



DAVY ASSOCIATES LTD

## ARCHITECTURAL BUILDING DESIGN, SURVEYING AND CONSTRUCTION CONSULTANCY

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Ref 2392  
4 September 2020

Application for Outline Planning Permission at  
109 Cowick Lane  
Exeter  
Devon  
EX2 9HF  
**ref 20/0807/OUT**

### Street Character and local area Character appraisals

#### Larch road

There is a distinct difference between the opposite side of the road throughout most of its length.

The north west side backing onto Cowick Lane

The south east side, the lower part onto Cowick Barton recreation area, the upper part onto Cordery Road ( odd numbers)

The N.W. side The rear gardens of properties in Cowick Lane. occasional more recent isolated detached properties - infills to the rear of Cowick lane.

The S E side: the lower northern section is a mixed of detached and semi detached backing onto the open space of the recreation area.

The S.E side No's 41 - 65 (odds) :- are all semi detached of the same size and design, shared gable & quoined brick/render features -though many altered/extended. The core width of each property is about 5.75 with a 2.25M gap between blocks. [ making the average plot width about 7M]. Garages to the rear. Many have hard paved front gardens ,some with a car parking space in front garden. Set back about 5M from the pavement, All have a low wall with railings. 55/53 would appear to be later additions as slightly different. 55 has front garden parking space.

The pair immediately adjacent to the subject site [65/63] are different in that the bays have separate gables over and slight different brick features. 65 has been extended sideways to fill the gap to the boundary incorporating a garage-resulting in the need for car parking space on the front garden/driveway. 59 also has a garage at the side flush with the front car parking space in front

No's 59-65 are on a tapering plot -wider at front than rear. The average plot width of group at mid plot depth is 8.5M. Note 59 & 65 are the wider end plots with side additions- the average plot width of 61-63 is 7.5M

**Cowick Lane** - A busy wide road , bus route. Access to A377.

From Dunsford Road junction up to the junction with Larch Road the even number side consists of dense clusters of terraced properties set back about 6M at a higher level most with roadside parking.

The odd numbered side are a mixed of detached, semi detached and terraced . Many with off road parking in front of the Property. No's 93 - 107 more tightly packed and extended so they are almost terraced. long gardens down to Larch Road.

The area at the junctions with Larch Road and the Broadway - road widens as bus route turning head/layby. junctions to Cowick Hill & on to Parkway. Small shop & Post office . a dense built up area.

The odd side continues on to West Exe School and the junction with the A377  
109 Cowick Road [subject site] large detached house  
111/113 & 117/119 are wider two storey semi- detached  
Access to Cowick Barton Pub  
detached properties with access to small estates off closes, crescents & col-de-sacs with properties that back onto Cowick Lane

The south west [even side] restarts with the Cowick Lane Allotments then small residential estates

### **Cordery Road**

1-20 are pairs of semi detached of uniform size & design but quite dense. On road parking. some with garages to rear off shared drives.

The character of the road changes distinctly to larger and less dense more recently built semi-detached around a lopping crescent and infilling to the rear of 109 and The Cowick Barton Pub. Note that the building width of No's 26-32 [evens] is about 6M.

Cowick Hill/Parkway/Broadway to the west of the site.

Fairly uniform distribution of very similar semi - detached properties of interwar/post war period.

109 Cowick road is at a distinct change point with generally dense semi- detached & terraced properties to the North and West and less dense semi-detached and detached to the South/south east.

If one were to superimposed the OS extract of groups of properties 41-65 Larch road or those of up to & including 107 odd 138 even of Cowick Lane it is clear that at least 2-3 properties could be comfortably located in the Larch Road facing section of 109.- without compromising the trees.

109 is a distinct corner plot at a transition of house types and densities.

Chris Davy  
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