



Appeal Decision

Site Visit made on 18 October 2021

by James Blackwell LLB (Hons) PgDip

an Inspector appointed by the Secretary of State

Decision date: 28 October 2021

Appeal Ref: APP/K1128/D/21/3279232

Lealholme, Allenhayes Road, Salcombe TQ8 8HU

- 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 & Mrs Maltby against the decision of South Hams District Council.
- The application Ref 0385/21/HHO, dated 1 February 2021, was refused by notice dated 29 April 2021.
- The development proposed is alterations to roof, including dormers.

Decision

1. The appeal is allowed and planning permission is granted for alterations to roof, including dormers at Lealholme, Allenhayes Road, Salcombe TQ8 8HU in accordance with the terms of the application, Ref 0385/21/HHO, dated 1 February 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved drawings: Site Location Plan (3738.10 Rev A); Block Plan (3738.11); Proposed Drawings (3738.20 Rev C); and Proposed Roof Plan (3738.30 Rev C).
 - 3) The materials to be used in the construction of the external surfaces of the development shall match those used in the existing building.

Preliminary Matters

2. Since determination of the planning application, the 2019 iteration of the National Planning Policy Framework (Framework) has been superseded. I am satisfied that the updates to the Framework do not materially affect its content insofar as it is relevant to the main issue of this appeal, so I have therefore determined this appeal with regard to the current version, published in July 2021.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character or appearance of the conservation area.

Reasons

4. The appeal property, which is a detached two-storey period dwelling, is located on Allenhayes Road, which is within both the Salcombe Conservation Area (CA) and the Salcombe Devon Area of Outstanding Natural Beauty (AONB). The Salcombe Conservation Area Appraisal designates the road within the

“Victorian Suburbs and Outer Environs” character area, which is characterised by *“tall Victorian villas [which] dominate the skyline clearly visible from within the main streets and from the water”*. The majority have been built in pairs but groups of three and longer terraces exist in Allenhayes and Devon Road respectively”. This description is commensurate with the physical characteristics of properties within the immediate vicinity of the appeal property, which are generally typified by their large size, pitched roofs, front gables, and elevated position from the road.

5. The appeal property itself currently has a hipped roof. The proposed development would extend the existing ridge line to create a pitched roof, incorporating gable ends to each side of the dwelling. Neither the footprint, nor the overall ridge height of the property would change. Given that the overarching roof design would be consistent in appearance with the roofs of several close neighbouring properties, these changes would integrate properly with the prevailing pattern of development in the area, thereby preserving the key characteristics of the CA.
6. The new roof would incorporate a central rooflight, together with two pitched roof dormers along the front roof-slope. To the rear, a larger pitch-roofed dormer would also be installed. The front dormers are modest in size, and would be proportionate to the overall size of the roof slope. They would be sufficiently inset from each side and below the roof ridge, to ensure they would not appear dominant. They would also align with the fenestration at both ground and first floor level, which ensures the balance and symmetry of the property’s frontage would be retained. Given that dormers are already a common feature of properties along Allenhayes Road, the proposed changes would also reflect the pattern of development in the area, and therefore be in-keeping with the appearance of the street scene.
7. As the rear dormer would be sited in the middle of the roof plane, it would not be visible along Allenhayes Road, and so would not impact on the street scene. In terms of the properties behind the appeal dwelling, the steep sloping topography of land in the area means that the natural seaward views from these properties look out over (and above) the appeal property, as opposed to down on to it, which means the dormer would not interrupt nor interfere with their outlook.
8. For these reasons, I am satisfied that the proposed development would preserve the character and appearance of the conservation area. It would be consistent with Policies SPT11, DEV20 and DEV21 of the Plymouth & South West Devon Joint Local Plan (2014 – 2034) and Policy SALC B1 of the Salcombe Neighbourhood Plan (2018 to 2034), all of which seek to ensure that new development achieves high quality design which preserves the historic environment, and which responds properly to the prevailing character of development in the area. The development would also be consistent with the overarching design objectives of the Framework. For the same reasons, and in accordance with my duty under section 85(1) of the Countryside and Rights of Way Act 2000, I am satisfied that the proposed development would conserve the natural beauty of the South Devon AONB.

Other Matters

9. In terms of scale, and notwithstanding the additional storey incorporated into the roof space, the development would not change the overall footprint of the

appeal dwelling, not its height. As such, the increased space afforded from the extended ridge line would not alter the character of the property in such a way as to appear excessive or dominant.

10. Given the sloping topography of land in this area, there will invariably be a degree of overlooking between closely sited dwellings, particularly where more elevated properties look down over properties in front. This is common to the properties along Allenhayes Road. In this instance, whilst the new dormers would face Combehaven opposite, given the elevated position of Lealholme, the dormers would look out over the Combehaven below, rather than down on to it. Moreover, given the modest size of the dormers and the ample separation distance between the two properties, any remote risk of overlooking would not be at an unacceptable level.
11. Whilst I note the parking concerns raised, the additional floorspace afforded by the roof alterations is unlikely to make any meaningful difference to parking demand for the property, and so this factor only carries limited weight in my decision.

Conditions

12. I have included a plans condition to ensure certainty over the development permitted. I have also included a condition requiring the external materials to match those of the existing dwelling to ensure the development integrates seamlessly with the original property.

Conclusion

13. For the reasons given above, and having considered the development plan as a whole, the approach in the Framework (2021), and all other relevant material considerations, the appeal should be allowed.

James Blackwell

INSPECTOR