
Appeal Decision

Site visit made on 8 August 2017

by Neil Pope BA (Hons) MRTPI

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

Decision date: 17 August 2017

Appeal Ref: APP/X1165/D/17/3178557

Manor Farm House, Kiln Road, Galmpton, Brixham, Devon, TQ5 0EH.

- 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 Michael Perret against the decision of Torbay Council.
 - The application Ref. P/2017/0160, dated 14/2/17, was refused by notice dated 12/5/17.
 - The development proposed is a sun room extension.
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Decision

1. The appeal is allowed and planning permission is granted for a sun room extension at Manor Farm House, Kiln Road, Galmpton, Brixham, Devon, TQ5 0EH. The permission is granted in accordance with the terms of the application Ref. P/2017/0160, dated 14/2/17, subject to the conditions below.
 1. The development hereby permitted shall begin before the expiry of three years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the following drawings: site location plan Y5051 P/100 Rev B; proposed ground floor plan Y5050 P/104 Rev B; proposed drainage plan extract from P104 and; proposed elevations Y5050 P/105 Rev B.
 3. The materials to be used in the construction of the external surfaces of the walls and roof of the extension hereby permitted shall match those used in the existing building.

Preliminary Matter

2. The Council has clarified that the only heritage asset for consideration in this appeal is the Galmpton Conservation Area (GCA).

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the GCA.

Reasons

4. The GCA is a sizeable area that includes buildings of various ages, sizes and styles and much agricultural land. As I saw during my visit, many of the buildings and some boundary (limestone) walls are of some age and are locally distinctive. However, no information, such as a conservation area appraisal, has been provided that explains the significance of this designated heritage.

5. Manor Farm House lies within the GCA was probably the former farmhouse to the converted farm buildings on the opposite side of the road. I note the comments of the Council's Historic Environment Officer that this L-shaped building is a 'key building' that survived the major re-ordering of the manorial village in 1869. However, it has been much altered over time. I understand it was 'modernised' in the 1950s, during which some internal walls and much historic fabric was removed, including the windows. This former farmhouse is likely to add to the special (historic) qualities of the GCA.
6. The Council has calculated that the proposed extension would measure 7.5m x 3.5m. The apex of the sun room would be just above cill height of the first floor windows with the proposed roof lantern above. I agree with the Council that a sun room with a pentice roof to match the existing utility room extension would be a more preferable design. However, the proposal would not involve the loss of any important historic building fabric or prevent an appreciation of the L-shaped plan form. It would also be subservient to the host building.
7. The proposal would also be located at the rear of the appellant's dwelling and only part of the extension would be glimpsed from Kiln Road. It would be finished using materials to match those found in the host building and whilst the roof lantern would be a somewhat unusual addition to a former farmhouse which dates from at least the mid-19th century, it would not be harmful.
8. The proposal would add to the variety and style of buildings/extensions found within the GCA and would preserve the character and appearance of the area. In so doing, it would accord with the provisions of policies DE1 and SS10 of the Torbay Local Plan.
9. In the interests of certainty, a planning condition would be necessary specifying the approved plans. To safeguard the appearance of the GCA a condition would be necessary requiring the extension to be finished using materials to match the host building.
10. Given all of the above, I conclude that the appeal should succeed.

Neil Pope

Inspector