

List of recent planning applications for backland development in West Hill (submitted between 2014 and 2016)

Recent West Hill applications that are for:

- The erection of new dwellings on residential gardens
- Infill development
- Demolition of one property to be replaced with two (or more)

NB: this list is not comprehensive but reflects the high level of applications that are submitted for the development of dwellings in West Hill that increases densification

Ref	Decision and date of decision	Address	Description	Notes
16/1806/OUT	Awaiting determination (Validated: Mon 08 Aug 2016)	Devon Banks West Hill Road West Hill Ottery St Mary EX11 1UZ	Construction of detached dwelling (outline application with all matters reserved)	
16/1039/OUT	APPROVED Tue 09 Aug 2016	The Old Vicarage Bendarroch Road West Hill Ottery St Mary EX11 1UW	Outline application for the construction of a dwelling with all matters reserved	Represents infill development
16/0622/OUT	Awaiting determination (validated 20 th May 2016)	Land Between The Star And Shenne West Hill Road West Hill	Demolition of existing bungalows and construction of 3no dwellings (outline application with all matters reserved).	Densification of the existing site
16/0618/FUL	APPROVED Fri 09 Sep 2016	Barnside West Hill Road West Hill Ottery St Mary EX11 1TU	Extension and alteration to existing outbuilding to form a separate dwelling with new vehicular access (revision of withdrawn application 15/2018/FUL)	Backland development. DAS states – ‘the site is within the curtilage of an existing house which consists of a chalet type bungalow...’
16/0239/OUT	Awaiting determination (validated 12 Feb 2016)	Land At The Gap Lower Broad Oak Road West Hill Ottery St Mary EX11 1UD	Outline application for three dwellings (including 2no affordable units) with associated access (details of layout, scale, appearance and landscaping reserved)	Described in the Planning Statement as an infill site

15/2907/FUL	REFUSED Wed 22 Jun 2016	Land To The West Of Catalpa Bendarroch Road West Hill Ottery St Mary EX11 1JX	Construction of detached dwelling and new access to Catalpa.	Backland development. DAS states 'the proposed site for the new house is part of the gardens and driveway for Catalpa, a detached property in Bendarroch Road'
15/2543/OUT	REFUSED Fri 22 Jan 2016	Harley Thorne Higher Broad Oak Road West Hill Ottery St Mary EX11 1XJ	Construction of dwelling and garage including formation of vehicular access (Outline application with all matters reserved).	Backland development. Committee Report states: 'The site is approximately 0.1 hectares in area and forms part of the rearmost section of the garden of the dwelling house'
15/0610/FUL	REFUSED Fri 19 Jun 2015 APPEAL DISMISSED	Broadoak Barn West Hill Road West Hill Ottery St Mary EX11 1UZ	Conversion and extension to garage to form dwelling.	Backland development. Garage is in garden of dwelling. Application proposed sub- division of plot
14/2533/FUL	APPROVED Thu 08 Jan 2015	West Lodge (Land To South Of) Elsdon Lane West Hill Ottery St Mary EX11 1TZ	Construction of dwelling, formation of new vehicular access and provision of parking and turning facilities	Backland development. Officer report states: 'The application proposal relates to the sub-division of the curtilage of the property to create a development plot...'
14/1406/OUT	APPROVED Thu 25 Sep 2014	Site Of Little Field Toadpit Lane West Hil	Demolition of existing bungalow and construction of replacement two storey dwelling and additional bungalow (outline application reserving all detailed matters)	Densification of site
14/1225/FUL	APPROVED Tue 02 Sep 2014	Rustlings Lower Broad Oak Road West Hill Ottery St Mary EX11 1UF	Detached dwelling and access to highway	Backland development. Committee report states: 'The site [...] comprises the rear

				garden of a property in Lower Broad Oak Road which also borders West Hill Road’.
14/0454/FUL	APPROVED Thu 31 Jul 2014	Corner Croft Lower Broad Oak Road	Removal of existing bungalow and construction of 2 no. dwellings	Densification of site. Backland development – Committee Report states ‘The application site covers the combined garden area of two properties, Corner Croft and part of Wrenswood’
14/0191/OUT	APPROVED Mon 12 May 2014	Highlands West Hill Road West Hill Ottery St Mary EX11 1TU	Outline application for a dwelling (all matters reserved)	Committee Report states: ‘The application site comprises the south eastern section of the garden area formerly associated with Highlands’