The Planning Inspectorate

Appeal Decision

Site visit made on 20 January 2021

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 January 2021

Appeal Ref: APP/P1133/D/20/3258830
92 Sentrys Orchard, Exminster, Exeter, Devon EX6 8UD

- 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 Mrs Aimee Madge against the decision of Teignbridge District Council.
- The application Ref 20/00103/FUL, dated 8 February 2020, was refused by notice dated 31 July 2020.
- The development proposed is change frosted glass in ends of bay windows to clear glass to match the window and house.

Decision

1. The appeal is allowed and planning permission is granted to change frosted glass in ends of bay windows to clear glass at 92 Sentrys Orchard, Exminster, Exeter, Devon EX6 8UD in accordance with the terms of the application Ref 20/00103/FUL, dated 8 February 2020, subject to the following condition:

   1) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, House Type Elevations (Plot 28).

Procedural Matters

2. I have referred to the description of development in my decision only insofar as it refers to the development proposed.

3. On site I observed that the south west flank windows within the south west two storey bay of 92 Sentrys Orchard have already been changed from obscure to clear glass. I made my assessment on that basis.

Main Issue

4. The main issue is the effect of the proposed development on the living conditions of the occupants of Highlands, with reference to privacy.

Reasons

5. Whilst Highlands and its grounds adjoin No 92 to the south west, the dwelling and its immediate outside amenity space occupy higher land quite set back from the shared boundary, beyond what appeared to be a driveway and/or parking area. The limited spaces within No 92's bay are quite confined, and are unlikely to areas where one would often dwell. Outlook is logically drawn straight out of the bay, not obliquely towards Highlands, in any event.

6. For these reasons, the proposal has an acceptable effect on the living conditions of the occupants of Highlands with reference to privacy. It accords

with the residential amenity aims of Policies S1 and WE8 of the Teignbridge Local Plan 2013-2033 (adopted 2014).

Conditions and Conclusion

7. A condition is necessary to define the approved plans in the interest of certainty. On that basis, and having taken all matters raised into account, I conclude that the appeal should be allowed.

Matthew Jones

INSPECTOR