



Appeal Decision

Site Visit made on 20 July 2021

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 25 August 2021

Appeal Ref: APP/P1133/D/21/3269765

Treelawn, 1 Stockton Avenue, Dawlish EX7 9LU

- 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 David Royle against the decision of Teignbridge District Council.
 - The application Ref 20/02271/HOU, dated 2 December 2020, was refused by notice dated 1 February 2021.
 - The development proposed is alterations and extensions.
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Decision

1. The appeal is allowed, and planning permission is granted for alterations and extensions, at Treelawn, 1 Stockton Avenue, Dawlish EX7 9LU, in accordance with the terms of the application, Ref: 20/02271/HOU, dated 2 December 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: 200048.ROYLE.01SV, 200048.ROYLE.02SV, 200048.ROYLE.07PP and 200048.ROYLE.08PP.

Preliminary Matters

2. On 20 July 2021, during the appeal process, the Government published its revised National Planning Policy Framework (the Framework). Both parties have had an opportunity to comment on the revisions where they may be relevant to the case, and any comments received have been taken into account in determining the appeal.

Main Issue

3. The effect of the proposal upon the character and appearance of the existing building and the area.

Reasons

4. The appeal site is within an established residential area that is set over steeply sloping land. Buildings vary significantly in terms of scale, form and style.
5. The proposal would replace an existing front facing extension that has a poor roof form and a clumsy relationship with the original dwelling. Whilst I accept that the existing building does not feature significant areas of flat roof, the proposed extensions would have a cleaner relationship with the original

dwelling, allowing its original form to be more easily appreciated. The vertical division of glazing would echo the strong vertical emphasis of the existing dwelling, derived from its mock timber frame.

6. The appeal building is from Stockton Hill to the west owing to dense vegetation along the boundary. Views of the appeal building from further down Stockton Hill to the south are limited and dominated by the large modern dwelling to the south of the site. There are limited views of the existing building from Stockton Avenue, where it can be seen in its elevated position, behind the neighbouring dwelling to the south and its side garden. The main south facing extension would face towards Stockton Avenue and the neighbouring dwelling to the south. However, owing to the limited visibility of the building, it would not be prominent to view. Its use of plain render and large areas of glazing would relate well to the design of this neighbouring building.
7. In summary, the proposal would not harm the character or appearance of the existing dwelling or the area. It would thus accord with Policies S1, S2 and WE8 of the Teignbridge Local Plan 2013-2033, which seek to ensure that development proposals are well designed and maintain the character and appearance of the existing built environment.

Conditions

8. I have had regard to the planning conditions suggested by the Council. I have considered the conditions against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition specifying the approved plans as this provides certainty. I have not imposed a condition to specify that the materials shall match those used in the existing building as the extension would adopt some different materials, and the annotations on the approved plans provide sufficient details.

Conclusion

9. For the reasons above, I conclude that the appeal should be allowed.

A Tucker

INSPECTOR