

Appeal Decision

Site visit made on 15 March 2022

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31st March 2022

Appeal Ref: APP/P1133/D/21/3286885
25 Luscombe Close, Ipplepen TQ12 5QJ

- 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 Martyn Harrison against the decision of Teignbridge District Council.
 - The application Ref. 21/01506/HOU, dated 28 June 2021, was refused by notice dated 14 September 2021.
 - The development proposed is for a two storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey rear extension at 25 Luscombe Close, Ipplepen, TQ12 5QJ in accordance with the terms of the application Ref. 21/01506/HOU, dated 28 June 2021, subject to the conditions set out below:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. The development hereby permitted shall not be carried out otherwise in accordance with the approved plans: 21:03:02-A, 21:03:04-A and 21:03:05.
 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the appeal proposal upon the character and appearance of the area.

Reasons

3. The appeal site comprises a detached single storey dwelling located at the end of a residential cul-de-sac, primarily comprising detached and semi-detached bungalows of a similar design.
4. 19 Luscombe Close has however been extended and converted into a chalet type dwelling, the appeal dwelling is located in the opposite north-east corner of the cul-de-sac and only very limited glimpses of the extension would be available from Luscombe Close.

5. The appeal dwelling is also visible from Clampitt Road to the north east where there is a turn in the road between no6 and the pedestrian gate into the Ippleden Primary School. It is partially screened however by existing built form and vegetation outside of the appeal site, even during the bare winter months.
6. Whilst I acknowledge that the subject dwelling forms part of a group of single storey dwellings, it is nonetheless on the end of the run along the eastern side of Luscombe Close and does not constitute a dominant feature within the Clampitt Road street scene. I also noted that one of the dwellings due south of the appeal site has also got a rather sizable flat roof dormer extension to its rear elevation and therefore it is quite clear that a number of these bungalows have been altered and extended over time. Consequently they do not have a wholly uniform appearance and just because an extension is visible does not render it as automatically harmful, the same goes with regard to size. I acknowledge that the ridge line of the proposed extension would be higher than the host dwelling, but this would not be significantly so.
7. From this basis I consider that the proposed extension, by reason of its overall height and scale, would not detract from the character and appearance of the original property or the street scene. Therefore I find the scheme complies with Policies S1, S2 and WE8 of the Teignbridge Local Plan 2013 – 2033 (adopted 2014) which together require proposals to maintain the character and appearance of street scenes, whilst being of high quality design, and ensuring that the scale is appropriate and would not overdevelop the site.

Conclusion and Conditions

8. For the reasons set out above and having regard to all matters raised, I conclude that the appeal should succeed.
9. Other than the standard time limit condition, the Council recommends that conditions are imposed that require the development to be carried out in accordance with the approved plans; and that materials used in the construction of the extension match those of the existing building, I consider that in the interests of the character and appearance of the area that these conditions are necessary.

C J Tivey

INSPECTOR