



Appeal Decision

Site visit made on 23 September 2020

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 October 2020

Appeal Ref: APP/D0840/D/20/3255760

**Sanderling, Road From Upton Lodge To Sennen Cove Lifeboat Station,
Sennen Cove TR19 7DF**

- 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 S Walker against the decision of Cornwall Council.
 - The application Ref PA20/01117, dated 7 February 2020, was refused by notice dated 12 June 2020.
 - The development proposed is creation of balcony, bridge and rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for creation of balcony, bridge and rear extension at Sanderling, Road From Upton Lodge To Sennen Cove Lifeboat Station, Sennen Cove TR19 7DF in accordance with the terms of the application Ref PA20/01117, dated 7 February 2020, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 001B, 004, 005.

Main Issues

2. The main issues are the effect of the proposed development on:
 - the character and appearance of the area, with particular regard to the Cornwall Area of Outstanding Natural Beauty (the AONB); and,
 - the living conditions of the occupants of the flat above Little Bo Café, with reference to privacy.

Reasons

Character and appearance

3. Sanderling is a detached dwelling set within the row of sea facing buildings on the south side of the main highway which runs through the linear settlement of Sennen Cove, within the AONB. Directly to the west is the Little Bo Café, above which is a flat, accessed via an external staircase in front of Sanderling.
4. Broadly speaking, the properties along this part of Sennen Cove can be placed into two categories. Firstly, there are pairs or short terraces of cottages with well-articulated and largely unblemished principal elevations. These are interspersed with a collection of more varietal buildings, with less clear origins, some of which have large openings or balconies.

5. Whilst faced in stone, Sanderling is actually fairly modern in its current form, and its asymmetrical fenestration arrangement and first floor windows breaking the eaves give the impression of a building deeply modified. It is also slightly set back from the highway in comparison to the cottages, which provides it with a comparatively recessive quality. For these reasons, Sanderling is within the second category of properties here. On this basis, its principal elevation is not sensitive to the proposed balcony, nor would the scheme prejudice the quality of the streetscape. Given the scale of the proposed works, and the site's position within its urban environment, the scheme would not harm the landscape nor scenic beauty of the AONB.
6. I therefore conclude on this issue that the proposal would have an acceptable effect on the character and appearance of the area, with particular regard to the AONB. It would accord with the design and landscape aims of Policies 12 and 23 of the Cornwall Local Plan: Strategic Policies Document 2010–2030 (adopted 2016) (the CLP), the National Planning Policy Framework (the Framework) and the cited sections of the Cornwall Design Guide (2013) (CDG).

Living conditions

7. It is possible to look from Sanderling's first floor living room through its two front windows immediately and directly towards the flat's external access, front door and adjacent window. Given the likely frequent use of the living room and the attraction of the sea views on offer from within it, I consider that overlooking from Sanderling towards the flat is already significant. Whilst the front balcony would intensify this to an extent, weather permitting, I do not consider that this would go above or beyond the established situation.
8. As such, I conclude on this issue that the proposal would have an acceptable effect on the living conditions of the occupants of the flat above Little Bo Café, with reference to privacy. It would accord with the residential amenity aims of Policy 12 of the CLP and the Framework, the cited sections of the CDG and the Cornwall Council Domestic Alterations and Extensions Guide (2012).

Conclusion

9. In addition to the standard time condition, a condition is needed to define the approved plans in the interests of certainty.
10. For the reasons outlined above and taking all other matters raised into account, I conclude that the appeal should be allowed, subject to those conditions.

Matthew Jones

INSPECTOR