



Appeal Decision

Site visit made on 28 September 2020

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 October 2020

Appeal Ref: APP/P1133/D/20/3255868

19 St Luke's Road, Newton Abbot TQ12 4NE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (the Act) against a refusal to grant planning permission.
 - The appeal is made by Ms Denise Picot against the decision of Teignbridge District Council.
 - The application Ref 20/00734/FUL, dated 11 May 2020, was refused by notice dated 18 June 2020.
 - The development proposed is loft conversion, side extension, alterations and creation of additional onsite parking.
-

Decision

1. The appeal is dismissed insofar as it relates to the loft conversion. The appeal is allowed insofar as it relates to the side extension and creation of additional onsite parking and planning permission is granted for the side extension and creation of additional onsite parking at 19 St Luke's Road, Newton Abbot TQ12 4NE, in accordance with the terms of the application Ref 20/00734/FUL, dated 11 May 2020, and the plans submitted with it, so far as relevant to that part of the development hereby permitted, 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: Site Location Plan, 1581/6, 1581/8, 1581/9.
 - 3) Prior to the commencement of work to the parking area, details of the form, siting and finish of all means of enclosure and retaining structures shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

Procedural Matters

2. The description of development given on the appeal form omits reference to the proposed loft conversion and the side extension. However, it is important that what is considered at the appeal is essentially what was considered by the Council, and on which interested people's views were sought¹. I therefore assessed the appeal on the basis of the description of development given on the planning application form and the plans subject to the Council's decision.
3. That said, for the reasons that follow, I have found that the proposed onsite parking and side extension would be acceptable and clearly severable both physically and functionally from the proposed loft conversion. Therefore, I have exercised my power under s79(1)(b) of the Act to split my decision.

¹ Annexe M.2.1 to the Procedural Guide Planning appeals – England (2020)

4. Of the plans subject to the Council's decision, there is a discrepancy between the street elevation Ref 1581/10 and the site plan Ref 1581/9 in terms of the extent of front boundary wall proposed for removal. However, it is reasonable to conclude from the appellant's other evidence that the scheme seeks to remove a 2.4m section of the wall and I made my assessment on that basis.

Main Issue

5. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

6. 19 St Luke's Road is a detached dwelling which, like its neighbours on this side of the road, is set down below street level. To the rear, at a lower level still, is the busy A380, from where these properties are visible. Whilst their rear elevations are somewhat eclectic, there is a broadly traditional character of angled roof slopes and pitched gables.
7. The rear of No 19 is well designed, with symmetrical half-hipped flanks with corresponding chimney stacks and a subservient projecting gable. The loft conversion would be facilitated by the construction of a rear dormer. The dormer, by reason of its utilitarian and cuboid appearance, and its scale and height, would visually dominate the rear roofslope and sit awkwardly atop the pitched roofs of the projecting gable. In doing so, it would unbalance the composition of the elevation and disrupt the quality of its design.
8. The loft conversion would therefore have an unacceptable effect on the character and appearance of the area. It would conflict with the design aims of Policies S2 and WE8 of the Teignbridge Local Plan 2013-2033 (adopted 2015) (TLP).
9. As is undisputed by the Council, the side extension would be a discrete and uncontroversial addition to No 19. St Luke's Road is punctuated by numerous open parking areas to the front of dwellings, many of which are similar to or indeed larger than that proposed. Given such, the parking area, with the limited removal of boundary walling, would not harm the character of the street scene.
10. As such, the side extension and the creation of additional onsite parking would have an acceptable effect on the character and appearance of the area. They would accord with the design aims of Policies S2 and WE8 of the TLP.

Conditions and Conclusion

11. In addition to the standard time condition, it is necessary to define the approved plans in the interests of certainty. For the same reason, and in the interests of the character and appearance of the area, a condition must secure the form, siting and finish of the means of enclosure and retaining structures.
12. For the reasons outlined above and taking all matters raised into account, I conclude that the appeal should be allowed insofar as it relates to the side extension and the creation of additional onsite parking and dismissed insofar as it relates to the loft conversion.

Matthew Jones

INSPECTOR