

Appeal Decision

Site visit made on 3 October 2022 by R Dickson BSc (Hons) MSc

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 December 2022

Appeal Ref: APP/P1133/D/22/3302527

1 Seymour Road, Devon, Newton Abbot TQ12 2PT

- 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 Dr Anita Davies against the decision of Teignbridge District Council.
 - The application Ref 22/00304/HOU, dated 14 February 2022, was refused by notice dated 4 July 2022.
 - The development proposed is for the erection of wall to replace soil bank and privet bushes set back from the highway.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. This appeal is for a retrospective development, and the works have been completed in accordance with the submitted plans. I have considered the appeal accordingly.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area.

Reasons for the Recommendation

5. The area is defined by residential properties which are set back from the road, often with a front garden and driveway. Front boundary treatments vary but mostly comprise landscaping, a stone wall or the same with hedging atop. This garners a consistency to the street scene, the quality of which contributes positively to the character and appearance of the area.
6. While the rendered wall matches the materials of the house, it is a stark contrast to other boundary treatments in the road. It accordingly disrupts the strong sense of homogeneity of the immediate area, appearing as an incongruous addition to the street scene.

7. While the erection of a stone wall in front of the rendered one would introduce more appropriate materials, without a scheme for such before me I cannot be sure that it would be acceptable for the appeal site. It would however constitute a material change to the development and parties may be prejudiced by my acceptance of such for this appeal. No other mitigation measures have been put before me to consider that may or may not be securable by conditions.
8. Accordingly, and for the reasons I have given, the development harms the character and appearance of the area. It therefore conflicts with Policies S1(g), S2 (a) and WE8 (d) of the Teignbridge Local Plan 2013-2033 (2014), which collectively require that developments maintain and enhance the character and appearance of street scenes and settlements.

Other Matters

9. The Council has identified that the appeal site is within the Landscape Connectivity Zone for greater Horseshoe Bats associated with the South Hams Special Area for Conservation. They have not identified any risk thereto through the appeal but in any event, I have dismissed it on other grounds and as such have not considered the matter further.

Conclusion and Recommendation

10. For the reasons given above, the appeal scheme conflicts with the development plan and there are no material considerations worthy of sufficient weight that would indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

R Dickson

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR