The Planning Inspectorate

# Appeal Decision

Site visit made on 23 May 2022

**by D Cramond** BSc MRTPI

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

**Decision date: 13TH June 2022**

**Appeal Ref: APP/K1128/D/22/3292080**
**11 Old Rectory Gardens, Thurlestone, TQ7 3PD**

- 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 Wayne Neale against the decision of South Hams District Council.
- The application Ref 3723/21/HHO, dated 30 September 2021, was refused by notice dated 22 December 2021.
- The development proposed is a loft conversion, dormer window and interior alterations.

## Decision

1. The appeal is allowed and planning permission is granted for a loft conversion, dormer window and interior alterations at 11 Old Rectory Gardens, Thurlestone, TQ7 3PD in accordance with the terms of the application, Ref 3723/21/HHO, dated 30 September 2021, 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: 2617.SLP and 2617.02 Rev A

## Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

## Reasons

*Character and appearance*

3. The appeal property is a detached single storey home with differing levels of roofscape set within a large plot. It lies within a relatively discreet position towards the end of a cul de sac partway up rising ground in an established residential area of varied housing types, sizes and finishes which might almost be described as suburban in character. The appearance of the property is innocuous and the estate is visually pleasing with garden areas providing a spacious setting. The property is located within a wider area which is AONB and Heritage Coast designated. The proposal is as described above.

4. The Council is concerned that the scale, massing and materials of the loft conversion, with a ridge height increase and a front dormer would represent

poor design impacting on the qualities of the property and failing to preserve or enhance the South Devon AONB and Heritage Coast.

5. However, my assessment is that the *scale* of change proposed here would be relatively modest. The ridge height would increase over the garage but not beyond the main ridge and roof variety would continue to be maintained by the central section and front and rear gables. The increased side gable end would not be excessive and certainly not jarring on the eye in an area of some substantial properties and much garden landscape. The dormer window would be proportionate in size relative to this section of the property and the house as a whole and is logically set within the roof slope top and bottom and with a suitably subtle cat slide design.

6. The combined *massing* of the extended home would look comfortable within its generous landscaped sloping setting in my opinion. I would not class this as ungainly or overdevelopment in any sense.

7. In terms of *materials*, matching slate is to be logically used on the main new roof works and the standing seam finish on the dormer would appear at ease. The use of weatherboard cladding for parts of the elevation of this unobtrusive property would neither be without precedent locally nor appear alien on this design, age and style of dwelling, particularly with its application in selected areas only. I note that render would continue to be the predominant material on vertical surfaces. In sum the character and appearance of the existing dwelling would not be harmed by the appeal proposals.

8. In all the circumstances I am also satisfied that the scheme described above, set within its prevailing topography, built context and landscape setting, would preserve the aesthetic qualities of the AONB and Heritage Coast.

9. Policies DEV20, DEV24 and DEV23 of the Plymouth & South West Devon Joint Local Plan, along with Policies TP1-2 and TP7-2 the Thurlestone Neighbourhood Plan, have relevance to the case. Taken together, and amongst other matters, they seek to ensure that development is of good design quality, integrating with its host property and surroundings, suitable in scale, form and visual attributes for its context, and is protective of AONB landscape and the Heritage Coast, safeguarding visual amenity generally. This is reflected in the advice and objectives of the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020 (SPD) albeit this document cannot be expected by way of detailed example or statement to cover every eventuality and is *guidance*.

10. I conclude that the proposal would not conflict with the relevant development plan policies and the pertinent aims of the SPD.

*Conditions*

11. To my mind the standard commencement condition should be applied. The Council calls for a condition relating to materials matching the existing building but in this instance that is not totally as planned and materials are specified within the application. However I agree with the Council that there should be a condition that works are to be carried out in accordance with listed, approved, plans; to provide certainty.

*Overall conclusion*

12. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly, the appeal is allowed.

*D Cramond*

INSPECTOR