



## Appeal Decision

Site visit made on 24 February 2021

**by Matthew Jones BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 25 March 2021**

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**Appeal Ref: APP/X1118/D/20/3264922**

**2 Broadgate Close, Barnstaple EX31 4AL**

- 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 and Mrs Chris and Heather Peyton and Lane against the decision of North Devon District Council.
  - The application Ref 72073, dated 15 August 2020, was refused by notice dated 9 October 2020.
  - The development proposed is extension to existing dwelling.
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### Decision

1. The appeal is allowed and planning permission is granted for extension to existing dwelling at 2 Broadgate Close, Barnstaple EX31 4AL in accordance with the terms of the application Ref 72073, dated 15 August 2020, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PO1, PO2 Rev B.

### Application for Costs

2. An application for costs made by Mr and Mrs Chris and Heather Peyton and Lane against North Devon District Council is the subject of a separate decision.

### Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

### Reasons

4. Broadgate Close contains terraced dwellings and No 2 is an end of terrace at its south west extremity at its corner with Bellaire Drive. Bellaire Drive has a somewhat mixed character but does contain some rows of similar terraced properties, a set of which are directly to the south of the site. However, despite No 2's proximity to them and alignment with their building line, it presents its frontage to Broadgate Close and turns its bare gable end to Bellaire Drive. It does not, therefore, read as an important or coherent part of Bellaire Drive.
5. For this reason, whilst the proposed extension would not adhere to the building line or appearance of the adjacent terraced housing along Bellaire Drive, this would not prejudice the composition of the street scene. Instead, the scheme would read in conjunction with the comparably designed, sited and indeed

prominent extension at 1 Cross Park Close, which occupies a corner plot almost directly across Bellaire Drive. The design of the proposal and this neighbouring extension compare to others that have been carried out in the wider area. The open lawn which would be lost to the extension is very small, hidden behind an established hedge and fence boundary, and is not of significant visual value.

6. As such, the proposal would have an acceptable effect on the character and appearance of the area. It would accord with the design aims of Policies ST04, DM04 and DM25 of the North Devon and Torridge Local Plan (adopted 2018) and the National Planning Policy Framework.

### **Other Matters**

7. The evidence before me, including photographs, indicates that protected species are not present within the existing roof. The scheme would not therefore have a material effect on biodiversity, including protected species.

### **Conditions and Conclusion**

8. Aside from the standard time condition, it is necessary to identify the approved plans in the interest of certainty. As the plans specify finish materials, there is no need for a condition to ensure that they would match the existing dwelling.
9. For the reasons outlined above and taking all matters raised into account, I conclude that the appeal should be allowed, subject to conditions.

*Matthew Jones*

INSPECTOR