
Appeal Decision

Site visit made on 2 September 2019

by James Taylor BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 October 2019

Appeal Ref: APP/U1105/W/19/3230253

6 The Chase, Honiton EX14 1QB

- 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 Matthew Knight against the decision of East Devon District Council.
 - The application Ref 19/0754/FUL, dated 27 March 2019, was refused by notice dated 4 June 2019.
 - The development proposed is described as the 'construction of 1 no. dwelling'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The impact on the character and appearance of The Chase.

Reasons

3. The Chase is a mid-twentieth century residential development. The majority of the properties are single storey bungalows, but there are examples of chalet bungalows and a number of 2-storey dwellings. Common characteristics of the street scene include properties set back with largely open frontages, continuous eaves and consistent materials. The openness, together with the prevailing built form of low-profile bungalows, generates a sense of spaciousness.
4. In addition, properties within The Chase generally appear within regular shaped plots, and clustered with other properties of similar scale, form, massing and design. This provides a clear sense of rhythm and a uniformity within the street scene.
5. The proposal would be sited between 2 single-storey, low-profile properties that are set back within their plots, broadly parallel with the highway. However, the proposal would be sited closer to, and at an angle with the road. It would have very limited space to the frontage and much of this would be occupied by the necessary parking provision. This would appear at odds with the open frontages and spacious arrangements within the well-planned street scene.
6. Furthermore, the proposed dwelling has limited depth and would be sited very close to the rear boundary. There would be very limited space at the back, and this would remain evident due to the presence of mature landscaping features

at the boundary along the A303 slip road. This would add to the development appearing cramped within its plot when viewed from The Chase.

7. Additionally, the design and form of the proposed dwelling would not relate well to, crucially, the low-profile bungalows either side of the plot, nor the chalet bungalows or 2-storey housing located elsewhere in the cul-de-sac. The proposal utilises a mix of eaves levels, a variation that is at odds with the vernacular within The Chase. Furthermore, the proposed mono-pitch dormers would be set high up the roof, failing to reflect the centrally sited flat roof dormers on the chalet bungalows. Moreover, the proportions of the dwelling appear contrived and do not reflect good quality design when taken in isolation, in the context of the dwellings either side, or indeed the wider street scene of The Chase.
8. In support of their proposals, the appellant has highlighted the use of a palette of materials to complement the existing properties in the cul-de-sac. Furthermore, they have set out that due to the proposal being within an urban area a variety of house types, designs and plot sizes would be expected. However, I do not find that the proposed materials would mitigate the harm I have found, nor do I consider that the limited variety within the cul-de-sac supports the addition of a further design, which for the reasons set out previously, I find to be harmful in this context.
9. For the reasons set out above, I conclude on the main issue that the proposal, due to its siting, form and design on an inadequately sized and irregular shaped plot would appear cramped and incongruous. It would fail to respect the surrounding built form and cause harm to the character and appearance of The Chase. As such, the proposal would not accord with Policy D1 of the East Devon Local Plan 2013 to 2031 adopted January 2016, which amongst other aims seeks to achieve high quality design and protect local distinctiveness. It would also fail to accord with the design objectives of the National Planning Policy Framework.

Other matters

10. The appellant has highlighted the lack of identified harm to the living conditions of the neighbouring property and to highway safety. In these circumstances I find these to be neutral considerations in any planning balance.

Conclusion

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

James Taylor

INSPECTOR