

Appeal Decision

Site visit made on 25 January 2017

by J F Powis BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 April 2017

Appeal Ref: APP/P1133/W/16/3160912

37 Gissons, Exminster, Devon EX6 8AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Patrick Garrett against the decision of Teignbridge District Council.
 - The application Ref 16/01989/FUL, dated 10 June 2016, was refused by notice dated 15 September 2016.
 - The development proposed is described as a 'new two bedroom starter home built adjacent to number 37 Gissons'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the site and surrounding area.

Reasons

3. Gissons is a residential street characterised by a regular pattern of modest two-storey terraced houses and pairs of semi-detached bungalows of a uniform style. Development is of a relatively high density, and as such the spaces between buildings serve an important purpose in maintaining a degree of spaciousness in the street scene that contributes to the character of the locality.
 4. The appeal site comprises land to the side of an end of terrace house at no.37 Gissons. The site is a corner plot, located on the inside of a bend in the road. The proposal involves the construction of a two-storey dwelling adjoining no.37 and would thereby extend the existing terrace in a westerly direction.
 5. The proposed red fletton brick walls and interlocking concrete roof tiles would be consistent with the materials used in the existing terrace. However, the proposed dwelling would not replicate the full width of the other dwellings in the terrace and so it would appear smaller than the other houses. This would disrupt the rhythm of the existing terrace, which is characterised by a regularity in the proportions of its constituent houses. Due to the curve of the road, the external space to the front of the proposed house would also be considerably smaller than that of the existing houses in the terrace and surrounding area. This would undermine the character of the street, in which individual properties are each afforded a moderate amount of external private amenity space.
 6. Whilst there is some variance in the distance of buildings from the road, properties in Gissons are typically set back from the highway by areas of front
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garden or amenity space, particularly in corner locations. This setback is important in helping to retain a sense of spaciousness in the street scene and allowing views out to the surrounding townscape.

7. The proposal would maintain the existing degree of setback from the road to the front of the house. However, due to the corner location of the site, the side elevation of the proposed dwelling would step toward the road, and closer to the existing houses on the opposite side of the road at nos. 56-61. In doing so, the proposal would create a sense of enclosure on this corner, losing important spacing between the built form and making the area feel cramped.
8. The house would also extend forward of the line of existing development set by the main front elevations of properties in the terrace numbered 38-41 Gissons. This would be particularly pronounced at roof level, where the pitched roof of the proposed house at a right angle to the terrace at nos.38-41 would be an incongruous intrusion into views along the street. This would undermine the prevailing pattern of development in the immediate area and erode the character of the street scene.
9. I note that a previous proposal for the site was dismissed at appeal and that the scheme before me seeks to address the issues raised by that decision¹. However having regard to the above matters, I do not consider that the appeal development overcomes the concerns of the previous Inspector in respect of the effects on the character and appearance of the area.
10. I therefore conclude that the proposed development would cause unacceptable harm to the character and appearance of the site and surrounding area. As a consequence, it would be contrary to Policies S1 and S2 of the Teignbridge Local Plan 2013-2033 (adopted 6 May 2014), which seek to achieve high quality development which integrates with and where possible enhances the character of the surrounding built environment. I also find conflict with the National Planning Policy Framework and National Planning Practice Guidance insofar as they seek to achieve good design for all development which reflects the identity of the local surroundings.

Other Matters

11. The appeal site is within the settlement boundary of Exminster where local policy supports new residential development. It is well related to the services and facilities of the village centre and bus links to larger centres nearby. The proposal would provide one additional dwelling into the local housing market. As a small and relatively inexpensive house, the proposal would cater for those at the lower end of the housing ladder and contribute to the mix of local housing choices. These social benefits are matters that weigh in favour of the proposal. However, even taken together, these benefits do not outweigh the unacceptable harm that I have identified in respect of the main issue in this case.

Conclusions

12. For the reasons given above I conclude that the appeal should be dismissed.

J F Powis

INSPECTOR

¹ Appeal reference: APP/P1133/W/14/3000962