
Appeal Decision

Site visit made on 4 January 2021

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 January 2021

Appeal Ref: APP/D0840/W/20/3259727

2, Manor Crescent, Falmouth, Cornwall, TR11 4LD.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline¹ planning permission.
 - The appeal is made by Mr T Brown against the decision of Cornwall Council.
 - The application Ref. PA20/03371, dated 20/4/20, was refused by notice dated 18/6/20.
 - The development proposed is a one bedroom bungalow.
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Decision

1. The appeal is dismissed.

Reasons

2. This 0.04 ha site lies on the northern side of Manor Crescent and forms part of the curtilage to the appellant's semi-detached bungalow. As I saw during my visit, this side of the street is characterised by mainly matching pairs of semi-detached bungalows that sit above the road with space around the buildings. This creates a pleasing sense of uniformity and spaciousness within the street.
3. The proposal would entail the more efficient use of urban land for housing and would add to the choice and supply of homes within this part of Cornwall. Whilst this would accord with aspects of the development plan² and national planning policies³, these policies also recognise the importance of maintaining an area's prevailing character and of securing well-designed, attractive places.
4. The proposed dwelling would sit in a narrow strip of land between the eastern flank wall of the appellant's existing bungalow and the garden boundary with 4 Springfield Road. It would considerably reduce the space between these existing bungalows. Although design and layout are reserved matters, the restricted size and shape of the plot would result in the new dwelling appearing cramped and rather contrived within the street scene of Manor Crescent. With 2 and 4 Manor Crescent, this new bungalow would also form a terrace of properties that would accentuate its discordant impact within the street scene.
5. The proposal would detract from the pleasing sense of uniformity and spaciousness within Manor Crescent and would be contrary to the aims of the most relevant provisions⁴ of the development plan, as well as those of the emerging Neighbourhood Plan⁵. The appeal should not therefore succeed.

Neil Pope

Inspector

¹ All matters of detail have been reserved for subsequent consideration.

² This includes the Cornwall Local Plan Strategic Policies 2010-2030 (LP).

³ The National Planning Policy Framework.

⁴ LP policy 12.

⁵ Policy DG4 of the Falmouth Neighbourhood Development Plan which has reached an advanced stage.