

Appeal Decision

Site visit made on 8 May 2017

by K Taylor BSc (Hons) PGDip MRTPI

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

Decision date: 2nd June 2017.

Appeal Ref: APP/U1105/W/17/3168527

1 Normandy Close, Exmouth EX8 4PB

- 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 Ms Susan Munt against the decision of East Devon District Council.
 - The application Ref 16/2106/FUL, dated 6 September 2016, was refused by notice dated 17 October 2016.
 - The development proposed is a new dwelling in land adjacent.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

Character and appearance

3. Normandy Close and Breton Way are characterised by two storey houses in short terraces. There are a number of open grassed areas located to the fronts and sides of several properties in the area; creating a sense of space to the residential area.
 4. Number 1 Normandy Close is an end terrace house with a grassed area, located to its side resulting in this terrace being set back from the road. The end house of the terrace located to the south east is similarly set back. Together these grassed areas contribute significantly to the sense of space that is characteristic of the area and these are prominent when approaching Normandy Close from Breton Way.
 5. The proposed dwelling would be attached to number 1 and would significantly reduce the area of open space to the side of the property. This would harmfully erode the openness that is characteristic of the area and undermine the balance created by the open space to the side of this terrace together with the terrace to the south east. The small setback from the back edge of the pavement that would be retained would not sufficiently mitigate this harmful effect. While the design of the dwelling is similar to the surrounding properties and it would be setback from the frontage, like other nearby properties, these factors would not minimise the harmful effect on the openness of the area.
 6. The development would harm the character and appearance of the area. It is contrary to Strategy 6 and Policy D1 of the East Devon Local Plan 2013-2031
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which seeks to only permit development that is compatible with the character of the site and surroundings and does not negatively affect the urban form in terms of street patterns and open spaces.

Other matters

7. Various sites, where planning permission has been granted for dwellings in the locality, have been drawn to my attention in general terms. I have not been provided with any details of any of these schemes and, in this case, I have found there to be a harmful effect from the loss of the area of open space at the appeal site. The granting of permission in other locations in the wider area does not minimise this harm and does not, therefore, persuade me that this appeal should be allowed.
8. Although the proposed dwelling would be relatively modest in size there is no mechanism to secure the necessary discount below its open market value such that it can be considered a Starter Home in planning terms.

Conclusion

9. I give a limited amount of weight to the benefits that would arise from the availability of a single additional, modestly sized, house to the market. However this does not outweigh the harm that would arise to the character and appearance of the area.
10. The adverse effects of the development are sufficient to mean that the proposal would conflict with the development plan when taken as a whole. For the reasons given above I conclude the appeal should be dismissed.

K Taylor

INSPECTOR