



Appeal Decision

Site Visit made on 9 February 2021

by Mr A Spencer-Peet BSc.(Hons) PGDip.LP Solicitor (Non Practising)

an Inspector appointed by the Secretary of State

Decision date: 19 February 2021

Appeal Ref: APP/D0840/W/20/3262189

Clearwater, 2 Albert Road, St Ives TR26 2EH

- 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 J Payne against the decision of Cornwall Council.
 - The application Ref PA20/01441, dated 14 February 2020, was refused by notice dated 22 June 2020.
 - The development proposed is an extension to form a self contained maisonette with terrace and associated remodelling to the property.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have amended the original description of development to reflect that as stated at section E of the appeal form and as provided for on the Council's decision notice, in the interests of accuracy and consistency.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

4. The Council's settlement strategy is contained within Policy 2 of the Cornwall Local Plan Strategic Policies 2010-2030 (the Local Plan) which sets out a sustainable approach to accommodating growth and maintaining the dispersed development pattern of Cornwall and providing jobs in a proportional manner based on the role and function of each place. Policy 12 of the Local Plan concerns design and sets out, amongst other things, that development must promote local distinctiveness while not preventing or discouraging appropriate innovation and being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting.
5. The appeal site is located within a residential area and accessed from Albert Road. The appeal building is of contemporary design, with accommodation appearing to be at first floor level and garaging below. The appeal building is arranged in separate units and exhibits a flat roof design. Neighbouring and nearby development within Albert Road is predominantly of modern functional design, comprising a mixture of residential development with hotels.
6. To the rear of the property, elevated above the level of the appeal building's flat roof, is Talland Road which rises uphill and away from the site. Dwellings

- on the western side of Talland Road form an impressive terrace of villas, which the main parties' submissions describe as being either Victorian or Edwardian.
7. The St Ives Neighbourhood Development Plan (the SINDP) places the appeal site within Character Area S6 'Coastal Suburb and Railway Resort', which, amongst other things, is described as having panoramic views of St Ives Bay with large detached houses, villas, town house terraces and hotels providing the most imposing architectural statements in the town. The Character Area description further provides that the quality of materials and design, references the historic affluence of the area which can be seen town wide as tiers of buildings stacked above each other on the coastal slope.
 8. Whilst I acknowledge that the appeal building is of limited architectural quality, it has nonetheless a low profile which is set against the hillside and which does not compete with, nor detract from, the architectural quality of the nearby terraces located further up the hillside to the rear of the appeal building. The appeal proposal seeks to introduce an extension above the existing accommodation, and which would occupy approximately one third of the roof of the appeal building. The extension would be a flat roofed box like design, with the roof of the extension being at a height which would be just above the level of the highway within Talland Road to the rear of the appeal building. The exterior of the proposed extension would be clad in zinc with a large glazed opening on the eastern elevation as well as additional smaller openings being incorporated within the southern elevation of the proposed extension.
 9. From the evidence before me and from observations made on my site visit, the proposed extension would comprise only a small component of the surrounding townscape and would not be prominent in views from within the wider surrounding area. However, the proposed extension would be visible from within Albert Road and would be highly prominent in views for those travelling on foot or by vehicle within Talland Road and parts of Porthminster Terrace.
 10. The proposed extension would not, in my view, reflect local character in terms of its design, scale and materials and would be positioned to one side of the appeal building. When seen from Albert Road, the extension would appear to unbalance the simple form of the host building and would be somewhat harmful to the street scene. Furthermore, when seen from the properties and pedestrian footways on Talland Road and Porthminster Terrace, the proposed extension would significantly interrupt the roof line of buildings on the lower slope and would, by reason of its position, scale and proposed use of vertical metal cladding, would appear as a physically and visually discordant feature.
 11. As noted above, the area is, in part, characterised by the panoramic views of St Ives Bay and, for the reasons given above, the proposed extension would be an incongruous feature which would draw the eye away from these impressive wide ranging views of the bay from Talland Road. Furthermore, the proposed extension would interrupt views of the impressive row of dwellings which are located within Talland Road, detracting from and diminishing the quality of this feature which makes a significant positive contribution to the character and appearance of this area.
 12. Given the above, the proposed design does not sit comfortably on the appeal building and would be out of keeping with the streetscene. The scale, bulk and design of the proposed scheme would detract from the high quality of the built

environment on Talland Road and would be detrimental to the area's local distinctiveness.

13. In light of the above, I conclude that the proposed development would cause unacceptable harm to the character and appearance of the surrounding area. It would therefore conflict with Policies 2 and 12 of the Local Plan and would be contrary to Policies GD1 and BE6 of the SINDP. Combined, these policies seek to ensure that new development is of a high quality that maintains and enhances the character and appearance of its surroundings, respects existing building lines and skyline, incorporating local materials, detailing and other architectural features. For the same reasons, the appeal proposal would fail to accord with paragraphs 127 and 130 of the Framework which concerns achieving well-designed places.
14. In support of the appeal, the Appellant has referred me to a recent approval of planning permission for the creation of additional parking spaces to be located to the rear of the building known as Lower Talland Apartments. In this respect the Appellant maintains that the appeal scheme would be less harmful than the introduction of parking spaces at that location. Whilst the details provided are noted, in my view, those recently approved parking arrangements would replicate the parking arrangements of nearby properties and would not be harmful to the character or appearance of the area. Conversely, for the reasons given above, the appeal scheme would represent an incongruous feature that would draw the eye and would be harmful to both the character and appearance of the surrounding area.
15. It has also been put to me by the Appellant that they would be prepared to accept a condition which requires an alternative type of material be used on the external surfaces of the proposed extension. Notwithstanding the above concerns regarding the scale, design and position of the proposed box like extension, I have not been provided with confirmed details of other materials it would be proposed to use and, in any event, the determination of this appeal has been concluded on the basis of the application, which was made to the Local Planning Authority, and upon which the opportunity for consultations has been provided.

Other Matters

16. I have carefully considered all the information provided by the Appellant, and it is with regret that I note the Appellant's frustrations with the Council's communication and the way in which it handled the application. However, these matters do not impact on the planning merits of the proposal and I have reached my own conclusions on the appeal proposal based on the evidence before me.

Conclusion

17. For the reasons given above I conclude that the appeal should be dismissed.

Mr A Spencer-Peet

INSPECTOR