demolition of existing garage, construction of two storey extension and associated works
Start Date: 5 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 10 June 2024
Statement Due Date: 10 July 2024

App.No: 23/1794/FUL
Appeal Ref: APP/U1105/W/24/3342388
Appellant: Mrs Tina Percival
Address: The Greyhound Inn Fenny Bridges Devon EX14 3BJ
Proposal; Retrospective application for a static caravan for staff accommodation and re-siting of dog kennel.
Start Date: 10 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 17 June 2024
Statement Due Date: 15 July 2024

App.No: 23/1670/FUL
Appeal Ref: APP/U1105/W/24/3342434
Appellant: Mr Michael Stevens
Address: Coxes Farm Sidmouth Road Clyst St Mary Devon EX5 1DN
Proposal; Proposed two storey 2 bed house with parking.
Start Date: 13 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 20 June 2024
Statement Due Date: 18 July 2024

App.No: 23/1317/LBC
Appeal Ref: APP/U1105/Y/24/3343238
Appellant: Mr & Mrs Halse
Address: Combehayes Farm Buckerell Devon EX14 3ET
Proposal; Demolition of existing extension and proposed replacement single storey extension, reconfiguring external stone wall and hard landscaping
Start Date: 18 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 25 June 2024
Statement Due Date: 23 July 2024

App.No: 23/2262/VAR
Appeal Ref: APP/U1105/W/24/3343375
Appellant: Mr & Mrs Clinch
Address: The Barn and Pinn Cottage Bowd Sidmouth EX10 0ND
Proposal; Removal of occupancy condition no.2 of permission ref: 7/39/02/P1130/00114 to allow use as an unrestricted dwelling
Start Date: 13 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 20 June 2024
Statement Due Date: 18 July 2024

App.No: 24/0216/FUL
Appeal Ref: APP/U1105/W/24/3343467
Appellant: Mr Darrol Moss
Address: Brackenrigg Cathole Lane Yawl Devon DT7 3XD
Proposal; Site Log Cabin
Start Date: 25 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 2 July 2024
Statement Due Date: 30 July 2024

App.No: 23/1849/FUL
Appeal Ref: APP/U1105/W/24/3344323
Appellant: Mr Mark Weekes
Address: Land South of Dunsmore Farm Rewe Exeter EX5 4DX
Proposal; Proposed erection of a permanent rural workers dwelling, 2x proposed car port and installation of 28x solar panels on roof.
Start Date: 12 June 2024
Procedure:
Hearing
Questionnaire Due Date: 19 June 2024
Statement Due Date: 17 July 2024
Hearing Date: 28 August 2024

App.No: 24/0325/FUL
Appeal Ref: APP/U1105/W/24/3345160
Appellant: Mr D J Blackmore
Address: Southlands Gardens King Street Honiton
Proposal; Demolition of storage building and erection of a one bedroom bungalow.
Start Date: 13 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 20 June 2024
Statement Due Date: 18 July 2024

App.No: 24/0088/FUL
Appeal Ref: APP/U1105/D/24/3345795
Appellant: Mrs Sascha Kranen
Address: 31 Oaklea Honiton EX14 1XH
Proposal; Construction of a two-storey rear extension
Start Date: 13 June 2024
Procedure:
Householder
Questionnaire Due Date: 20 June 2024
