
Appeal Decision

Site visit made on 5 October 2017

by Andy Harwood CMS MSc MRTPI

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

Decision date: 19 October 2017

Appeal Ref: APP/X1165/D/17/3180824

9 Helens Mead Road, Watcombe. Torquay TQ2 8PD

- 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 David Haslett against the decision of Torbay Council.
 - The application Ref P/2017/0183/HA, dated 18 February 2017, was refused by notice dated 7 July 2017.
 - The development proposed is a single storey hipped roofed extension to front.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey hipped roofed extension to front at 9 Helens Mead Road, Watcombe. Torquay TQ2 8PD in accordance with the terms of the application, Ref P/2017/0183/HA, dated 18 February 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: '1382-17-001' dated June 2017 and 'HEL.9.01 revA' dated July 2016.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Preliminary Matter

2. The proposal was amended before the Council issued its decision. I will deal with those revised plans that were considered by the Council in making its decision as well as the related revised description.

Main Issue

3. The effect upon the character and appearance of the dwelling and the surrounding area.

Reasons

4. The appeal site is within a residential estate which includes mainly bungalows spaciouly laid out with large, attractively landscaped gardens. There is a variety of designs of the bungalows along the road although there are clusters with unifying characteristics. There are also a number of large extensions that

appear to have been added to some of the dwellings including some large flat roofed structures.

5. The bungalow at the appeal site is a little unusual and individual. It has a narrow end fronting onto the road rather than a wide front elevation which is the case with most dwellings nearby. It has a roof that is hipped on all sides and there is a side veranda. The proposal would involve the removal of a small projecting element on the end facing the road and its replacement with a larger addition which would have a hipped roof with a similar pitch as the existing dwelling. The ridge would reach just below the existing roof-light in that elevation and so would not obscure most of the original roof or the side dormers. The extension would protrude further into the front garden but would not interfere substantially with the landscaping around the building. It would be set back from the estate road and overall would not dominate the original dwelling, appearing subservient to it. This would not look out of place within the street-scene amongst the other additions that have been made to other bungalows. It would relate to the existing built environment in terms of scale, height and massing.
6. In relation to the main issue, the proposal would have an acceptable effect upon the character and appearance of the dwelling and the surrounding area. This would comply with policies DE1 and DE5 of the Torbay Local Plan¹. The proposal would constitute a good design, as required by paragraph 56 of the National Planning Policy Framework.
7. I have imposed a condition specifying the relevant drawings as this provides certainty that the development will be implemented as proposed and another requiring that the proposed materials match the existing dwelling.

Conclusion

8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

A Harwood

INSPECTOR

¹ Torbay Local Plan, A Landscape for Success, The Plan for Torbay 2012 to 2030