



Office of Assistant Director City Development
Exeter City Council
Civic Centre
Paris Street
Exeter EX1 1NN

Tel: 01392 277888
Fax: 01392 265431
Email: planning@exeter.gov.uk
Website: www.exeter.gov.uk

Mrs M Bailey
Maria Bailey Planning
Old Post Office Chambers
74a High Street
Bideford
Devon
EX39 2AA

Exeter Uavend LLP
c/o Old Post Office Chamber
74a High Street
Bideford
Devon
EX39 2AA

Town and Country Planning Act 1990 and its orders

FULL PLANNING PERMISSION REFUSED

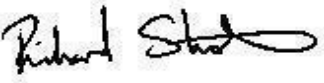
LOCATION: Renslade House, Bonhay Road, Exeter, EX4 3BY

PROPOSAL: Demolition of the existing eastern and western podiums and construction of two new buildings for student accommodation comprising 387 units, cycle parking, hard and soft landscaping and associated facilities.

APPLICATION NUMBER: 15/1240/03

The Local Planning Authority refuses planning permission for the above development for the following reason(s):-

- 1 The height, scale, design and external treatment of the proposed development would result in a dominant and incongruous form of development which would conflict with the existing townscape in this location creating a discordant series of buildings which would detrimentally affect the character and appearance of the area and thereby be contrary to National Planning Policy Framework paragraphs 60, 61 & 64, Policy CP17 Design and Local Distinctiveness of the Exeter Core Strategy and Policy DG1 of the Exeter Local Plan First Review 1995-2011.
- 2 The siting, height, scale and massing of the proposed development would adversely affect the setting of designated historic assets. Specifically, the development would impact on the City Wall, (Scheduled Monument), Church of St Michaels and All Angels, Mount Dinham (Grade 1 listed building), Bartholomew Terrace (Grade II) and the Central Conservation Area and Riverside Conservation which form the main southern approach to Exeter with the historic townscape beyond. The proposal is therefore contrary to Paragraphs 58, 130-133 of the National Planning Policy Framework; Policy CP17 – Design and Distinctiveness of the Exeter City Council Core Strategy and Policies C1 and C2 of the Exeter Local Plan First Review 1995-2011.

Signed 
Assistant Director City Development

Dated: 18 March 2016