

Exeter St James Neighbourhood Plan: policies relevant to the refusal of planning application 22/0397, 47 Union Road.

C2: Large Scale Purpose Built Student Accommodation

Large scale purpose built student accommodation will be permitted in areas where it can be properly integrated into the urban area.

This means locations:

- a) that are not predominantly characterised by intact streets of traditional terraced, semi-detached and detached forms of 2-3 storey residential development;
- b) where the servicing and parking requirements could be achieved with no unacceptable impact on the amenity of the adjacent area for residents;
- c) where the scale and massing of any purpose built accommodation proposed would be broadly similar to that of surrounding buildings.

EN4: Gardens

Development which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not normally be permitted.

EN5: Trees

Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted.

Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

D1: Good quality design

All new development within St James must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment.

In St James good design means:

- a) achieving high quality design that respects the scale and character of existing and surrounding buildings;
- b) respecting established building set back and arrangements of front gardens, walls, railings or hedges;
- c) ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;
- d) using good quality materials that complement the existing palette of materials used within St James;
- e) adopting the principles of sustainable urban drainage;
- f) meeting the requirements of 'Secure by Design' to minimise the likelihood and fear of crime;
- g) innovation to achieve low carbon sustainable design

Good design should provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape. Planning permission will not be granted for development of poor design that fails to take the opportunities available for improving local character and quality of an area and the way it functions.