
Appeal Decision

Site visit made on 11 January 2021

by S. Rennie BSc (Hons), BA (Hons), MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 February 2021

Appeal Ref: APP/Y3940/W/20/3260893

17 West View Crescent, Devizes, Wiltshire SN10 5HE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant [outline] planning permission.
 - The appeal is made by G A Construction Bath Ltd against the decision of Wiltshire Council.
 - The application Ref 20/05301/FUL, dated 24 June 2020, was refused by notice dated 18 August 2020.
 - The development proposed is for the demolition of existing property and erection of two dwellings.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The proposal would see the demolition of the existing semi-detached house and the construction of two in its place, forming a short terrace of three. Currently, this side of the crescent where No 17 is located is characterised by semi-detached houses which have a clear sense of uniformity and also a rhythm of spacing between the houses, even if there is some variety in their appearance.
4. The plot is spacious and large enough to accommodate two dwellings, but it would be visually evident that this would be a terrace of three houses. Whilst there are other terraces in the area, they are not part of the built character of the side of West View Crescent which includes Nos 7 to 29. The inclusion of the proposed two dwellings to create a short terrace within this long run of semi-detached houses, also with relatively narrower dwellings. This would appear incongruous and would detract from the prevailing character and rhythm of this side of the street scene. Being incongruous it would become overly prominent as it would not reflect the pattern of built development for this side of West View Crescent, which is a key part of its setting. The fact that the proposed dwellings would be two storeys with some features/characteristics to reflect the other houses in the area does not sufficiently mitigate the discordant visual impact I have described.

5. For these reasons the proposed residential development would be harmful to the character and appearance of the area, thereby being contrary to Core Policy 57 'Ensuring High Quality Design and Place Shaping' of the adopted Wiltshire Core Strategy, which requires that development relates positively to its setting and the existing pattern of development, amongst other things.
6. I do recognise that this proposed development would contribute towards the local housing land supply in what is an accessible location, using some sustainable building methods and enhanced landscaping. There were also no other issues with the development raised by the Council, such as any effect to residential amenity of neighbours for example. It could be argued that this is an efficient use of land on this 'windfall site', with sustainable drainage also proposed to be incorporated. However, such benefits are limited as there would be only a net gain of a single house.
7. There is limited detail available to me with regards the housing land supply for this area of Wiltshire. However, even if there was an insufficient year housing land supply, the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits. Seen in the round this would not be sustainable development.

Conclusion

8. For the reasons given above and considering all matters raised the appeal should be dismissed.

Steven Rennie

INSPECTOR