



Appeal Decision

Site visit made on 20 July 2020

by Mrs H Nicholls FdA MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 July 2020

Appeal Ref: APP/P1133/D/20/3254034
27 St Mary's Road, Teignmouth TQ14 9LY

- 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 Paul Ayres against the decision of Teignbridge District Council.
 - The application Ref 20/00604/FUL, dated 9 April 2020, was refused by notice dated 1 June 2020.
 - The development proposed is dormer window to front.
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Decision

1. The appeal is allowed and planning permission is granted for dormer window to front at 27 St Mary's Road, Teignmouth, TQ14 9LY, in accordance with the terms of the application, Ref 20/00604/FUL, dated 9 April 2020, 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:
 - Site Location Plan, Ref EP-01, dated August 2019
 - Proposed Site Plan, Ref EP-02A, dated August 2019
 - Proposed Elevations, Ref EP-04A Rev B, dated August 2019
 - Proposed Floor Plan, Ref EP-03A Rev A, dated August 2019
 - 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.

Main Issue

2. The issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal property is a semi-detached dwelling within an estate of twentieth century housing, incorporating detached and semi-detached bungalows, houses and some dormer bungalow style dwellings. The estate is built upon a slope so some dwellings are split level and some incorporate retaining features or gardens raised above road level.

4. The appeal proposal seeks to introduce a dormer window to the roof plane fronting the estate road. As there are already rooflights in the front of the dwelling and dormer windows in the rear, whilst a simple plain pitched roof profile, it could not be said to be uncluttered.
5. The proposed dormer window would span the majority of the width of the dwelling and would have a catslide roof, sitting below the ridgeline of the existing dwelling. It would be constructed from brown clay roof tiles to match the existing roof materials.
6. Whilst there is a preponderance of bungalows within the estate, there are numerous other types of houses of varying designs and scales. Within the vicinity of the appeal site there are also a number of dwellings with dormer windows to the front, including pitched and flat roof dormers. There are a small number which also span a large part of the front roof plane.
7. The scale of the dormer window would appear in proportion with the dwelling and would be set in from both the end elevation and the side adjoining the neighbouring dwelling. From the evidence, the catslide roof profile has evolved following on from a previously refused flat roof dormer scheme which is a modest, yet positive change. The current design, with a catslide roof and three evenly spaced, small windows, would be suitably restrained and relatively innocuous.
8. Given the existing degree of variety within the streetscene, which already includes some dormer windows, the introduction of the proposal would not be visually jarring or noteworthy. The proposal would not materially alter the contribution of the dwelling to the pleasantly mixed character of the area.
9. As such, in view of this main issue, the proposal would maintain the character and appearance of the host dwelling and surrounding area in accordance with Policy WE8 of the Teignbridge Local Plan 2013 – 2033 (adopted 2014). This Policy, amongst other things, seeks to ensure existing dwellings can be adapted and improved while complementing the character of existing residential areas.

Conclusion

10. I conclude therefore that the development accords with the development plan, read as a whole, and that planning permission for the dormer should be granted.
11. For the reasons set out above, the appeal is allowed.

Hollie Nicholls

INSPECTOR