
Appeal Decision

Site visit made on 30 May 2017

by David Walker MA MRTPI

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

Decision date: 14th June 2017

Appeal Ref: APP/J9497/D/17/3173394
11 Manor Drive, Chagford TQ13 8BH

- 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 and Mrs Lloyd against the decision of Dartmoor National Park Authority.
 - The application Ref 0067/17, dated 31 January 2017, was refused by notice dated 28 March 2017.
 - The development proposed is 'Extension and conversion of existing internal garage into bedroom and extension to rear of property to create a further bedroom. Replacement of existing concrete tiled roof with slate and rendering of entire property in white'.
-

Decision

1. The appeal is allowed and planning permission is granted for 'Extension and conversion of existing internal garage into bedroom and extension to rear of property to create a further bedroom. Replacement of existing concrete tiled roof with slate and rendering of entire property in white' at 11 Manor Drive, Chagford TQ13 8BH in accordance with the terms of the application, Ref 0067/17, dated 31 January 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 592/S/001, 592/S/002, and 592/PR/001D annotated with 'amendments to ridge height 02/17'.
 - 3) No development shall occur above base course level until details of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the Dartmoor National Park.

Reasons

3. Only the addition of the roof extension has given rise to the Authority's decision. It would add a large horizontal element to the south east facing elevation of the appeal property but at a lower level than the main ridgeline at
-

the dwelling. It would face out over open countryside where there are expansive landscape views.

4. The host property is a largely unaltered modest bungalow in a spacious estate of improved and larger dwellings with outbuildings. Although the roof extension would introduce a large amount of glazing, it was apparent at my site inspection that in landscape views toward the proposal that extensive glazing was evident at other properties close by. Moreover, while the proposal would clearly be seen from the surrounding countryside it would also be viewed in the context of urban development and the mixed forms of twentieth century design at Manor Drive.
5. I am mindful that the local design guide seeks to avoid box dormer windows and none were to be seen in the vicinity. However, the roof extension would appear as a continuation of the horizontal forms of the host property and be positioned at a low level against the slope of the ground. It would not have the appearance of a dormer window. There is also the fallback provided by a permitted scheme that would increase the overall height and massing of the property, adding weight to the reduced impacts of the alternative scheme before me.
6. The appellants have indicated that alternative materials may help to assimilate the extensions into their surroundings. I agree, and propose to attach a condition to afford the Authority further control and negotiation over this important aspect of the scheme. Overall, I am satisfied that the proposal would have a neutral effect on the natural beauty, wildlife and cultural heritage of the Dartmoor National Park, and opportunities for the understanding and enjoyment of its special qualities.
7. The proposal would therefore have a satisfactory effect on the character and appearance of the Dartmoor National Park and so would accord with Policies COR1 and COR4 of the Dartmoor National Park Authority Core Strategy 2008 and Policies DMD1b, DMD7 and DMD24 of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document 2013. Together these policies seek to secure a high quality of design having regard to the character of the local built environment and setting of settlements, amongst other matters.
8. In addition to the necessary requirement to agree the specification of external materials, further conditions are necessary to identify the implementation period and plans approved in the interests of certainty.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

David Walker

INSPECTOR